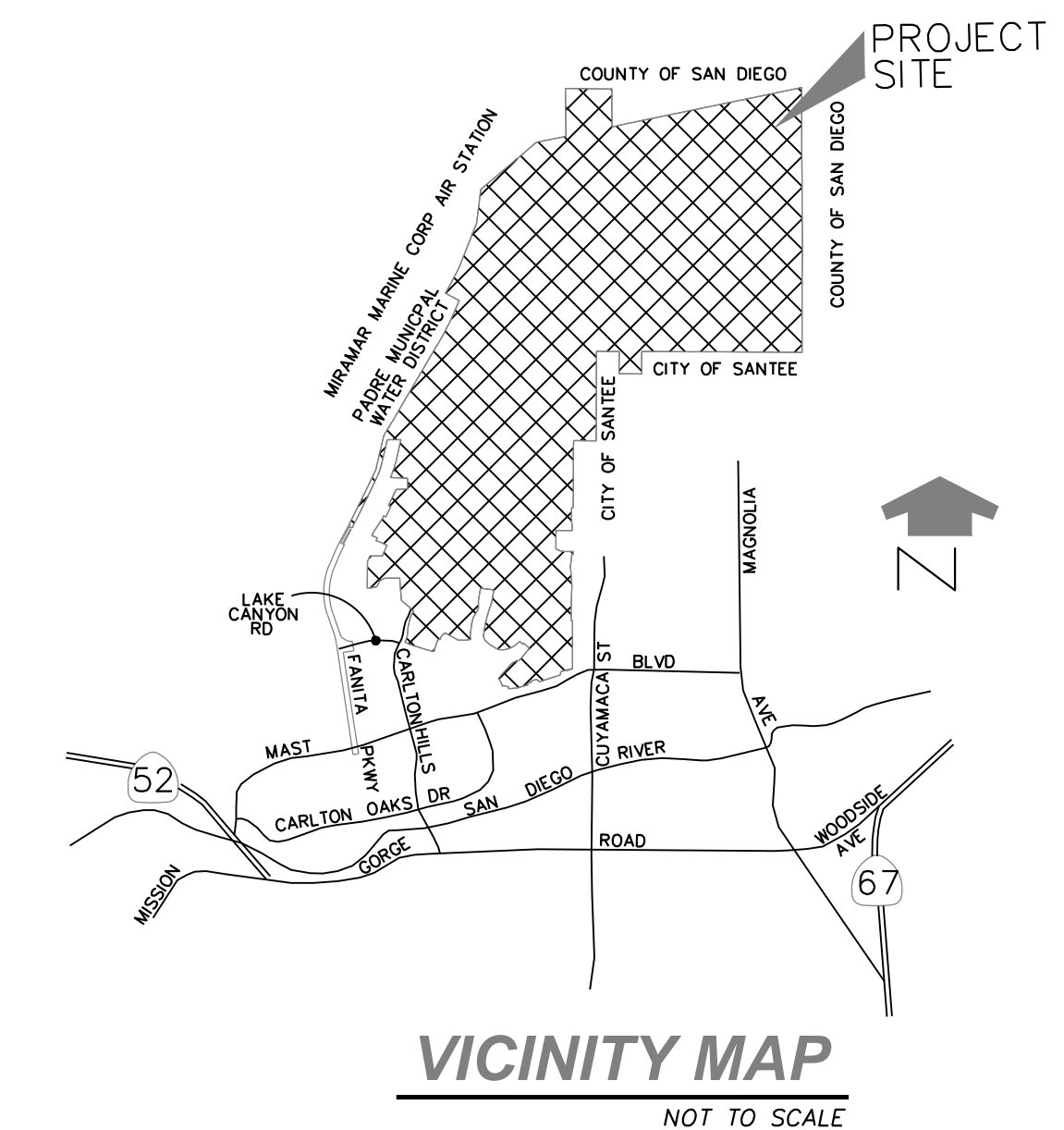
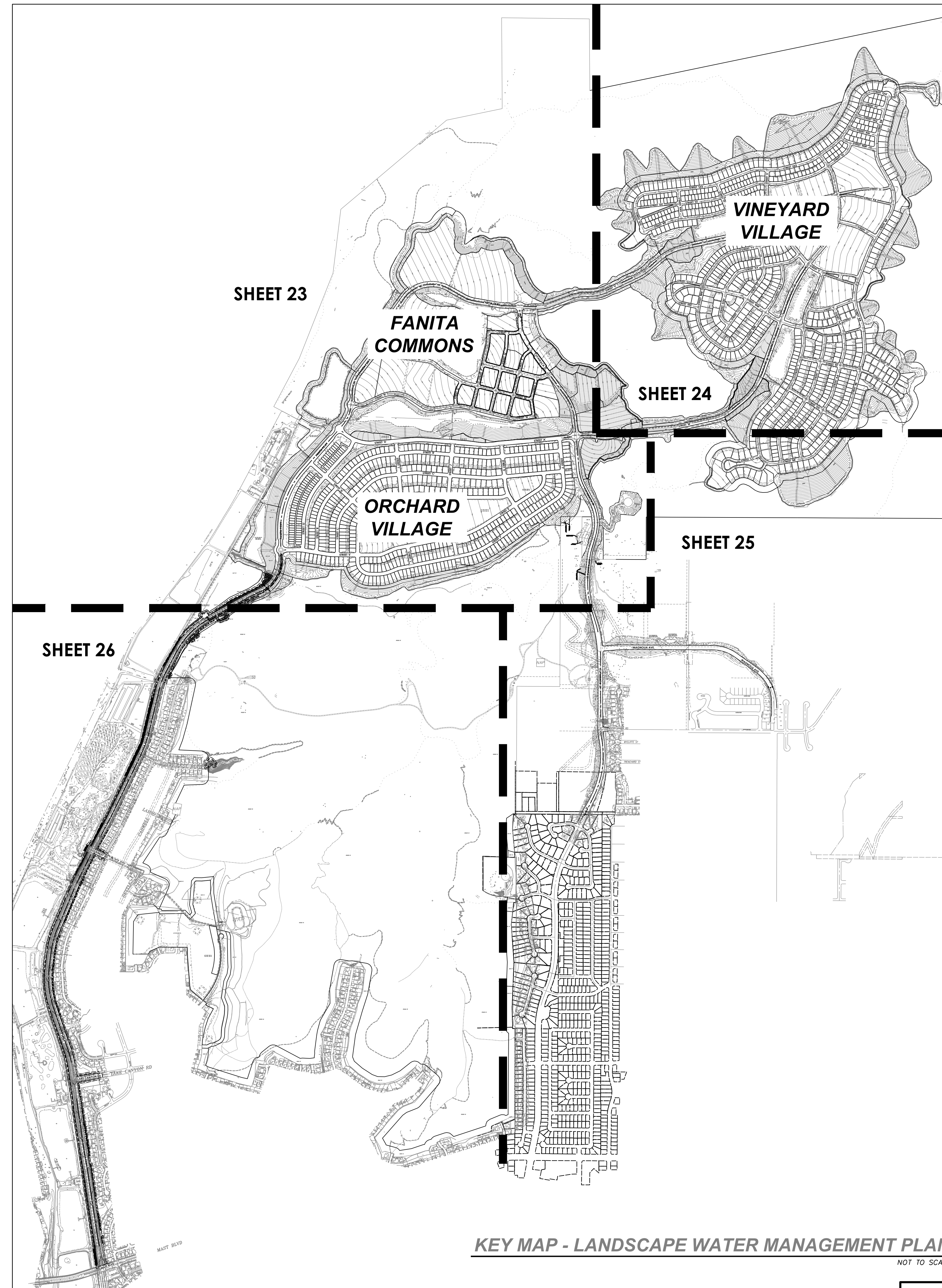
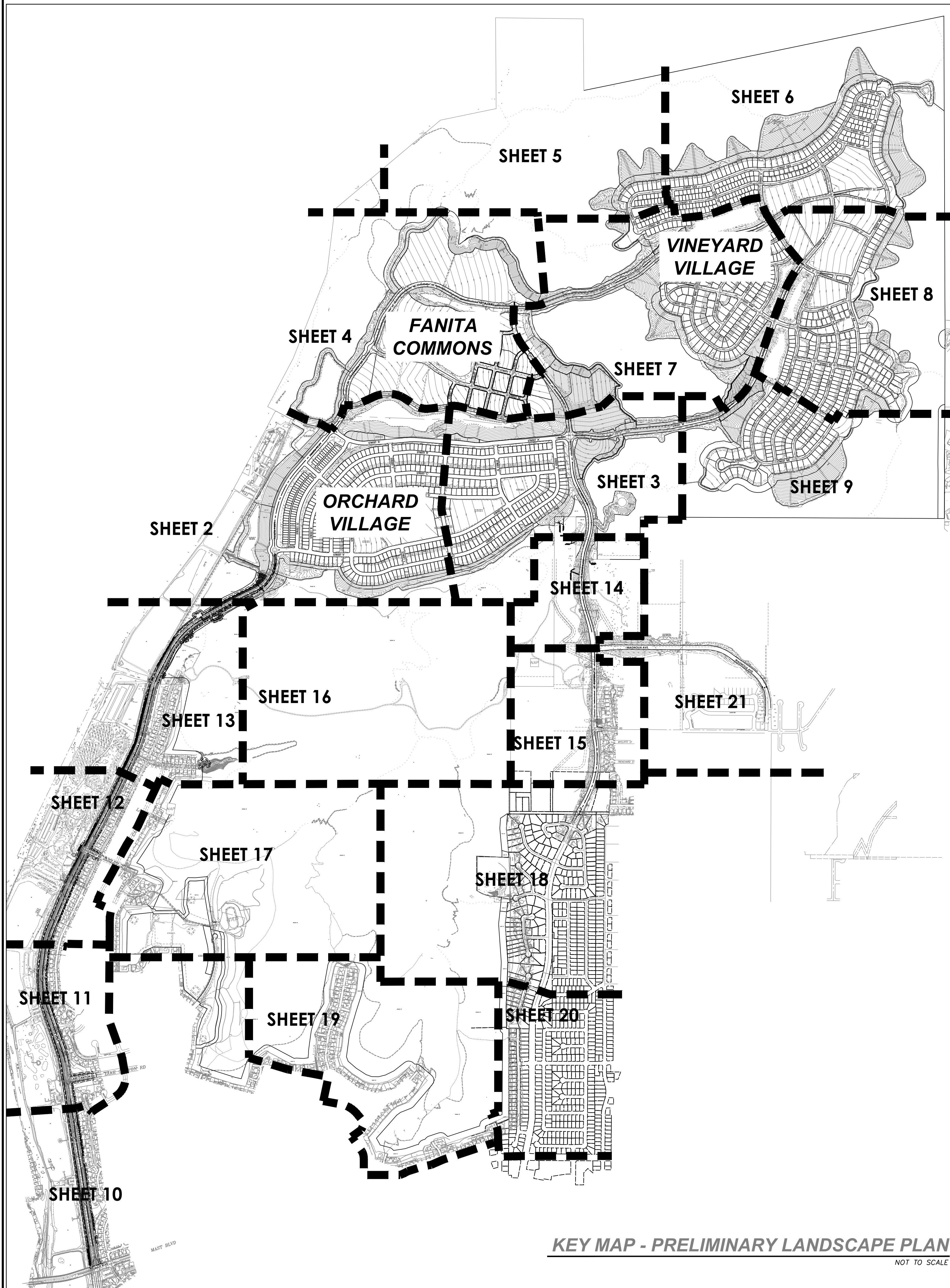


# VESTING TENTATIVE MAP/ PRELIMINARY LANDSCAPE PLAN & LANDSCAPE WATER MANAGEMENT PLAN FANITA RANCH

City of Santee, California



**SHEET INDEX**

| SHEET NO. | SHEET NAME                  |
|-----------|-----------------------------|
| 1         | Title Sheet                 |
| 2-21      | Preliminary Landscape Plans |
| 22        | Planting Legend             |
| 23-26     | Water Management Plans      |
| 26        | Water Use Calculations      |

**GENERAL DESIGN NOTES**

- SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS INVESTIGATION PREPARED BY: GEOCON, INC. DATED AUGUST 18, 2017
- ALL GRADING SHALL CONFORM TO THE CITY OF SANTEE MUNICIPAL CODE AND GEOTECHNICAL REPORT LISTED ABOVE. TERRACE DRAINS AND TOE OF SLOPE DRAINS SHALL COMPLY WITH SECTION 8.3 OF SAID REPORT.
- MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE, PER PLAN (1 1/2:1 MAX CUT, 2:1 FILL MAX).
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE CITY OF SANTEE'S SUBSTANTIAL CONFORMANCE GUIDELINES.
- THESE DRAWINGS ARE PREPARED OVER ENGINEERING DRAWINGS PROVIDED BY HUNSAKER & ASSOCIATES DATED SEPTEMBER 17, 2019.
- ALL IRRIGATION WILL BE DESIGNED IN CONFORMANCE WITH THE CITY OF SANTEE WATER EFFICIENT LANDSCAPE ORDINANCE. ALL SYSTEMS WILL BE OPERATED BY PROGRAMMABLE "SMART" IRRIGATION CONTROLLERS.
- CULTIVARS OF NATIVE PLANTS MAY NOT BE USED ADJACENT TO OPEN SPACE HABITAT PRESERVE AREAS.
- FINAL PLANT PALETTE, DESIGN, INSTALLATION, AND MAINTENANCE WILL COMPLY WITH THE APPROVED FANITA RANCH FIRE PROTECTION PLAN AND THE APPROVED FANITA RANCH HABITAT PRESERVE PLAN.

**APPLICANT/OWNER/SUBDIVIDER**

HOMEFED FRANKLIN L.L.C.  
1903 WRIGHT PLACE, SUITE 220  
CARLSBAD, CA 92008  
(760) 918-8200

**LANDSCAPE ARCHITECT**

DELORENZO INTERNATIONAL, INC.  
3900 OLD TOWN AVE. SUITE A-204  
SAN DIEGO, CA 92110  
(619) 295-5115 PH  
(619) 297-2354 FX

**ENGINEER**

HUNSAKER & ASSOCIATES  
SAN DIEGO, INC.  
9707 WAILES STREET  
SAN DIEGO, CA 92121  
(858) 558-4500 PH  
(858) 558-1414 FX

**OWNER'S STATEMENT**

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE VESTING TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE VESTING TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "TREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS DAY OF NOVEMBER, 2018, AT SAN DIEGO COUNTY, CALIFORNIA.

*Ann W. O'Connell* 09-28-2018  
DATE

*Nicholas F. DeLorenzo*  
NICHOLAS F. DELORENZO LLA# 1388  
DATE

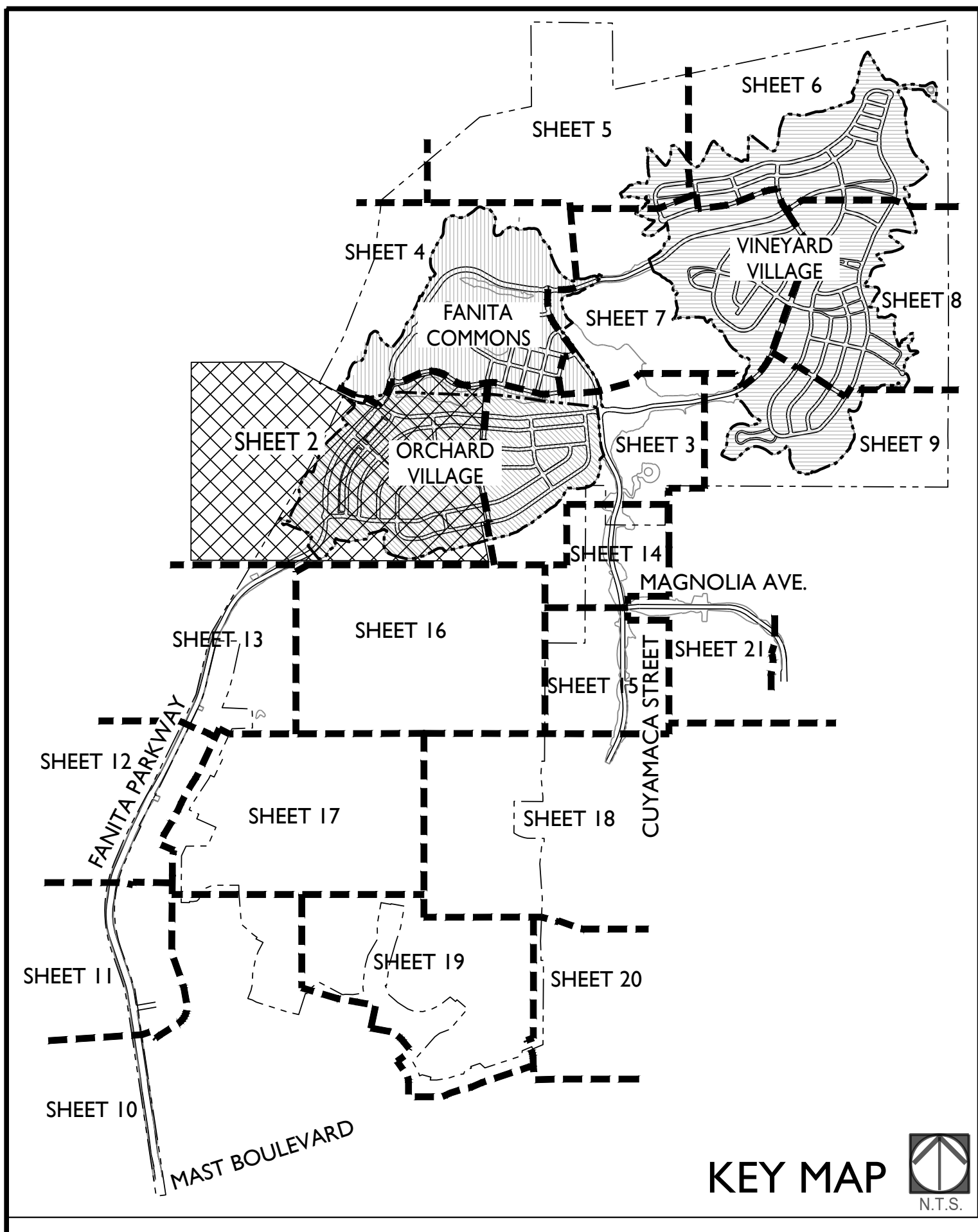
**PREPARED BY:**  
Landscape Architecture  
Land Planning  
DeLorenzo International  
3954 Murphy Canyon Rd  
Suite D206  
San Diego, CA 92123  
858-450-6155

**VESTING TENTATIVE MAP/  
LANDSCAPE TITLE SHEET  
FANITA RANCH**  
City Of Santee, California

**SHEET  
1  
OF  
26**

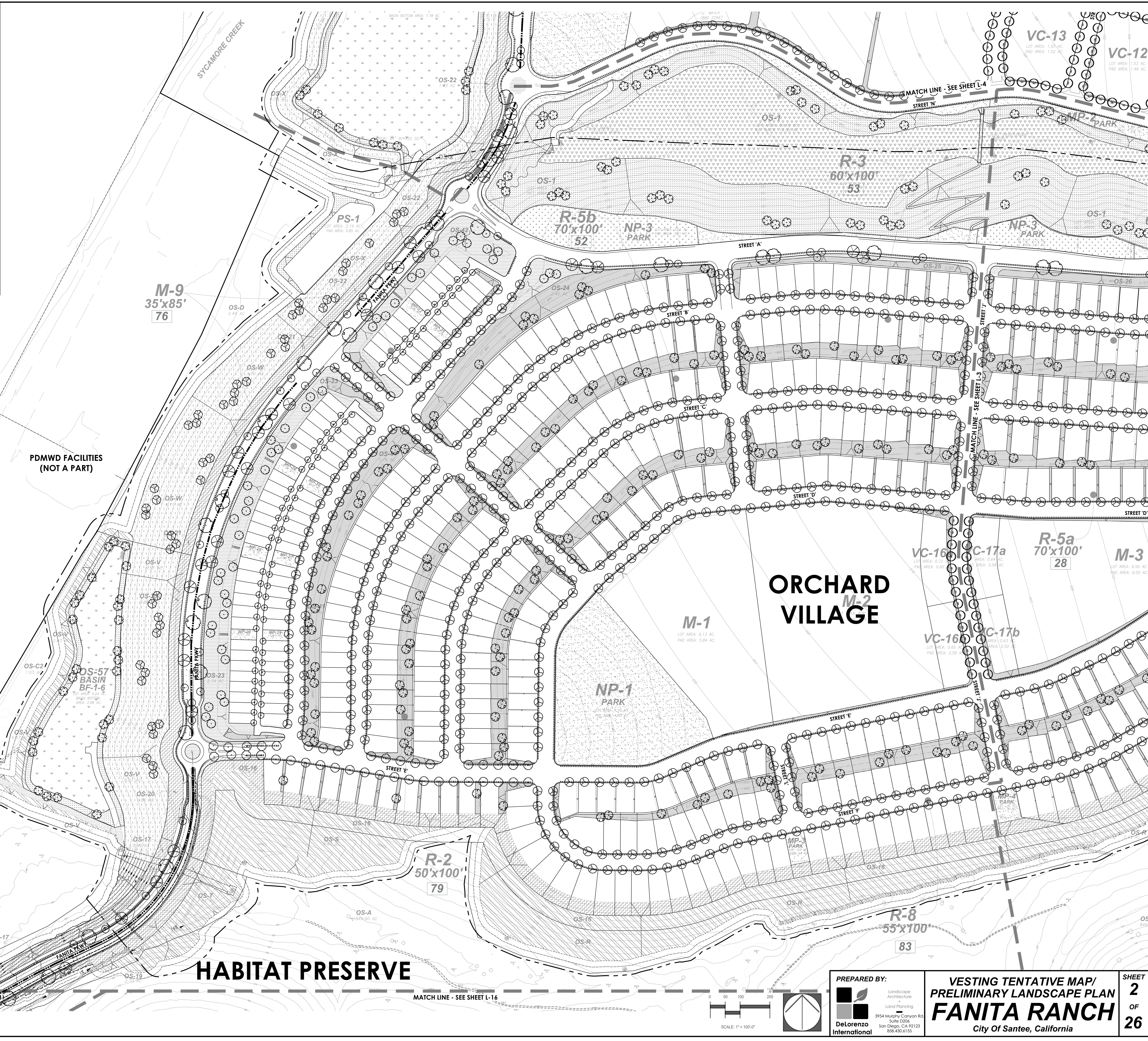
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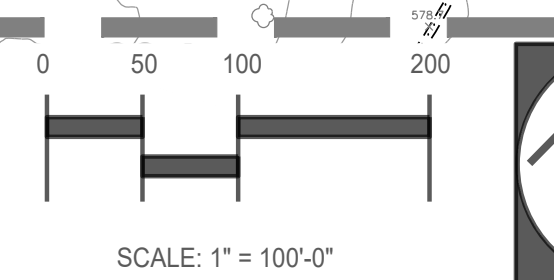
**LANDSCAPE PLAN LEGEND**

- TREES**
- GENERAL
- ⊙ FANITA PARKWAY
- ⊕ CUYAMACA STREET
- ⊙ RESIDENTIAL COLLECTOR
- ⊙ RESIDENTIAL STREET
- ⊙ VILLAGE STREET
- ⊙ PRIVATE ALLEY
- ⊙ PARK
- ⊙ INTERIOR SLOPE
- ⊙ EXTERIOR SLOPE
- ⊙ BASIN
  
- SHRUBS AND GROUNDCOVERS**
- ▨ GENERAL LANDSCAPE
- ▨ INTERIOR SLOPE
- ▨ EXTERIOR SLOPE FMZ 1 / ROADSIDE FMZ
- ▨ EXTERIOR SLOPE - REVEGETATION (CHAPARRAL STYLE)
- ▨ EXTERIOR SLOPE - REVEGETATION (RIPARIAN STYLE)
- ▨ PARK LANDSCAPE
- ▨ RIPARIAN AND WATER QUALITY BASIN SLOPE
- ▨ WATER QUALITY BASIN BOTTOM
- ▨ EXISTING RIPARIAN PRESERVATION & RESTORATION AREA
- ▨ AGRICULTURE AREA
- ▨ 1.5:1 CUT SLOPES IN GRANITIC ROCK
- PARKWAY
- MEDIAN



**ORCHARD VILLAGE**

**HABITAT PRESERVE**

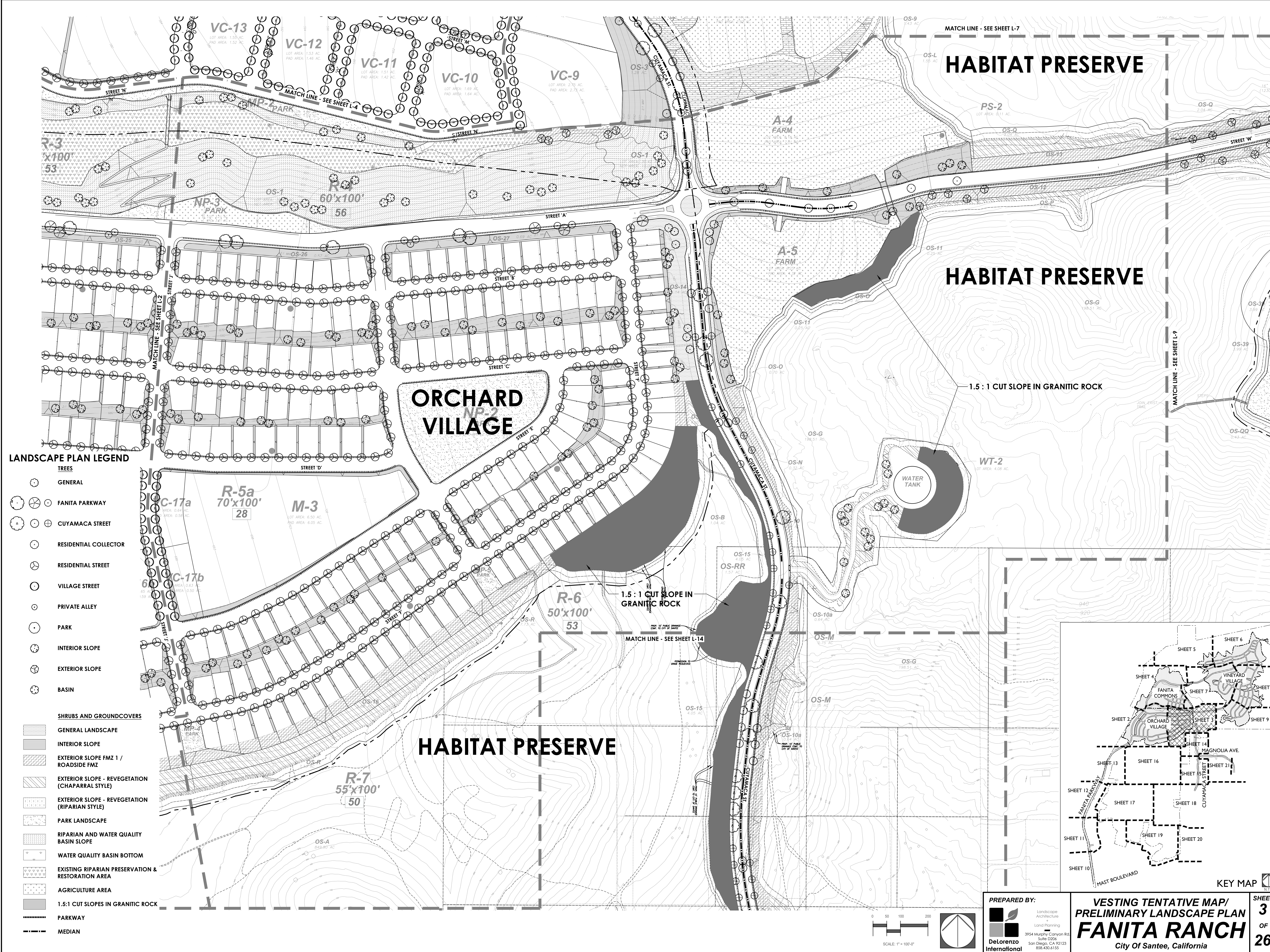


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 San Diego, CA 92123  
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VESTING TENTATIVE MAP/  
 PRELIMINARY LANDSCAPE PLAN  
**FANITA RANCH**  
 City Of Santee, California

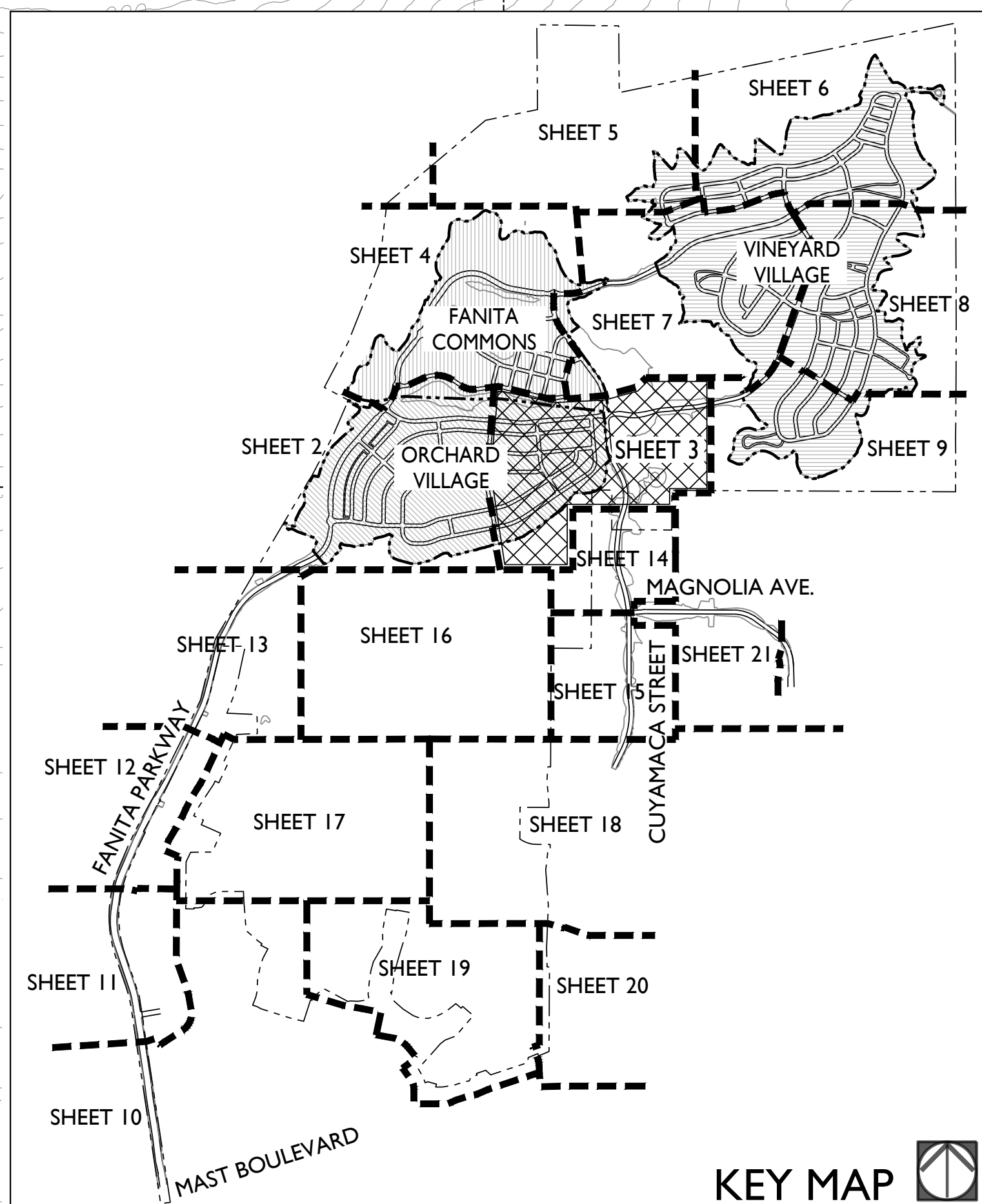
SHEET  
**2**  
 OF  
**26**





**LANDSCAPE PLAN LEGEND**

- TREES**
- GENERAL
- ⊗ FANITA PARKWAY
- ⊕ CUYAMACA STREET
- ⊙ RESIDENTIAL COLLECTOR
- ⊘ RESIDENTIAL STREET
- VILLAGE STREET
- ⊙ PRIVATE ALLEY
- PARK
- ⊗ INTERIOR SLOPE
- ⊘ EXTERIOR SLOPE
- ⊙ BASIN
- SHRUBS AND GROUNDCOVERS**
- ▨ GENERAL LANDSCAPE
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- ⋯ PARKWAY
- ⋯ MEDIAN



**HABITAT PRESERVE**

**HABITAT PRESERVE**

**ORCHARD VILLAGE**

**HABITAT PRESERVE**

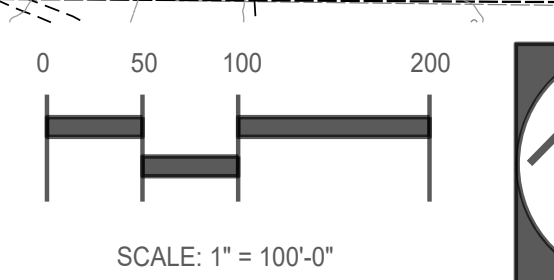
1.5 : 1 CUT SLOPE IN GRANITIC ROCK

1.5 : 1 CUT SLOPE IN GRANITIC ROCK

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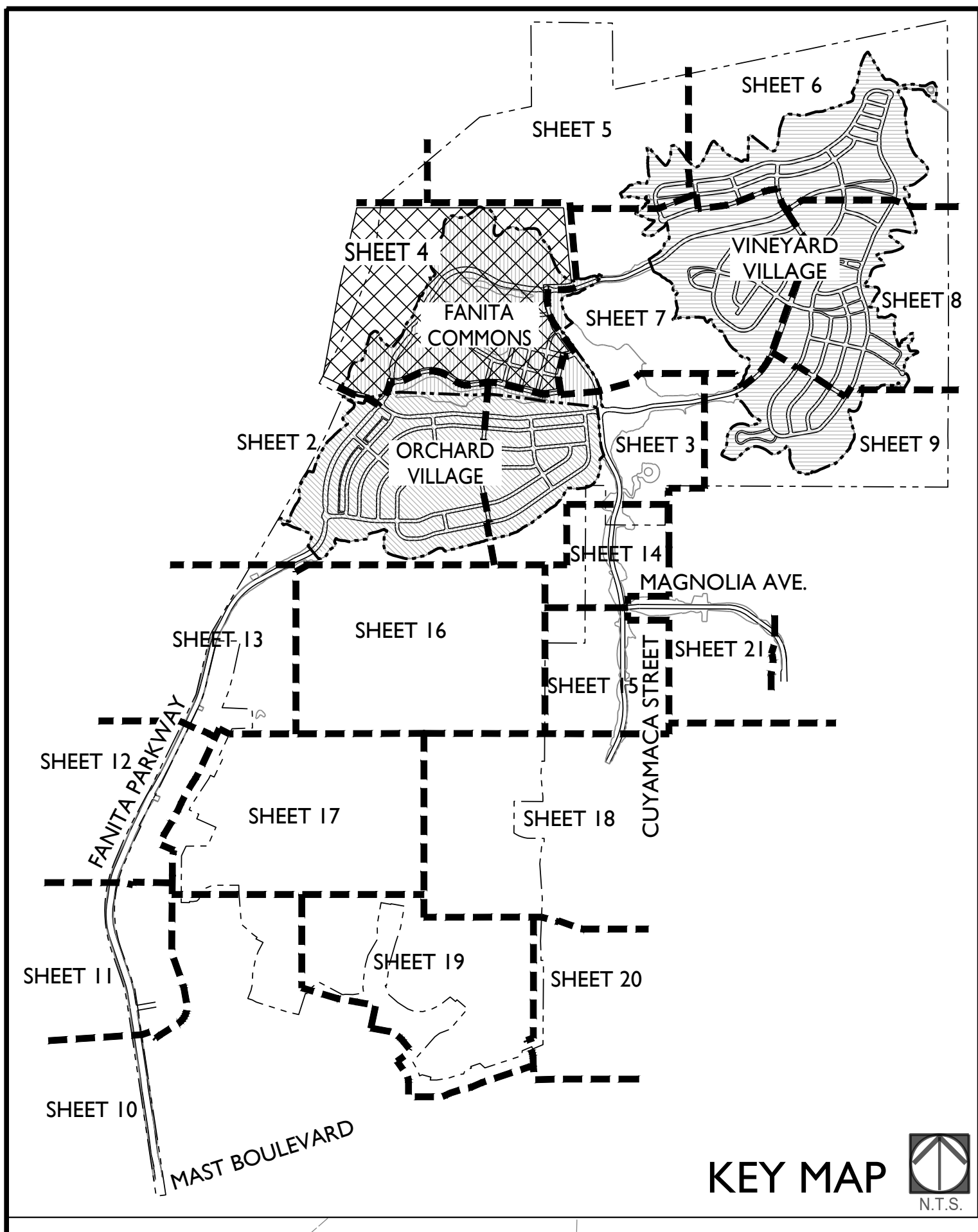
**VESTING TENTATIVE MAP/  
 PRELIMINARY LANDSCAPE PLAN  
 FANITA RANCH**  
 City Of Santee, California

**SHEET  
 3  
 OF  
 26**



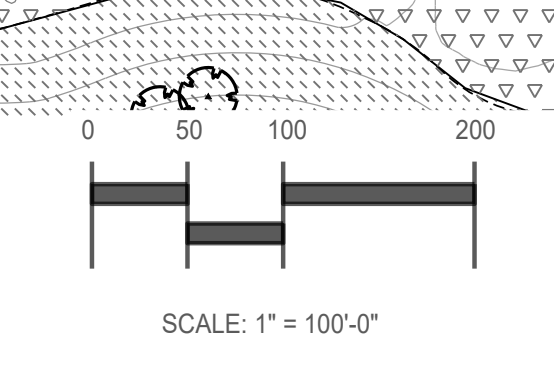
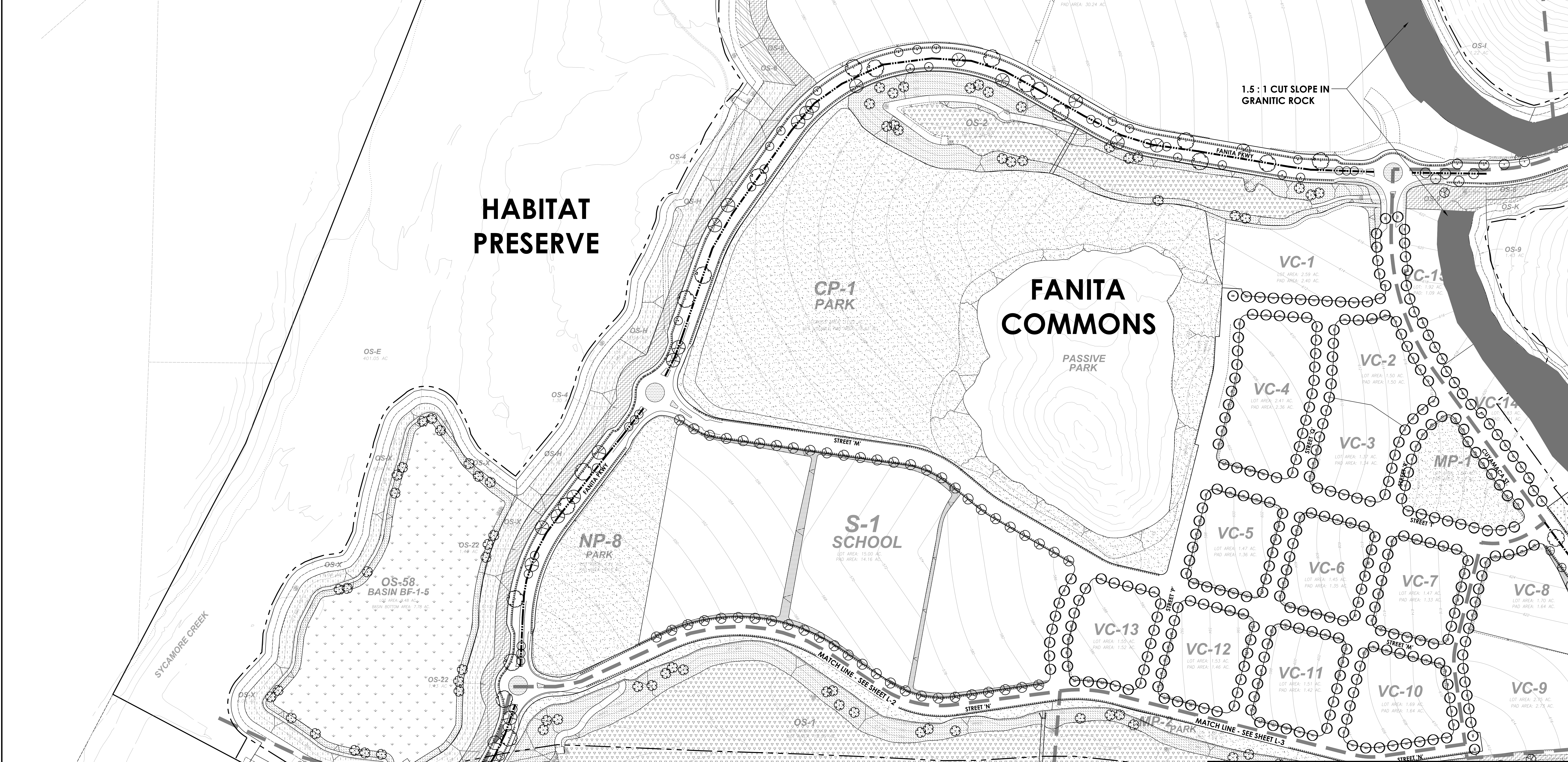
KEY MAP





**LANDSCAPE PLAN LEGEND**

- | TREES |                       | SHRUBS AND GROUNDCOVERS |  |
|-------|-----------------------|-------------------------|--|
|       | GENERAL               |                         | GENERAL LANDSCAPE                                    |
|       | FANITA PARKWAY        |                         | INTERIOR SLOPE                                       |
|       | CUYAMACA STREET       |                         | EXTERIOR SLOPE FMZ 1 /<br>ROADSIDE FMZ               |
|       | RESIDENTIAL COLLECTOR |                         | EXTERIOR SLOPE - REVEGETATION<br>(CHAPARRAL STYLE)   |
|       | RESIDENTIAL STREET    |                         | EXTERIOR SLOPE - REVEGETATION<br>(RIPARIAN STYLE)    |
|       | VILLAGE STREET        |                         | PARK LANDSCAPE                                       |
|       | PRIVATE ALLEY         |                         | RIPARIAN AND WATER QUALITY<br>BASIN SLOPE            |
|       | PARK                  |                         | WATER QUALITY BASIN BOTTOM                           |
|       | INTERIOR SLOPE        |                         | EXISTING RIPARIAN PRESERVATION &<br>RESTORATION AREA |
|       | EXTERIOR SLOPE        |                         | AGRICULTURE AREA                                     |
|       | BASIN                 |                         | 1.5:1 CUT SLOPES IN GRANITIC ROCK                    |
|       |                       |                         | PARKWAY  |
|       |                       |                         | MEDIAN   |



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VESTING TENTATIVE MAP/  
 PRELIMINARY LANDSCAPE PLAN  
**FANITA RANCH**  
 City Of Santee, California

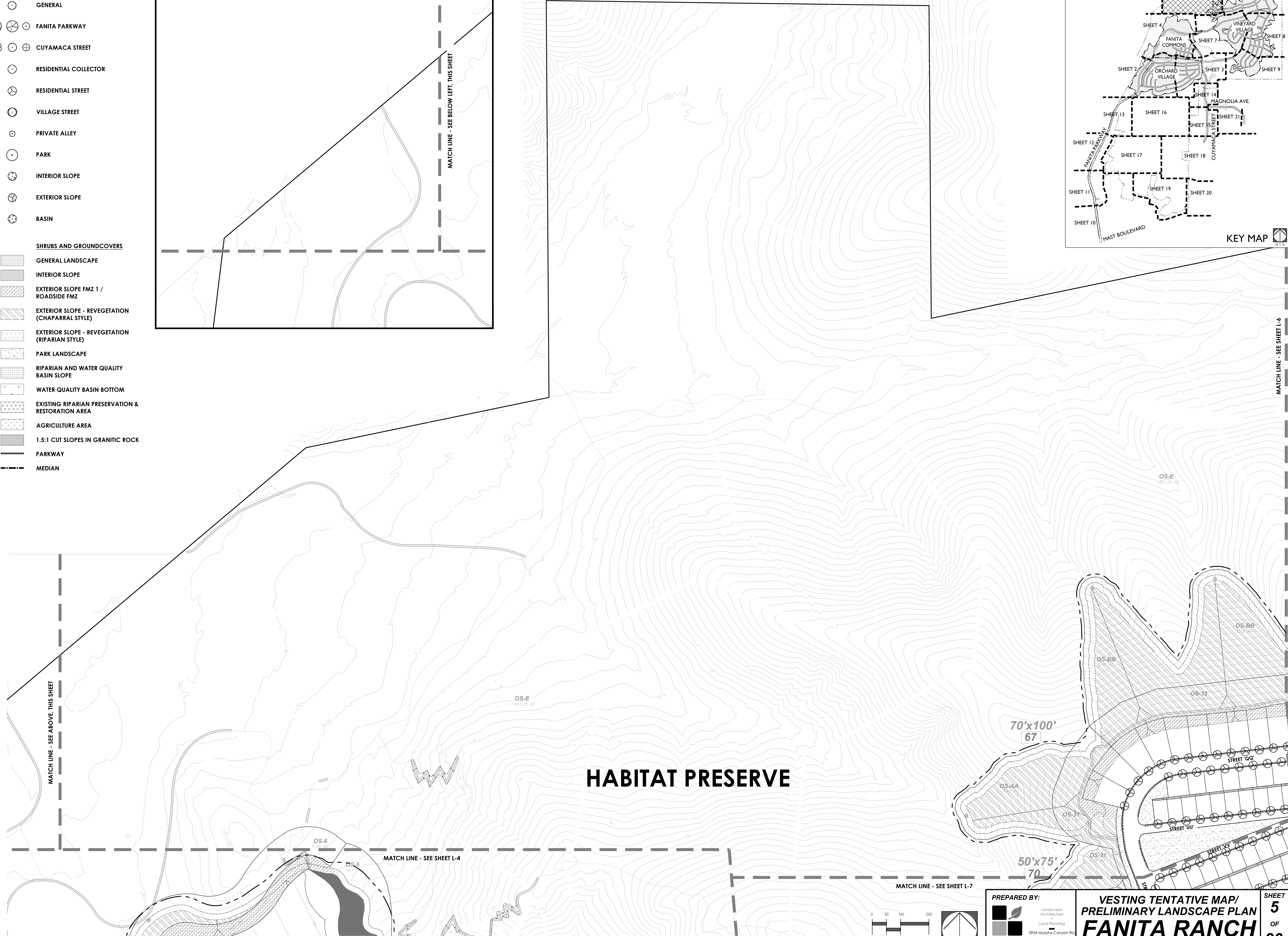
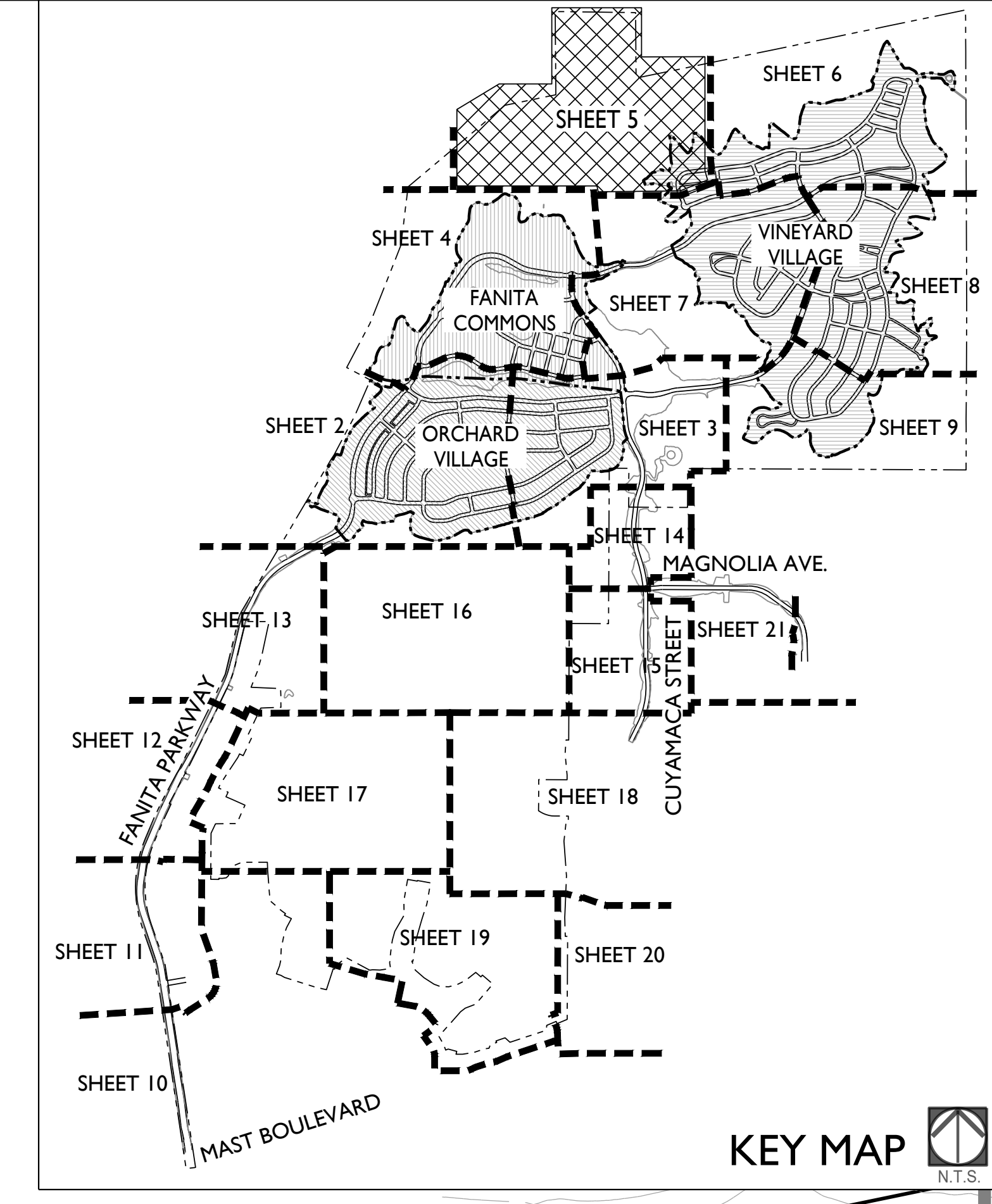
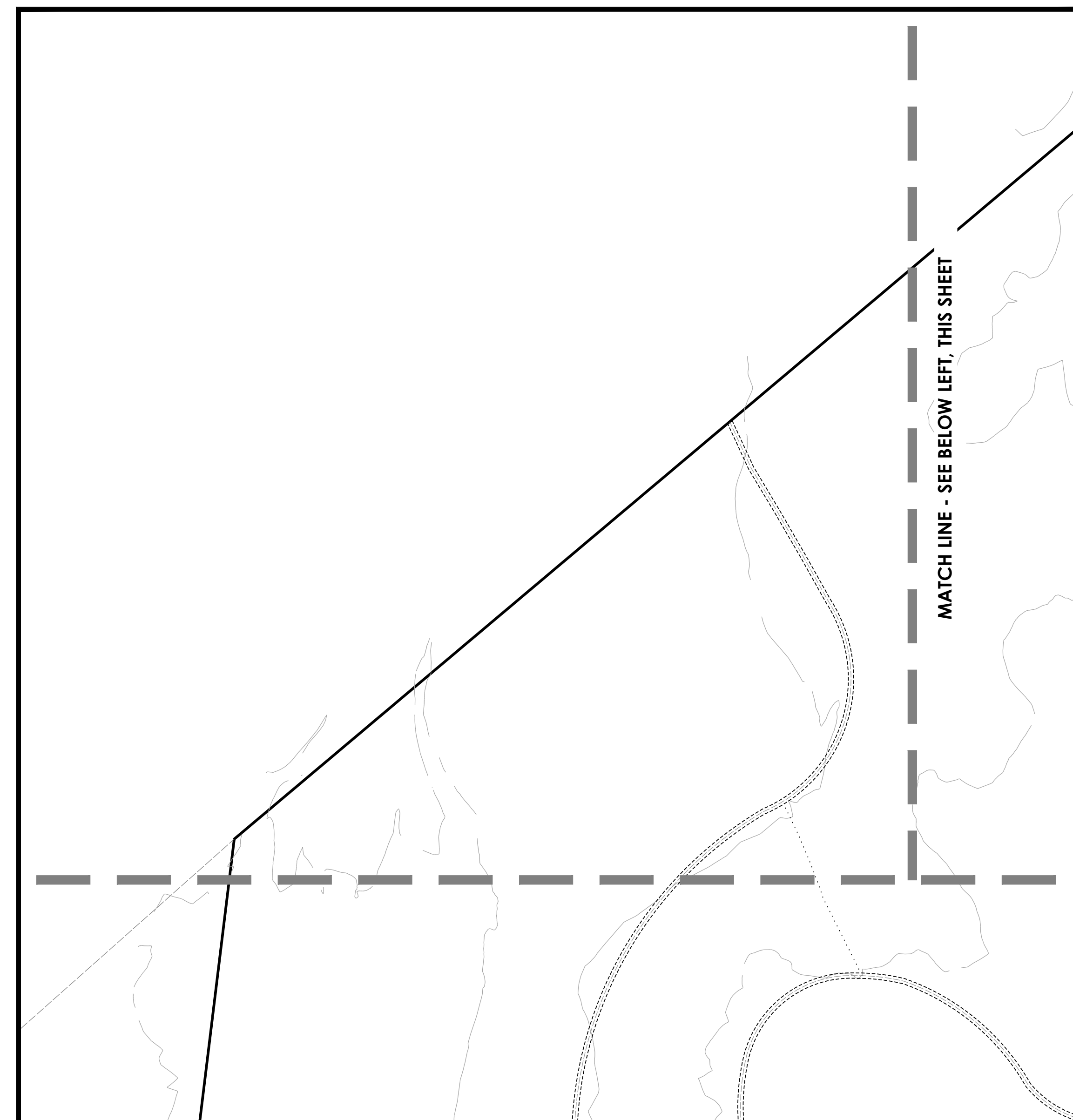
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 OF  
**26**

PLN. 2395-007

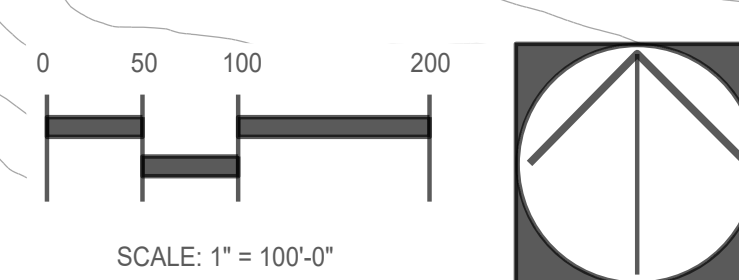


**LANDSCAPE PLAN LEGEND**

- TREES**
- GENERAL
  - ⊗ FANITA PARKWAY
  - ⊕ CUYAMACA STREET
  - RESIDENTIAL COLLECTOR
  - ⊗ RESIDENTIAL STREET
  - VILLAGE STREET
  - PRIVATE ALLEY
  - PARK
  - ⊗ INTERIOR SLOPE
  - ⊗ EXTERIOR SLOPE
  - ⊗ BASIN
- SHRUBS AND GROUNDCOVERS**
- ▨ GENERAL LANDSCAPE
  - ▨ INTERIOR SLOPE
  - ▨ EXTERIOR SLOPE FMZ 1 / ROADSIDE FMZ
  - ▨ EXTERIOR SLOPE - REVEGETATION (CHAPARRAL STYLE)
  - ▨ EXTERIOR SLOPE - REVEGETATION (RIPARIAN STYLE)
  - ▨ PARK LANDSCAPE
  - ▨ RIPARIAN AND WATER QUALITY BASIN SLOPE
  - ▨ WATER QUALITY BASIN BOTTOM
  - ▨ EXISTING RIPARIAN PRESERVATION & RESTORATION AREA
  - ▨ AGRICULTURE AREA
  - ▨ 1.5:1 CUT SLOPES IN GRANITIC ROCK
- ROADS**
- ▬ PARKWAY
  - ▬ MEDIAN



**HABITAT PRESERVE**



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**VESTING TENTATIVE MAP/  
 PRELIMINARY LANDSCAPE PLAN  
 FANITA RANCH**  
 City Of Santee, California

**SHEET 5 OF 26**

MATCH LINE - SEE SHEET L-6

MATCH LINE - SEE ABOVE, THIS SHEET

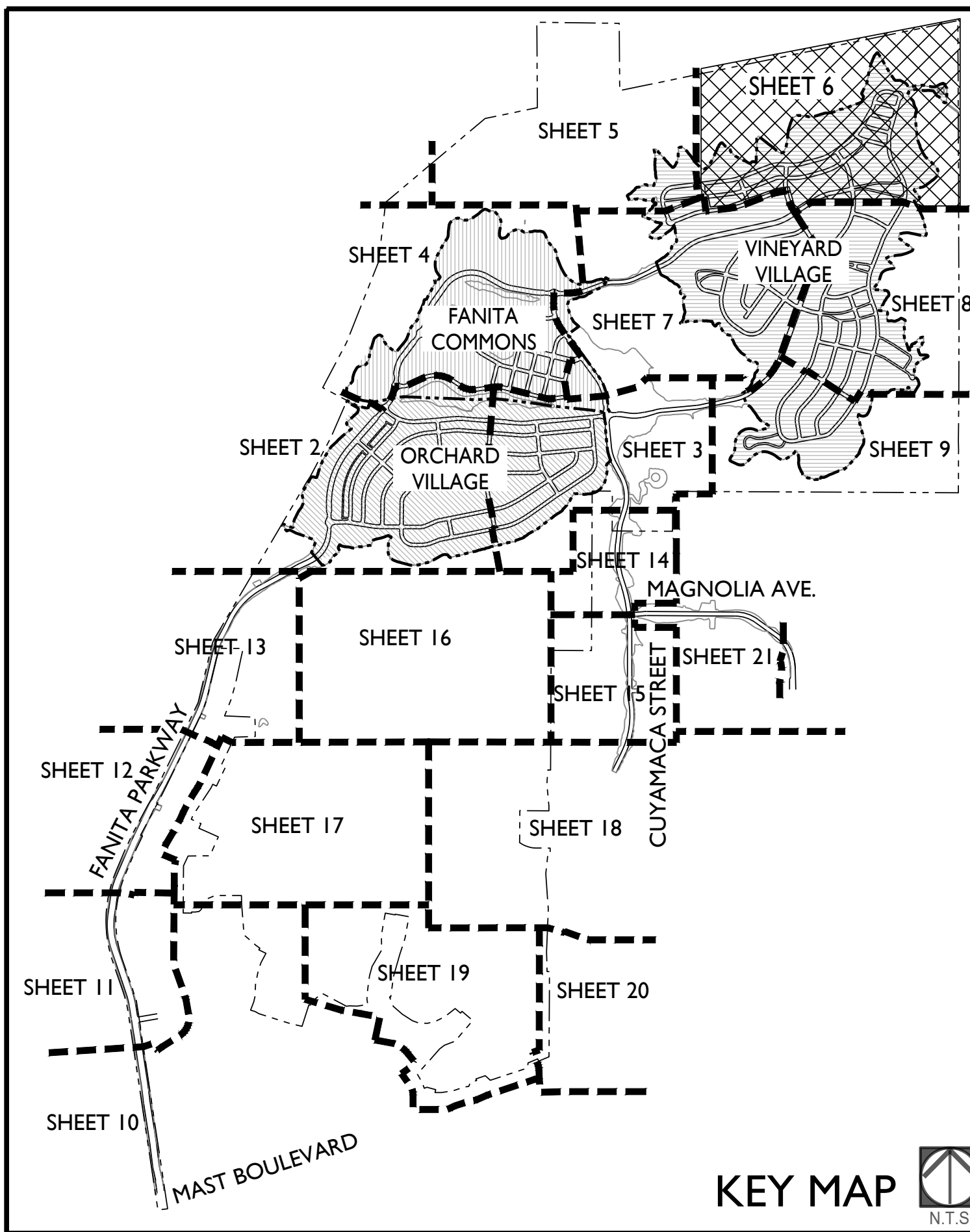
MATCH LINE - SEE BELOW LEFT, THIS SHEET

MATCH LINE - SEE SHEET L-4

MATCH LINE - SEE SHEET L-7

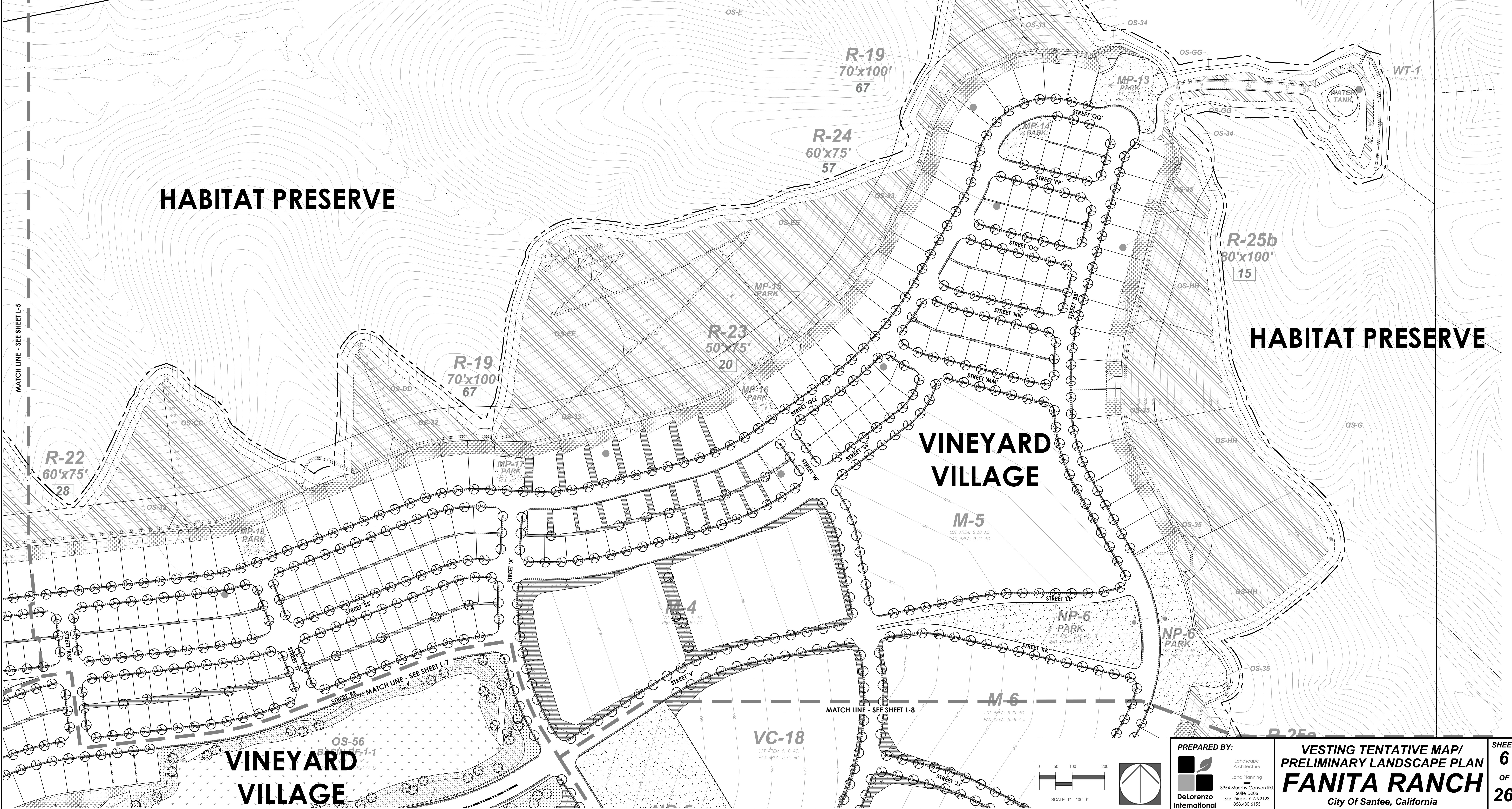
NO. 2395-0027





**LANDSCAPE PLAN LEGEND**

- |                         |   |
|-------------------------|---|
| <b>TREES</b>            | <b>SHRUBS AND GROUNDCOVERS</b>                      |
| ○ GENERAL               | ▨ GENERAL LANDSCAPE                                 |
| ○ FANITA PARKWAY        | ▨ INTERIOR SLOPE                                    |
| ○ CUYAMACA STREET       | ▨ EXTERIOR SLOPE FMZ 1 / ROADSIDE FMZ               |
| ○ RESIDENTIAL COLLECTOR | ▨ EXTERIOR SLOPE - REVEGETATION (CHAPARRAL STYLE)   |
| ○ RESIDENTIAL STREET    | ▨ EXTERIOR SLOPE - REVEGETATION (RIPARIAN STYLE)    |
| ○ VILLAGE STREET        | ▨ PARK LANDSCAPE                                    |
| ○ PRIVATE ALLEY         | ▨ RIPARIAN AND WATER QUALITY BASIN SLOPE            |
| ○ PARK                  | ▨ WATER QUALITY BASIN BOTTOM                        |
| ○ INTERIOR SLOPE        | ▨ EXISTING RIPARIAN PRESERVATION & RESTORATION AREA |
| ○ EXTERIOR SLOPE        | ▨ AGRICULTURE AREA                                  |
| ○ BASIN                 | ▨ 1.5:1 CUT SLOPES IN GRANITIC ROCK                 |
|                         | ▨ PARKWAY   |
|                         | ▨ MEDIAN  |



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 Landscape Architecture & Land Planning  
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**VESTING TENTATIVE MAP/  
 PRELIMINARY LANDSCAPE PLAN  
 FANITA RANCH**  
 City Of Santee, California

SHEET **6** OF **26**

SCALE: 1" = 100'-0"

PLC-2395-007



# HABITAT PRESERVE

# VINEYARD VILLAGE

# HABITAT PRESERVE

# HABITAT PRESERVE

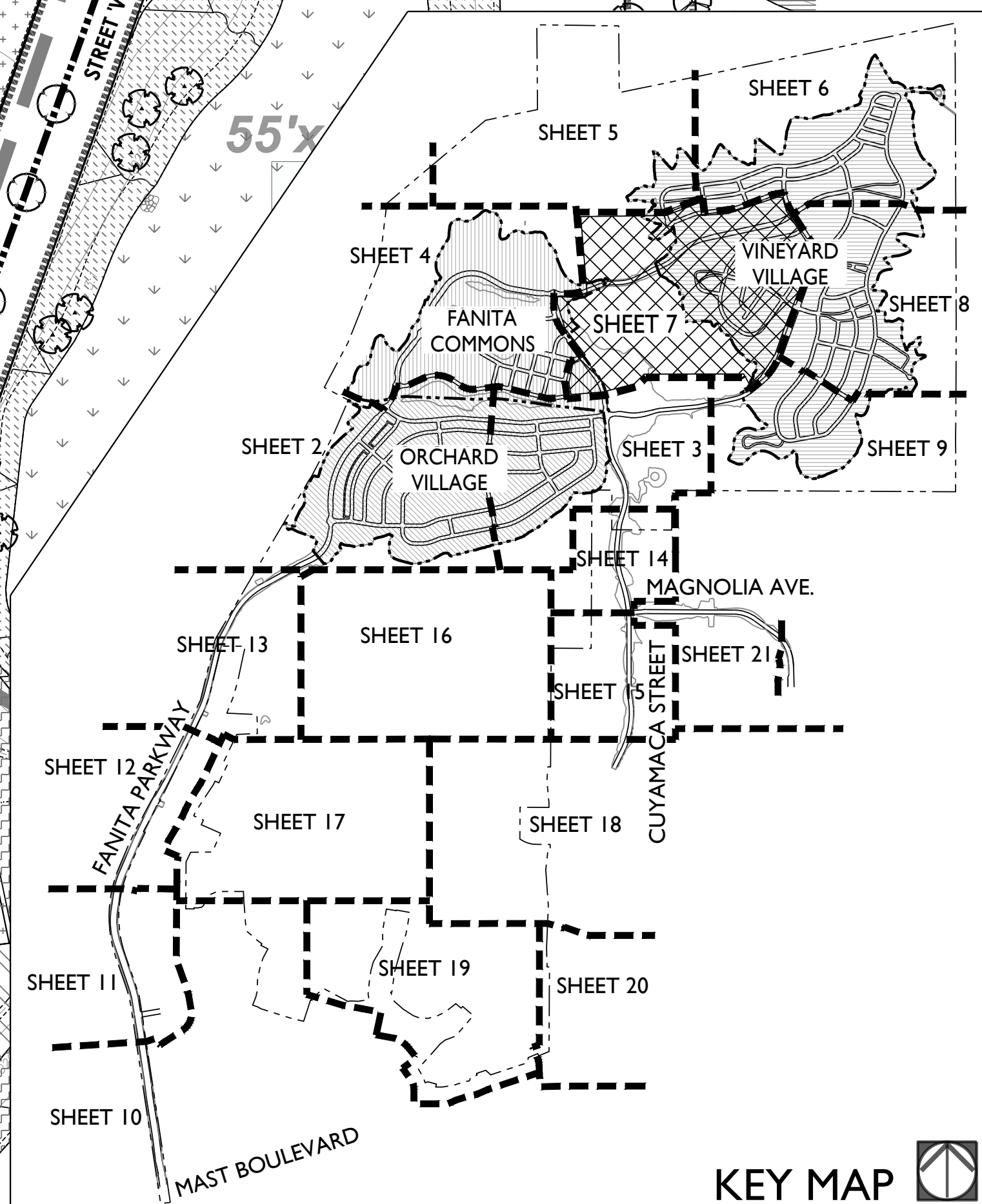
1.5 : 1 CUT SLOPE IN GRANITIC ROCK

### LANDSCAPE PLAN LEGEND

- TREES**
- GENERAL
  - ⊗ FANITA PARKWAY
  - ⊕ CUYAMACA STREET
  - ⊙ RESIDENTIAL COLLECTOR
  - ⊗ RESIDENTIAL STREET
  - ⊙ VILLAGE STREET
  - ⊙ PRIVATE ALLEY
  - ⊙ PARK
  - ⊗ INTERIOR SLOPE
  - ⊗ EXTERIOR SLOPE
  - ⊗ BASIN

### SHRUBS AND GROUNDCOVERS

- GENERAL LANDSCAPE
- INTERIOR SLOPE
- EXTERIOR SLOPE FMZ 1 / ROADSIDE FMZ
- EXTERIOR SLOPE - REVEGETATION (CHAPARRAL STYLE)
- EXTERIOR SLOPE - REVEGETATION (RIPARIAN STYLE)
- PARK LANDSCAPE
- RIPARIAN AND WATER QUALITY BASIN SLOPE
- WATER QUALITY BASIN BOTTOM
- EXISTING RIPARIAN PRESERVATION & RESTORATION AREA
- AGRICULTURE AREA
- 1.5:1 CUT SLOPES IN GRANITIC ROCK
- PARKWAY
- MEDIAN

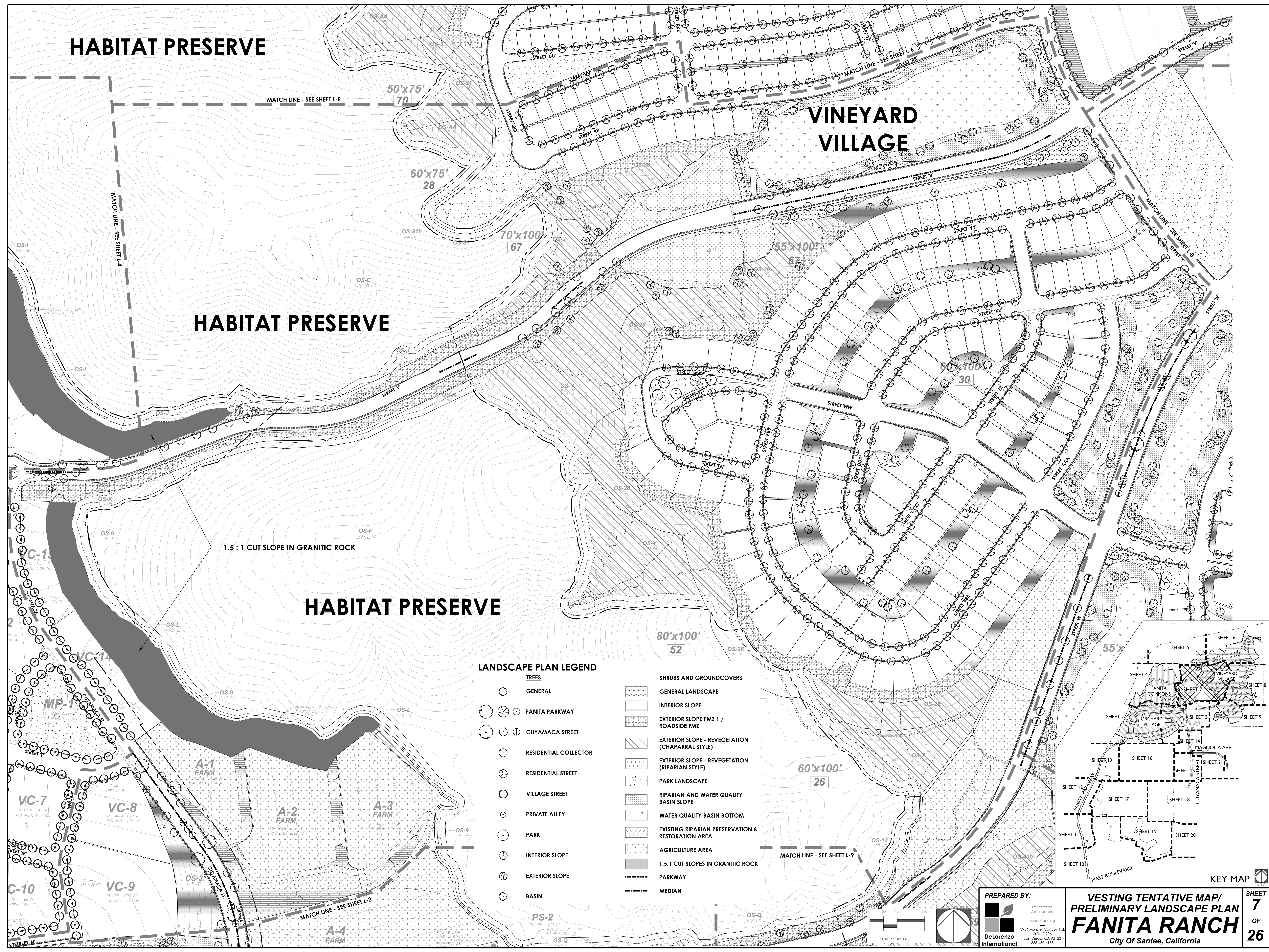
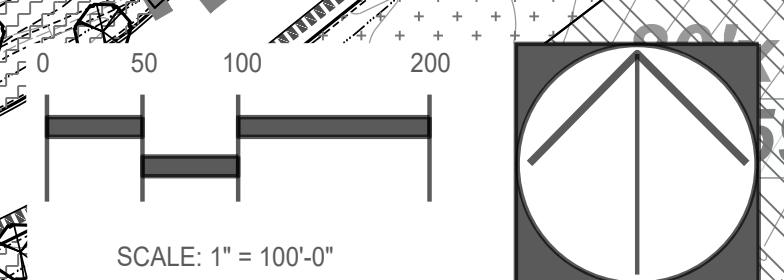


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 San Diego, CA 92123  
 619-450-6155

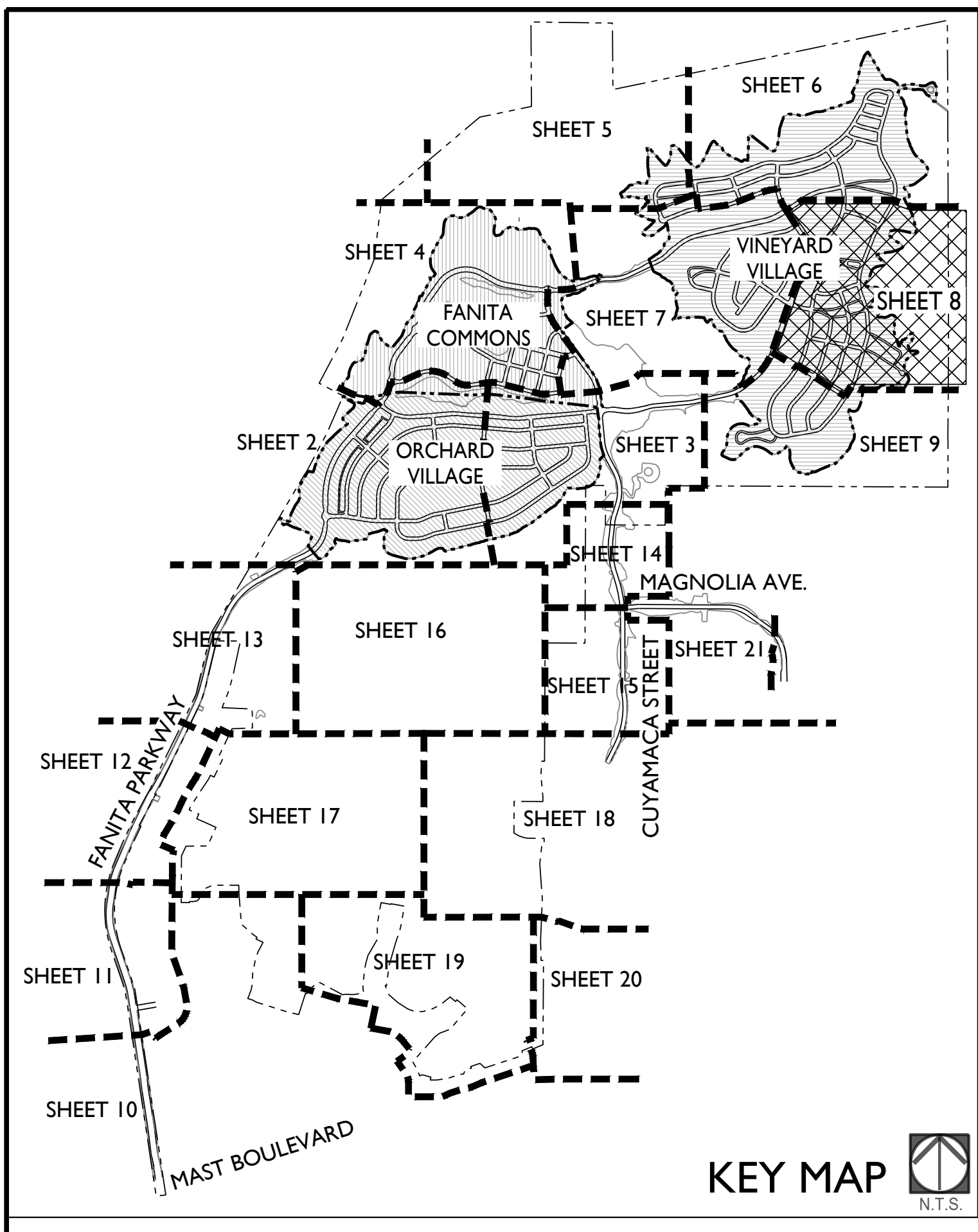
VESTING TENTATIVE MAP/  
 PRELIMINARY LANDSCAPE PLAN  
**FANITA RANCH**  
 City Of Santee, California

**SHEET 7 OF 26**

NO. 2395-007

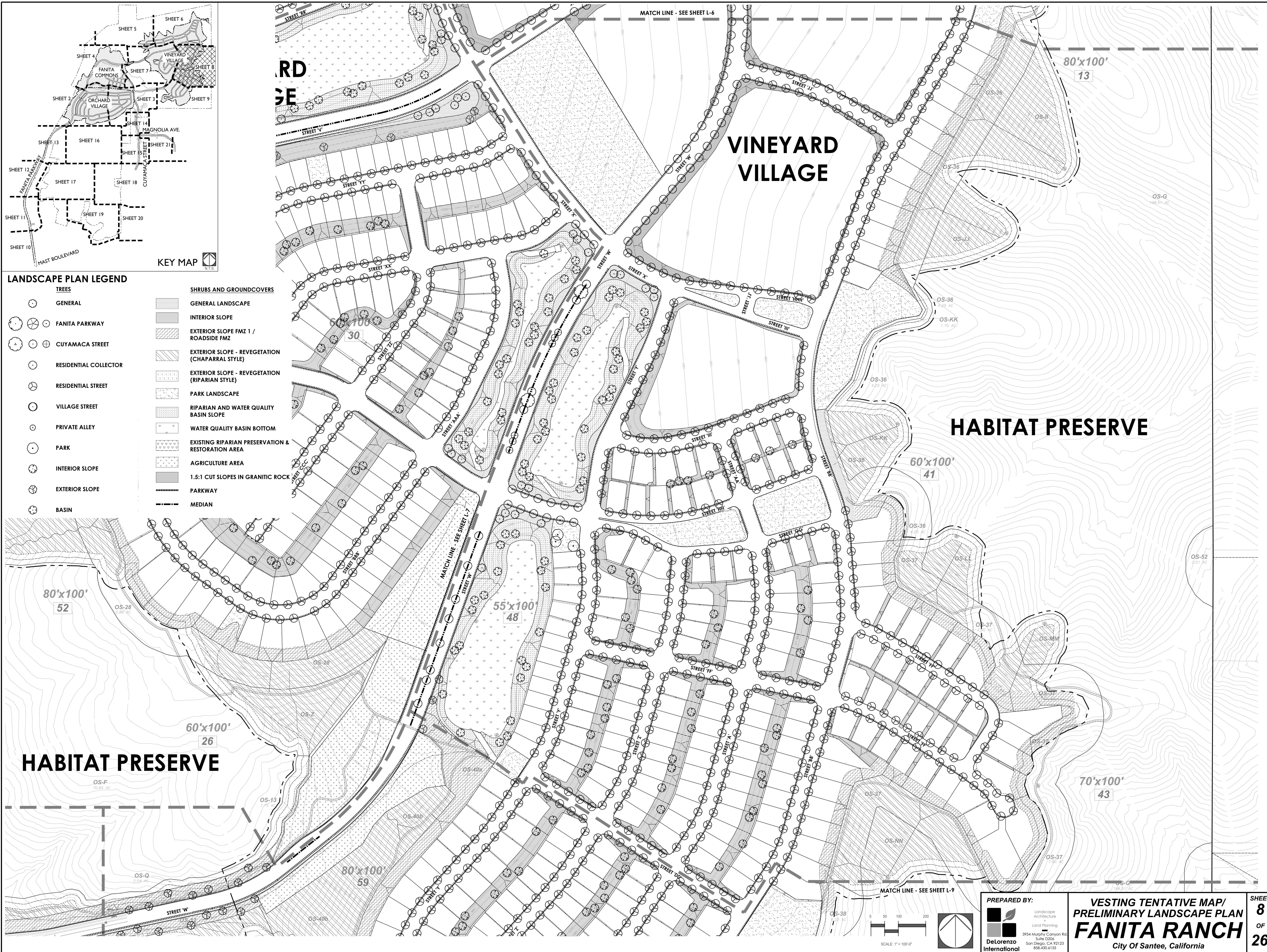






**LANDSCAPE PLAN LEGEND**

| TREES |                       | SHRUBS AND GROUNDCOVERS |  |
|-------|-----------------------|-------------------------|--|
|       | GENERAL               |                         | GENERAL LANDSCAPE                                    |
|       | FANITA PARKWAY        |                         | INTERIOR SLOPE                                       |
|       | CUYAMACA STREET       |                         | EXTERIOR SLOPE FMZ 1 /<br>ROADSIDE FMZ               |
|       | RESIDENTIAL COLLECTOR |                         | EXTERIOR SLOPE - REVEGETATION<br>(CHAPARRAL STYLE)   |
|       | RESIDENTIAL STREET    |                         | EXTERIOR SLOPE - REVEGETATION<br>(RIPARIAN STYLE)    |
|       | VILLAGE STREET        |                         | PARK LANDSCAPE                                       |
|       | PRIVATE ALLEY         |                         | RIPARIAN AND WATER QUALITY<br>BASIN SLOPE            |
|       | PARK                  |                         | WATER QUALITY BASIN BOTTOM                           |
|       | INTERIOR SLOPE        |                         | EXISTING RIPARIAN PRESERVATION &<br>RESTORATION AREA |
|       | EXTERIOR SLOPE        |                         | AGRICULTURE AREA                                     |
|       | BASIN                 |                         | 1.5:1 CUT SLOPES IN GRANITIC ROCK                    |
|       |                       |                         | PARKWAY  |
|       |                       |                         | MEDIAN   |



**HABITAT PRESERVE**

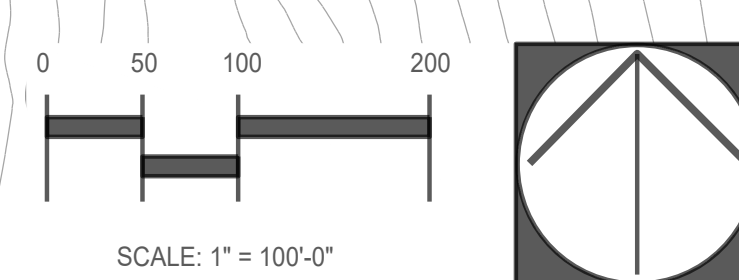
**VINEYARD VILLAGE**

**HABITAT PRESERVE**

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 DeLorenzo  
 International  
 Landscape  
 Architecture  
 Land Planning  
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 619-450-6155

**VESTING TENTATIVE MAP/  
 PRELIMINARY LANDSCAPE PLAN  
 FANITA RANCH**  
 City Of Santee, California

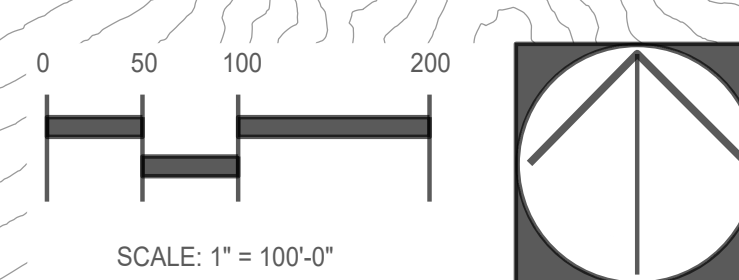
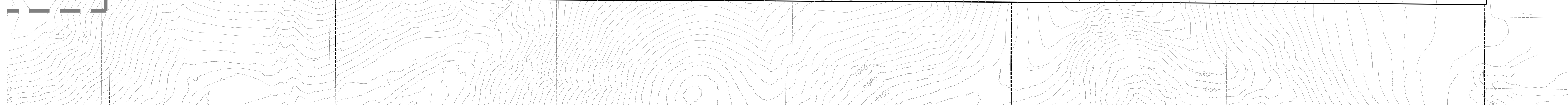
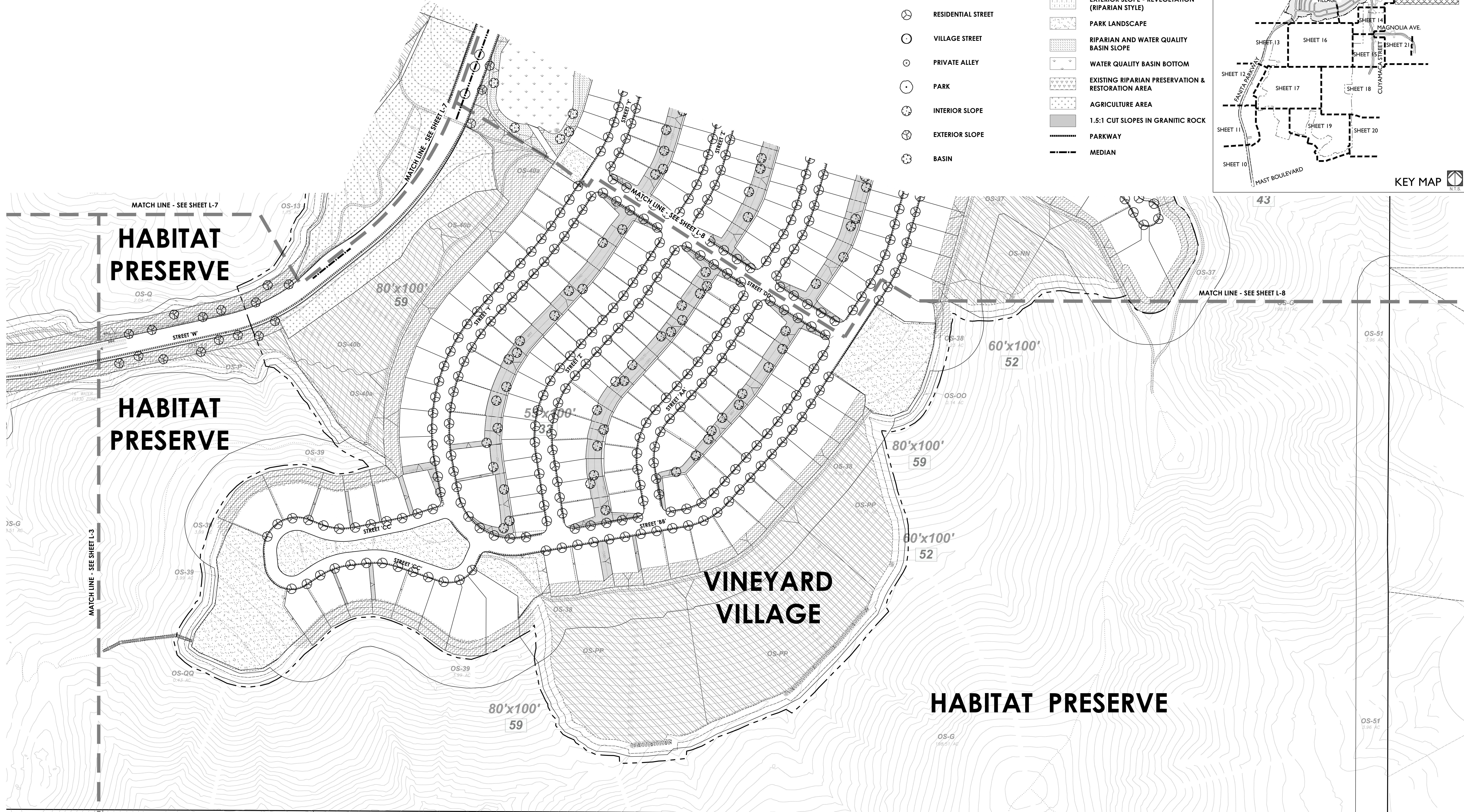
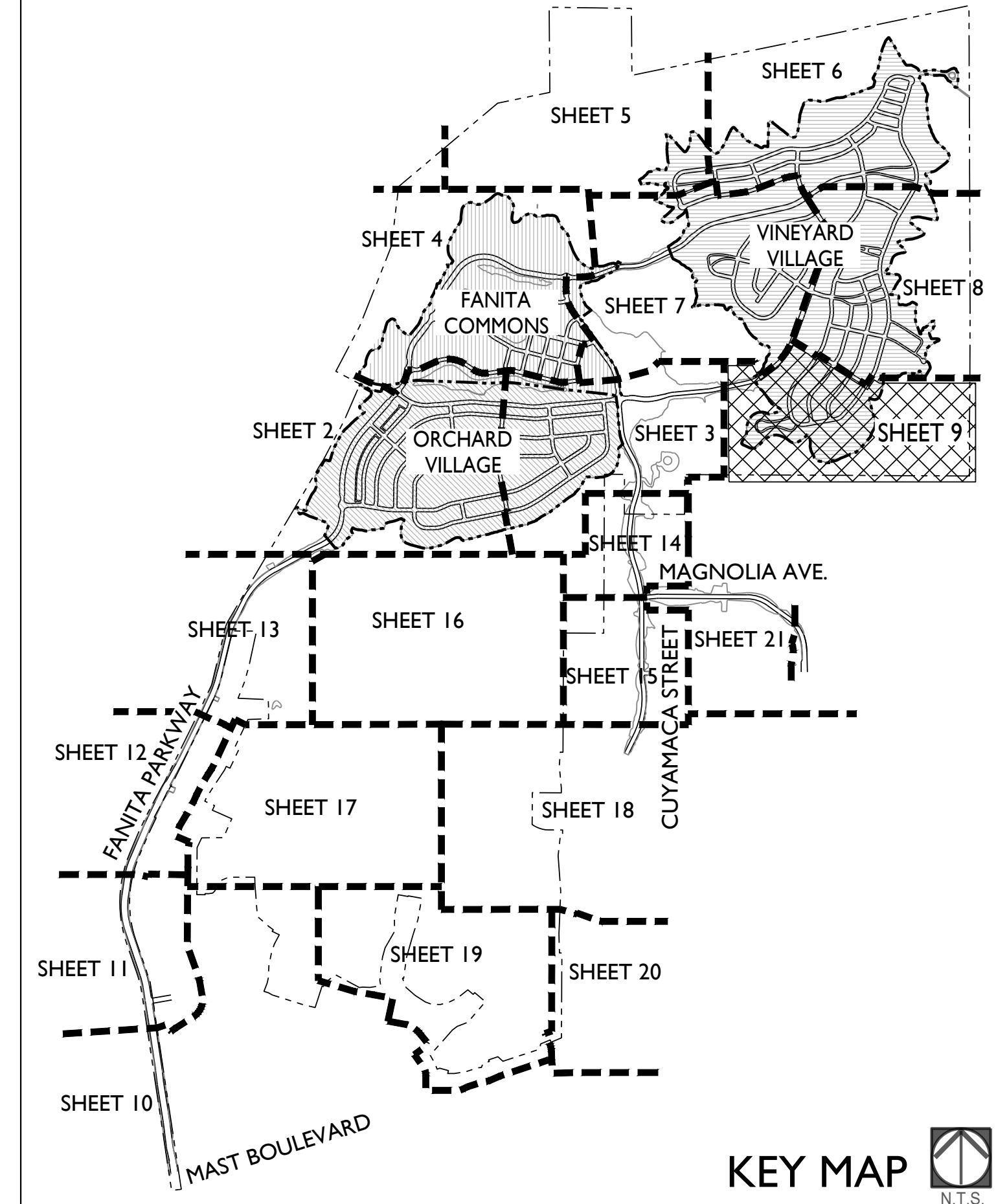
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**8**  
 OF  
**26**  
 P.C. 2395-0077





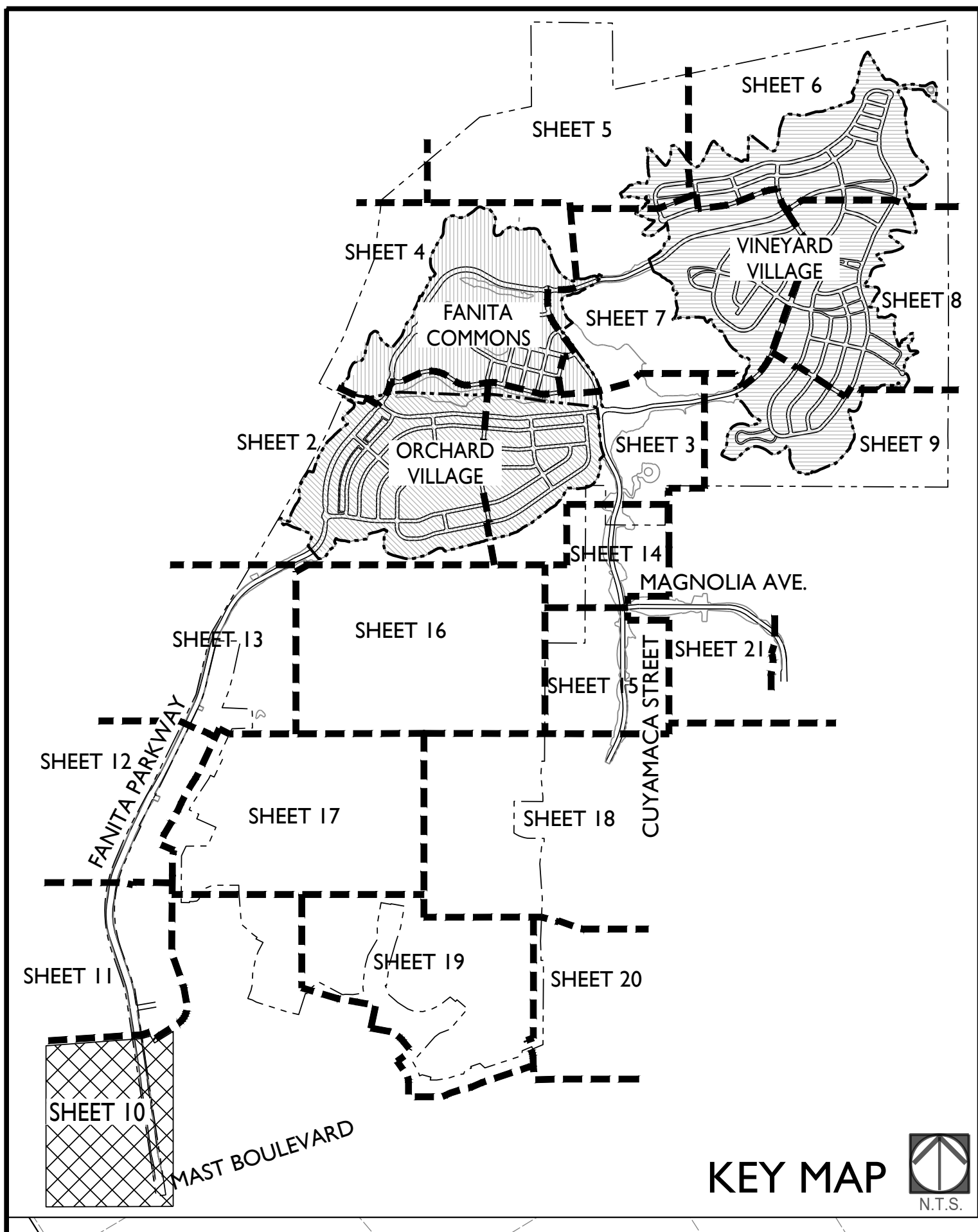
**LANDSCAPE PLAN LEGEND**

- |              |                       |                                |  |
|--------------|-----------------------|--------------------------------|--|
| <b>TREES</b> |                       | <b>SHRUBS AND GROUNDCOVERS</b> |  |
| ○            | GENERAL               | [Pattern]                      | GENERAL LANDSCAPE                                    |
| ⊗            | FANITA PARKWAY        | [Pattern]                      | INTERIOR SLOPE                                       |
| ⊕            | CUYAMACA STREET       | [Pattern]                      | EXTERIOR SLOPE FMZ 1 /<br>ROADSIDE FMZ               |
| ⊙            | RESIDENTIAL COLLECTOR | [Pattern]                      | EXTERIOR SLOPE - REVEGETATION<br>(CHAPARRAL STYLE)   |
| ⊗            | RESIDENTIAL STREET    | [Pattern]                      | EXTERIOR SLOPE - REVEGETATION<br>(RIPARIAN STYLE)    |
| ⊙            | VILLAGE STREET        | [Pattern]                      | PARK LANDSCAPE                                       |
| ⊙            | PRIVATE ALLEY         | [Pattern]                      | RIPARIAN AND WATER QUALITY<br>BASIN SLOPE            |
| ○            | PARK                  | [Pattern]                      | WATER QUALITY BASIN BOTTOM                           |
| ⊗            | INTERIOR SLOPE        | [Pattern]                      | EXISTING RIPARIAN PRESERVATION &<br>RESTORATION AREA |
| ⊗            | EXTERIOR SLOPE        | [Pattern]                      | AGRICULTURE AREA                                     |
| ⊗            | BASIN                 | [Pattern]                      | 1.5:1 CUT SLOPES IN GRANITIC ROCK                    |
|              |                       | [Pattern]                      | PARKWAY  |
|              |                       | [Pattern]                      | MEDIAN   |



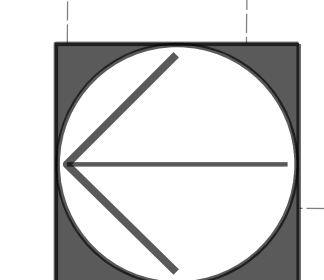
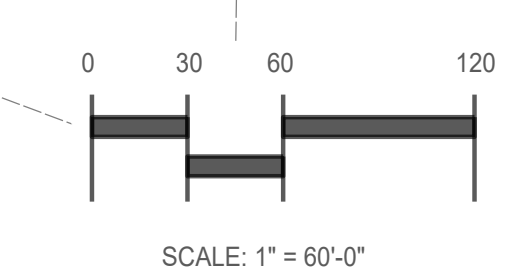
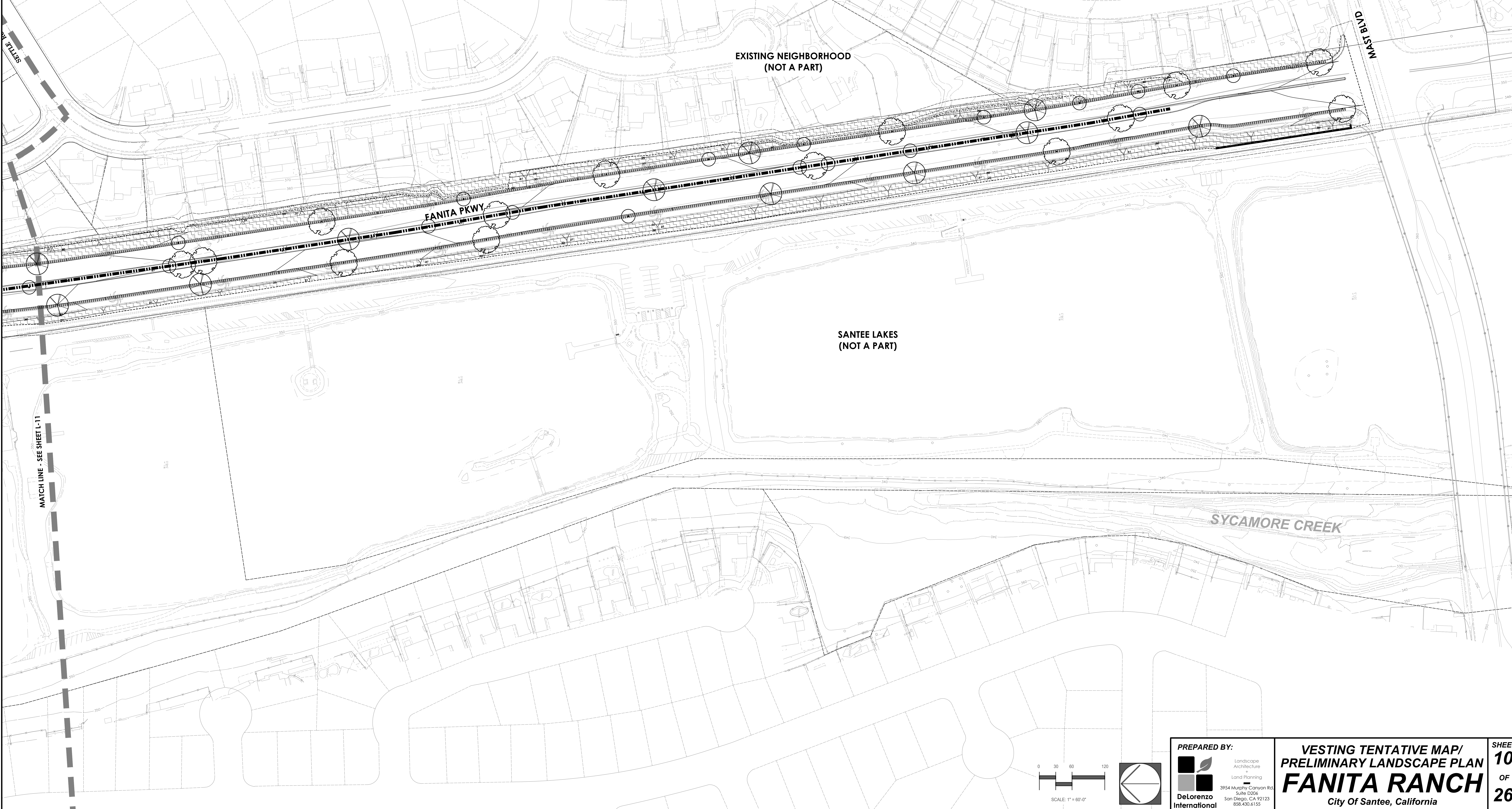
|   |  |  |  |
|---|--|--|--|
| <p><b>PREPARED BY:</b></p> <p>DeLorenzo<br/>International</p> | <p>Landscape<br/>Architecture<br/>Land<br/>Planning</p> <p>3954 Murphy Canyon Rd<br/>Suite D206<br/>San Diego, CA 92123<br/>619-450-6155</p> | <p><b>VESTING TENTATIVE MAP/<br/>PRELIMINARY LANDSCAPE PLAN</b></p> <p><b>FANITA RANCH</b></p> <p>City Of Santee, California</p> | <p>SHEET<br/><b>9</b><br/>OF<br/><b>26</b></p> |
|   | <p>NO. 2395-0027</p>   |  |  |





**LANDSCAPE PLAN LEGEND**

- | TREES |                       | SHRUBS AND GROUNDCOVERS |  |
|-------|-----------------------|-------------------------|--|
|       | GENERAL               |                         | GENERAL LANDSCAPE                                    |
|       | FANITA PARKWAY        |                         | INTERIOR SLOPE                                       |
|       | CUYAMACA STREET       |                         | EXTERIOR SLOPE FMZ 1 /<br>ROADSIDE FMZ               |
|       | RESIDENTIAL COLLECTOR |                         | EXTERIOR SLOPE - REVEGETATION<br>(CHAPARRAL STYLE)   |
|       | RESIDENTIAL STREET    |                         | EXTERIOR SLOPE - REVEGETATION<br>(RIPARIAN STYLE)    |
|       | VILLAGE STREET        |                         | PARK LANDSCAPE                                       |
|       | PRIVATE ALLEY         |                         | RIPARIAN AND WATER QUALITY<br>BASIN SLOPE            |
|       | PARK                  |                         | WATER QUALITY BASIN BOTTOM                           |
|       | INTERIOR SLOPE        |                         | EXISTING RIPARIAN PRESERVATION &<br>RESTORATION AREA |
|       | EXTERIOR SLOPE        |                         | AGRICULTURE AREA                                     |
|       | BASIN                 |                         | 1.5:1 CUT SLOPES IN GRANITIC ROCK                    |
|       |                       |                         | PARKWAY  |
|       |                       |                         | MEDIAN   |



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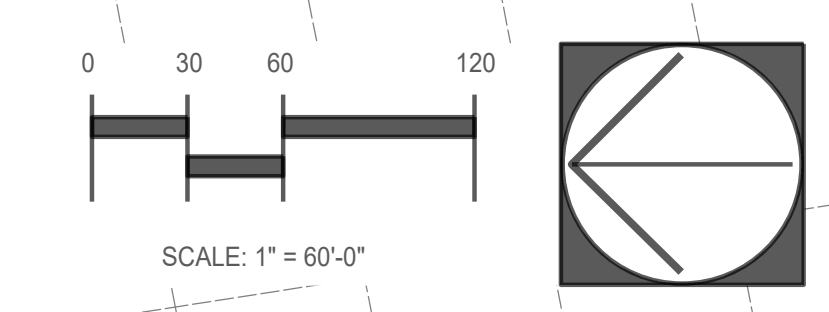
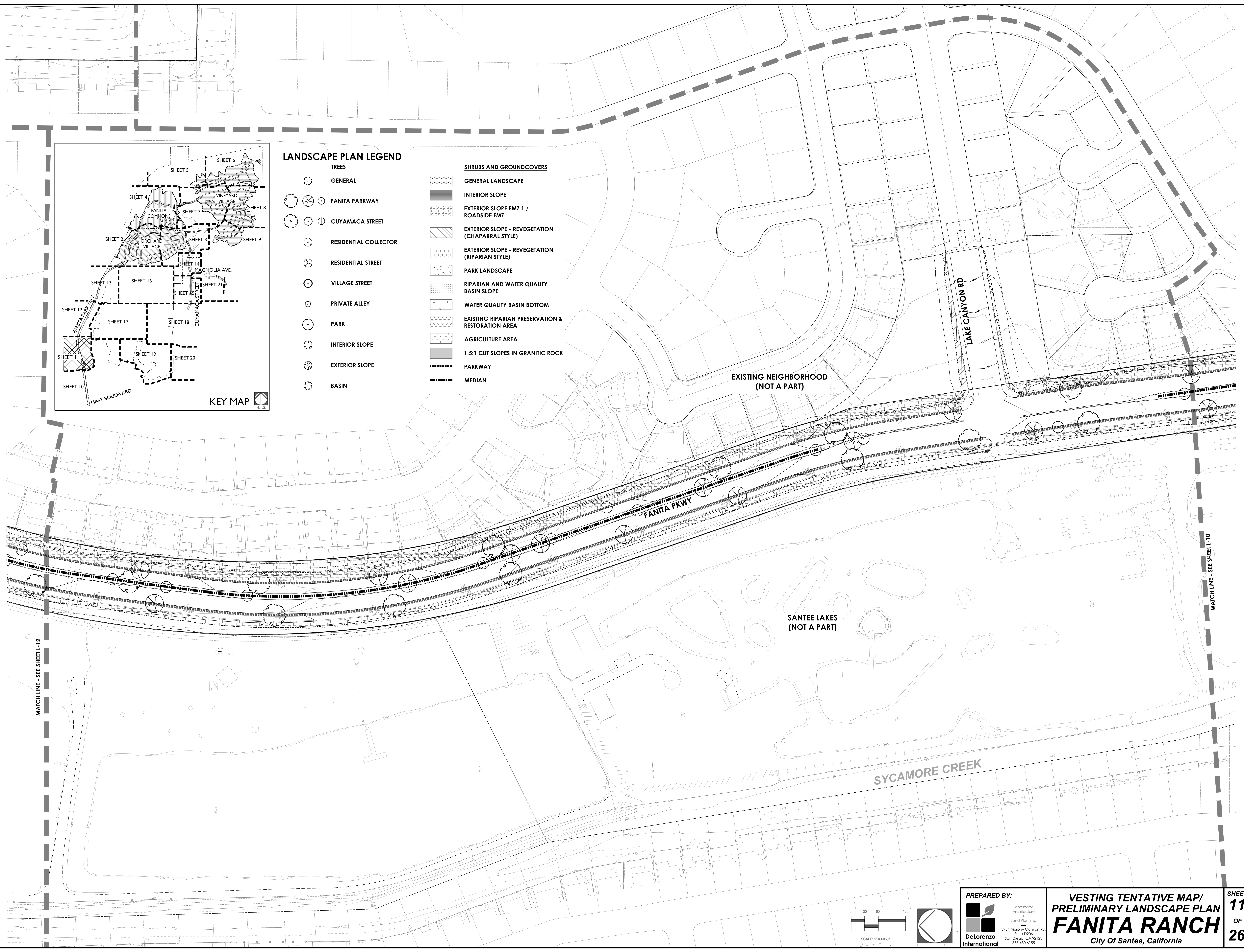
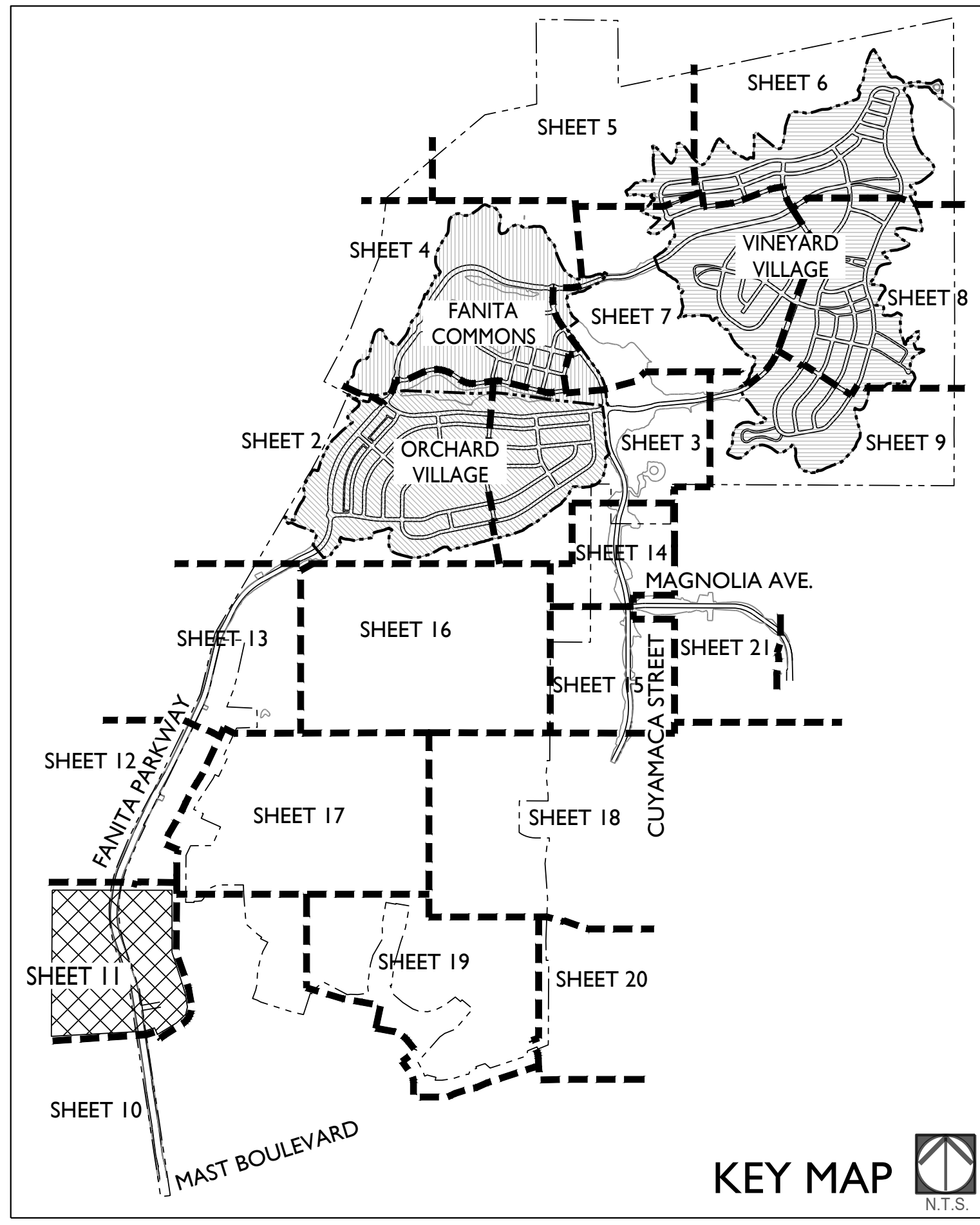
**VESTING TENTATIVE MAP/  
 PRELIMINARY LANDSCAPE PLAN  
 FANITA RANCH**  
 City Of Santee, California

**SHEET 10  
 OF 26**  
 No. 2395-007



**LANDSCAPE PLAN LEGEND**

- | TREES |                       | SHRUBS AND GROUNDCOVERS |  |
|-------|-----------------------|-------------------------|--|
|       | GENERAL               |                         | GENERAL LANDSCAPE                                    |
|       | FANITA PARKWAY        |                         | INTERIOR SLOPE                                       |
|       | CUYAMACA STREET       |                         | EXTERIOR SLOPE FMZ 1 /<br>ROADSIDE FMZ               |
|       | RESIDENTIAL COLLECTOR |                         | EXTERIOR SLOPE - REVEGETATION<br>(CHAPARRAL STYLE)   |
|       | RESIDENTIAL STREET    |                         | EXTERIOR SLOPE - REVEGETATION<br>(RIPARIAN STYLE)    |
|       | VILLAGE STREET        |                         | PARK LANDSCAPE                                       |
|       | PRIVATE ALLEY         |                         | RIPARIAN AND WATER QUALITY<br>BASIN SLOPE            |
|       | PARK                  |                         | WATER QUALITY BASIN BOTTOM                           |
|       | INTERIOR SLOPE        |                         | EXISTING RIPARIAN PRESERVATION &<br>RESTORATION AREA |
|       | EXTERIOR SLOPE        |                         | AGRICULTURE AREA                                     |
|       | BASIN                 |                         | 1.5:1 CUT SLOPES IN GRANITIC ROCK                    |
|       |                       |                         | PARKWAY  |
|       |                       |                         | MEDIAN   |

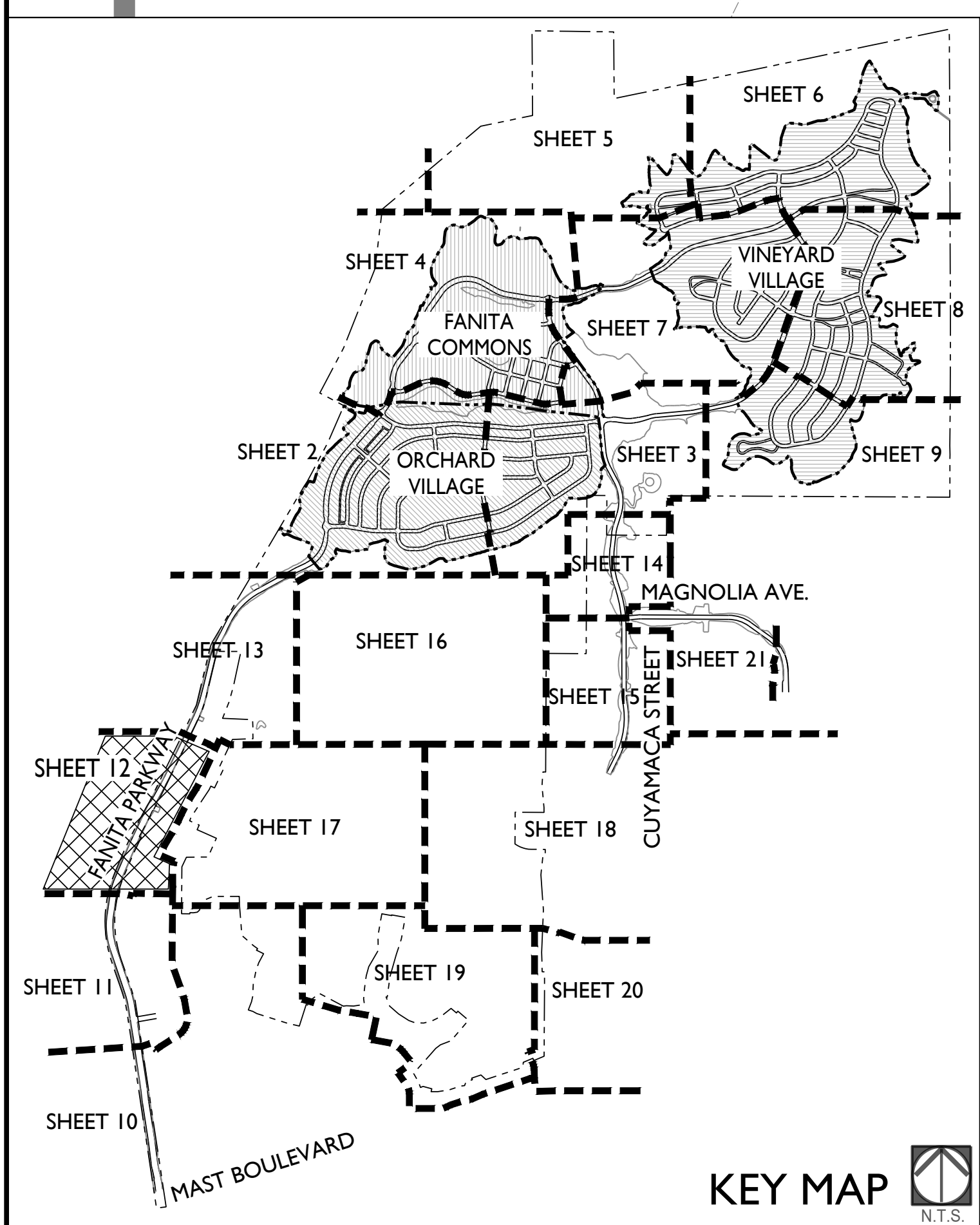
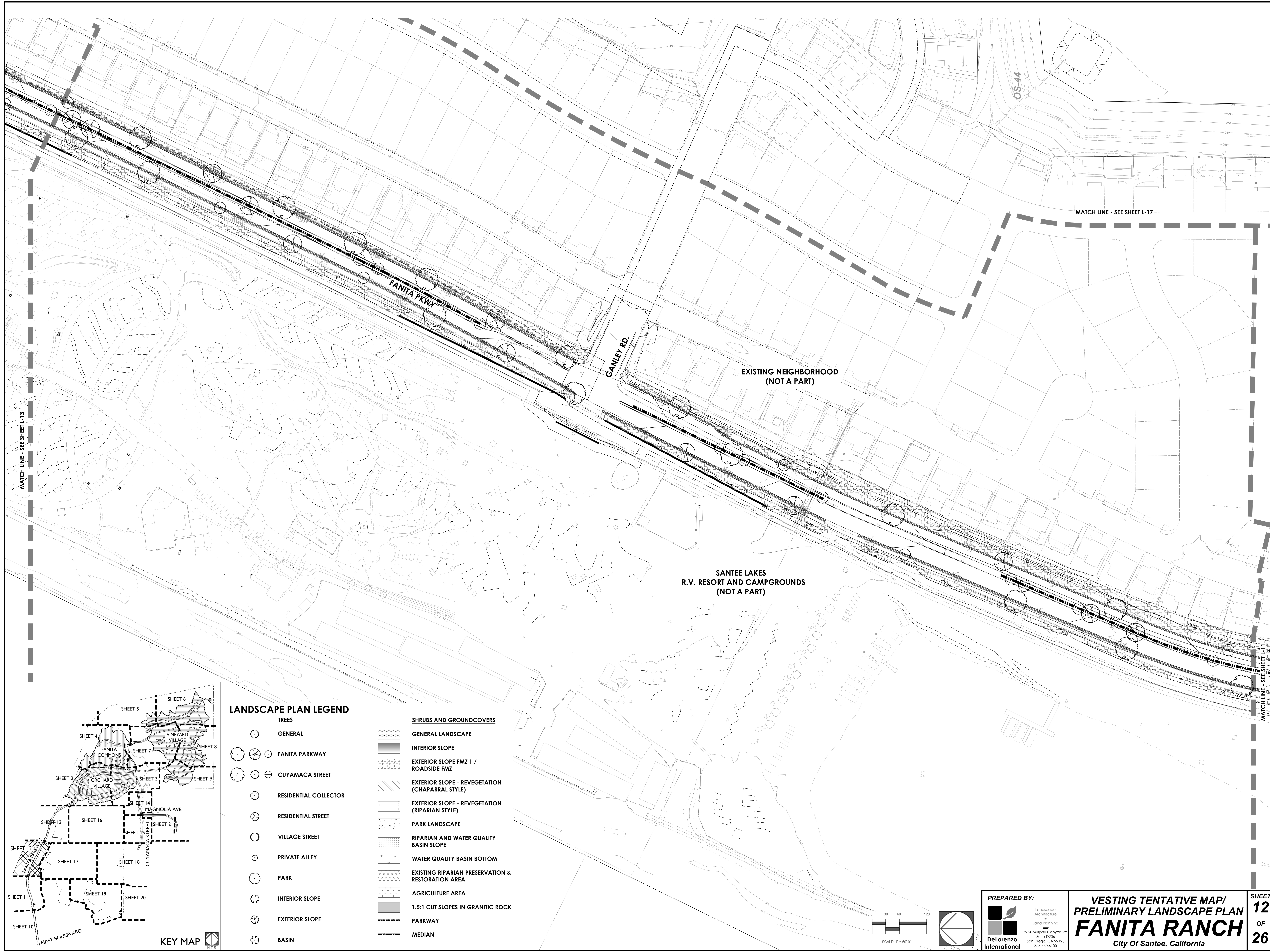


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VESTING TENTATIVE MAP/  
 PRELIMINARY LANDSCAPE PLAN  
**FANITA RANCH**  
 City Of Santee, California

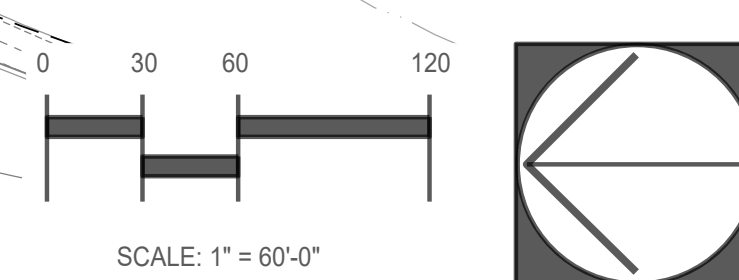
SHEET  
**11**  
 OF  
**26**  
 P.C. 2395-007





**LANDSCAPE PLAN LEGEND**

- | TREES |                       | SHRUBS AND GROUNDCOVERS |  |
|-------|-----------------------|-------------------------|--|
| ○     | GENERAL               | [Pattern]               | GENERAL LANDSCAPE                                    |
| ○     | FANITA PARKWAY        | [Pattern]               | INTERIOR SLOPE                                       |
| ○     | CUYAMACA STREET       | [Pattern]               | EXTERIOR SLOPE FMZ 1 /<br>ROADSIDE FMZ               |
| ○     | RESIDENTIAL COLLECTOR | [Pattern]               | EXTERIOR SLOPE - REVEGETATION<br>(CHAPARRAL STYLE)   |
| ○     | RESIDENTIAL STREET    | [Pattern]               | EXTERIOR SLOPE - REVEGETATION<br>(RIPARIAN STYLE)    |
| ○     | VILLAGE STREET        | [Pattern]               | PARK LANDSCAPE                                       |
| ○     | PRIVATE ALLEY         | [Pattern]               | RIPARIAN AND WATER QUALITY<br>BASIN SLOPE            |
| ○     | PARK                  | [Pattern]               | WATER QUALITY BASIN BOTTOM                           |
| ○     | INTERIOR SLOPE        | [Pattern]               | EXISTING RIPARIAN PRESERVATION &<br>RESTORATION AREA |
| ○     | EXTERIOR SLOPE        | [Pattern]               | AGRICULTURE AREA                                     |
| ○     | BASIN                 | [Pattern]               | 1.5:1 CUT SLOPES IN GRANITIC ROCK                    |
|       |                       | [Pattern]               | PARKWAY  |
|       |                       | [Pattern]               | MEDIAN   |



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VESTING TENTATIVE MAP/  
 PRELIMINARY LANDSCAPE PLAN  
**FANITA RANCH**  
 City Of Santee, California

SHEET **12**  
 OF **26**  
 P.C. 2395-007



HABITAT PRESERVE

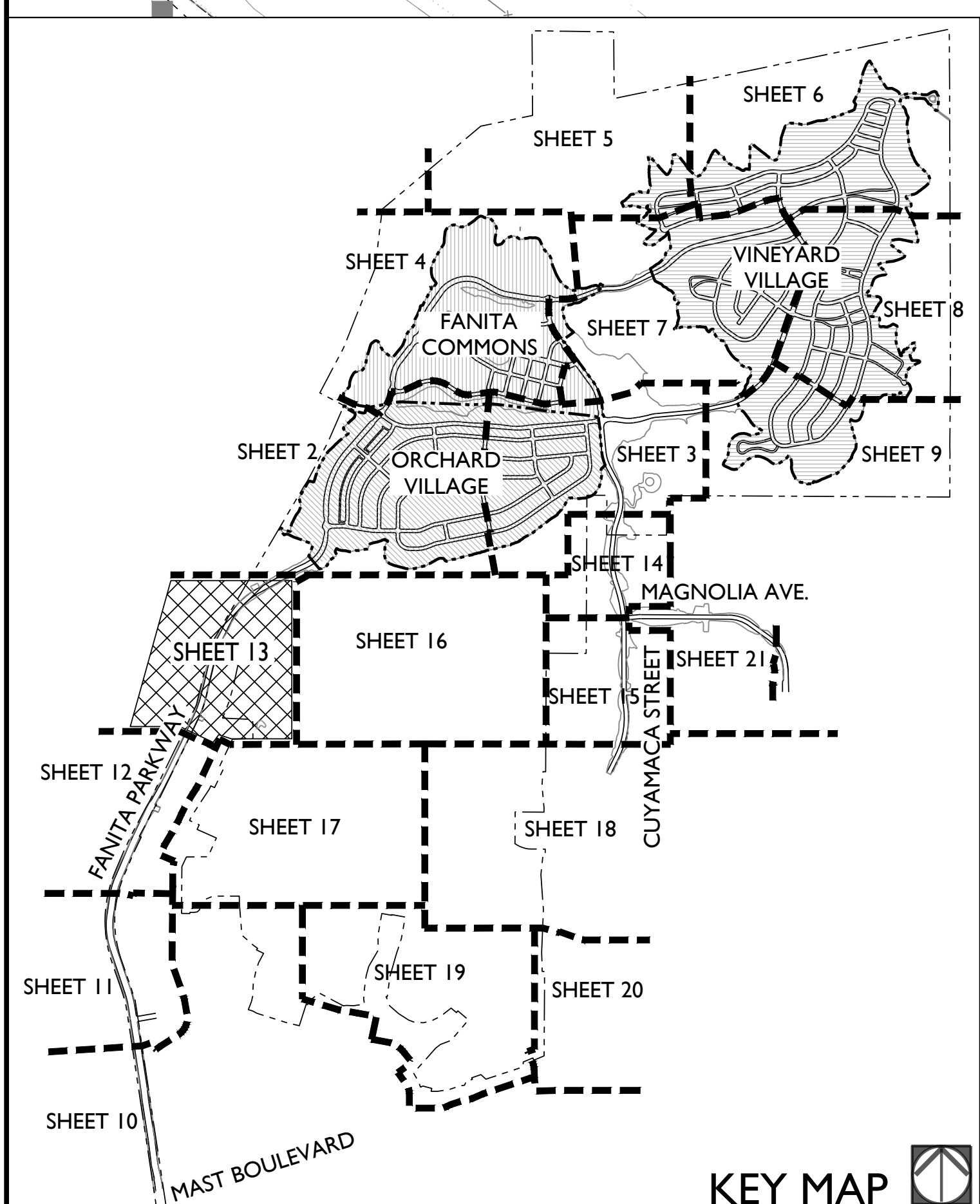
HABITAT PRESERVE

MATCH LINE - SEE SHEET L-2

EXISTING NEIGHBORHOOD  
(NOT A PART)

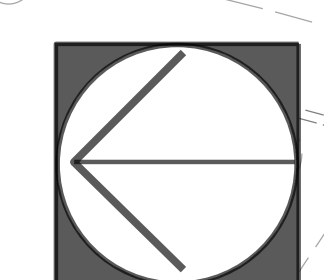
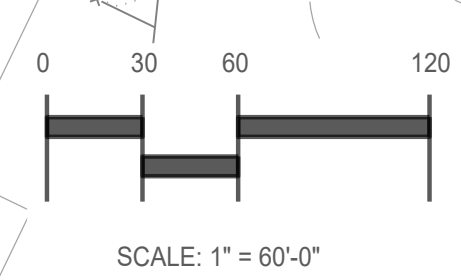
PDMWD FACILITIES  
(NOT A PART)

FANITA PKWY



LANDSCAPE PLAN LEGEND

- | TREES |                       | SHRUBS AND GROUNDCOVERS |  |
|-------|-----------------------|-------------------------|--|
|       | GENERAL               |                         | GENERAL LANDSCAPE                                    |
|       | FANITA PARKWAY        |                         | INTERIOR SLOPE                                       |
|       | CUYAMACA STREET       |                         | EXTERIOR SLOPE FMZ 1 /<br>ROADSIDE FMZ               |
|       | RESIDENTIAL COLLECTOR |                         | EXTERIOR SLOPE - REVEGETATION<br>(CHAPARRAL STYLE)   |
|       | RESIDENTIAL STREET    |                         | EXTERIOR SLOPE - REVEGETATION<br>(RIPARIAN STYLE)    |
|       | VILLAGE STREET        |                         | PARK LANDSCAPE                                       |
|       | PRIVATE ALLEY         |                         | RIPARIAN AND WATER QUALITY<br>BASIN SLOPE            |
|       | PARK                  |                         | WATER QUALITY BASIN BOTTOM                           |
|       | INTERIOR SLOPE        |                         | EXISTING RIPARIAN PRESERVATION &<br>RESTORATION AREA |
|       | EXTERIOR SLOPE        |                         | AGRICULTURE AREA                                     |
|       | BASIN                 |                         | 1.5:1 CUT SLOPES IN GRANITIC ROCK                    |
|       |                       |                         | PARKWAY  |
|       |                       |                         | MEDIAN   |



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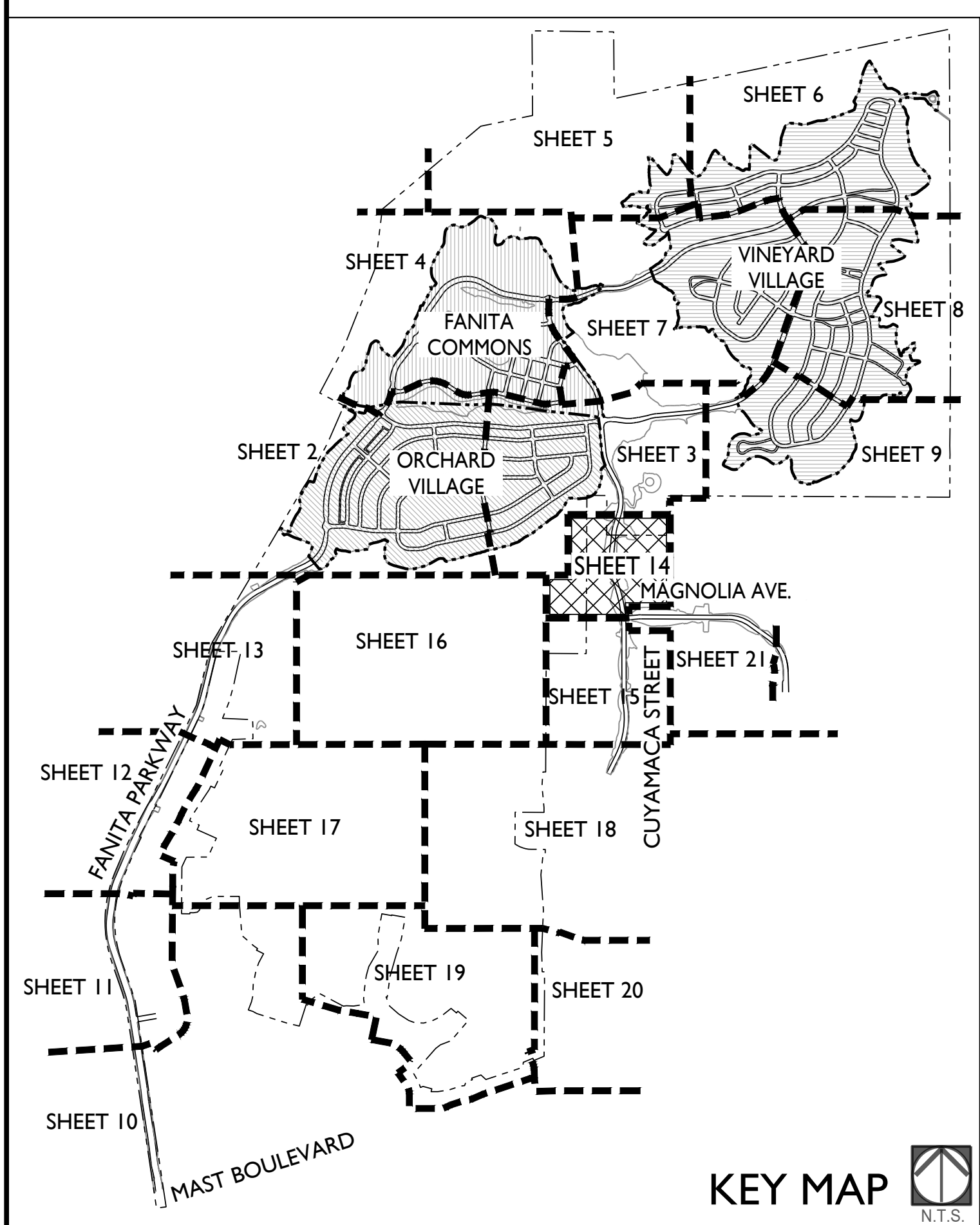
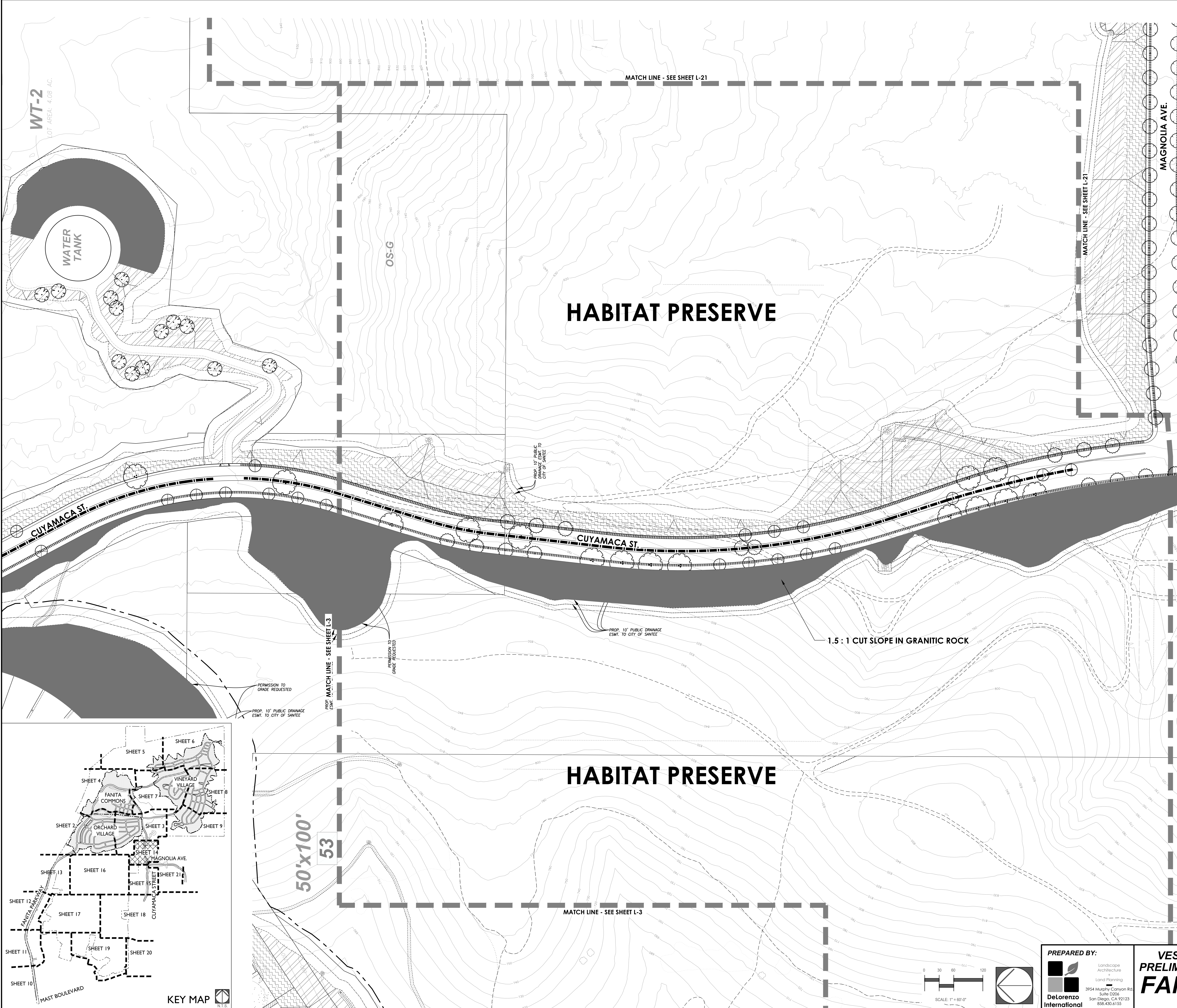
VESTING TENTATIVE MAP/  
 PRELIMINARY LANDSCAPE PLAN  
**FANITA RANCH**  
 City Of Santee, California

SHEET  
**13**  
 OF  
**26**



**LANDSCAPE PLAN LEGEND**

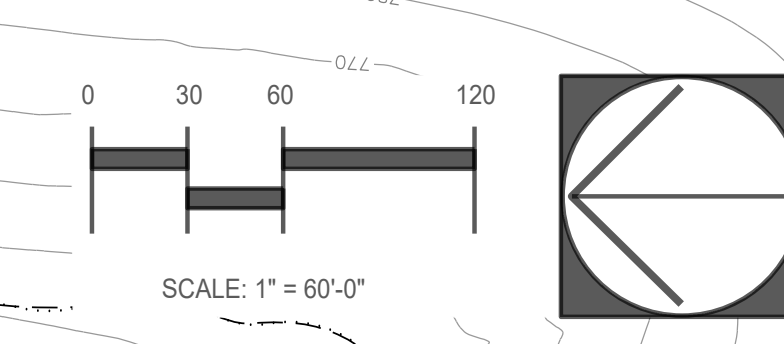
- TREES**
- GENERAL
  - ⊗ FANITA PARKWAY
  - ⊕ CUYAMACA STREET
  - RESIDENTIAL COLLECTOR
  - ⊗ RESIDENTIAL STREET
  - VILLAGE STREET
  - PRIVATE ALLEY
  - PARK
  - ⊗ INTERIOR SLOPE
  - ⊗ EXTERIOR SLOPE
  - ⊗ BASIN
- SHRUBS AND GROUNDCOVERS**
- ▨ GENERAL LANDSCAPE
  - ▨ INTERIOR SLOPE
  - ▨ EXTERIOR SLOPE FMZ 1 / ROADSIDE FMZ
  - ▨ EXTERIOR SLOPE - REVEGETATION (CHAPARRAL STYLE)
  - ▨ EXTERIOR SLOPE - REVEGETATION (RIPARIAN STYLE)
  - ▨ PARK LANDSCAPE
  - ▨ RIPARIAN AND WATER QUALITY BASIN SLOPE
  - ▨ WATER QUALITY BASIN BOTTOM
  - ▨ EXISTING RIPARIAN PRESERVATION & RESTORATION AREA
  - ▨ AGRICULTURE AREA
  - ▨ 1.5:1 CUT SLOPES IN GRANITIC ROCK
- OTHER FEATURES**
- ⊕ PARKWAY
  - ⊕ MEDIAN



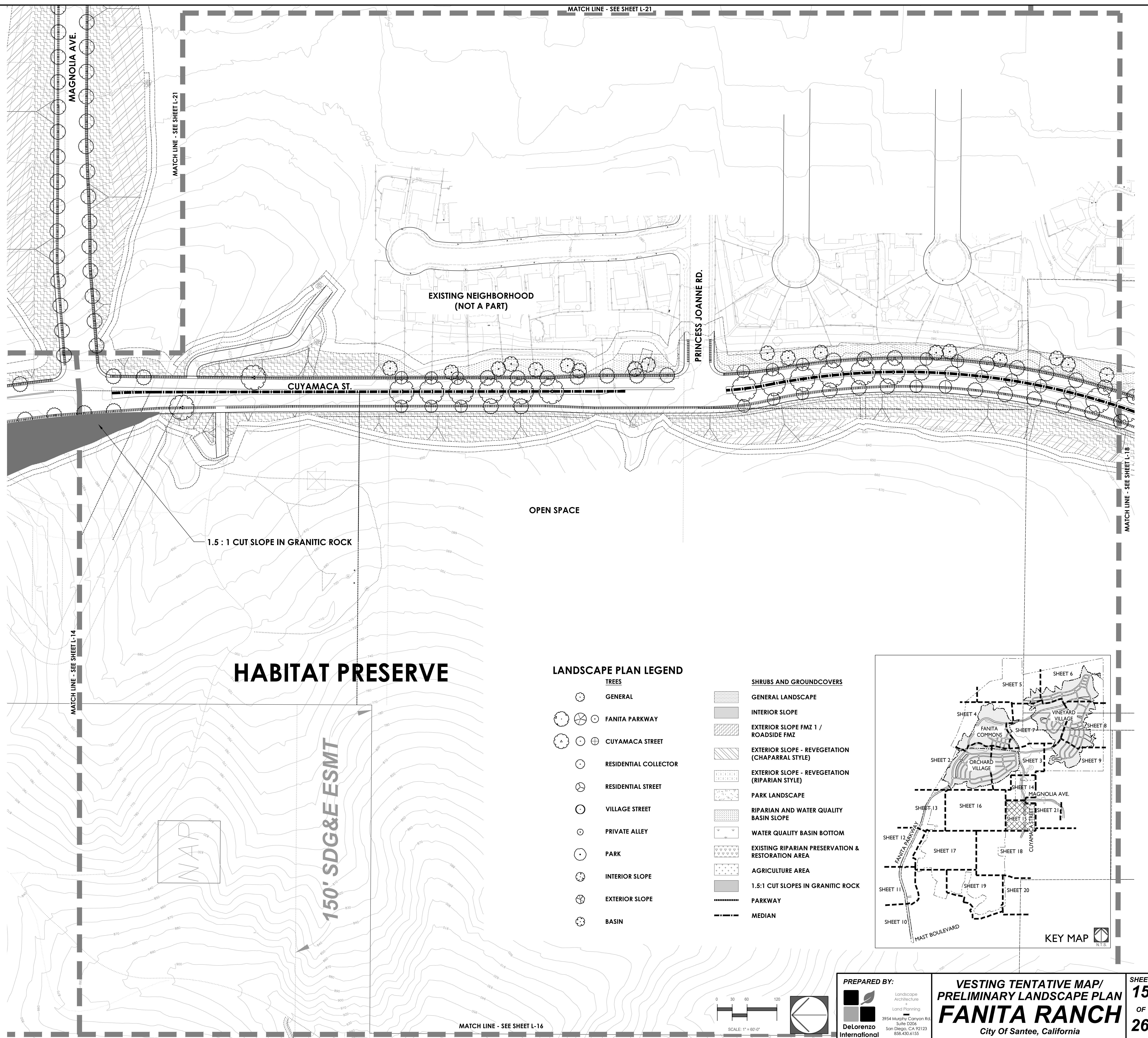
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**VESTING TENTATIVE MAP/  
 PRELIMINARY LANDSCAPE PLAN  
 FANITA RANCH**  
 City Of Santee, California

**SHEET 14 OF 26**  
 No. 2395-007







MATCH LINE - SEE SHEET L-21

MATCH LINE - SEE SHEET L-21

MAGNOLIA AVE.

EXISTING NEIGHBORHOOD  
(NOT A PART)

PRINCESS JOANNE RD.

CUYAMACA ST.

OPEN SPACE

1.5 : 1 CUT SLOPE IN GRANITIC ROCK

**HABITAT PRESERVE**

MATCH LINE - SEE SHEET L-14

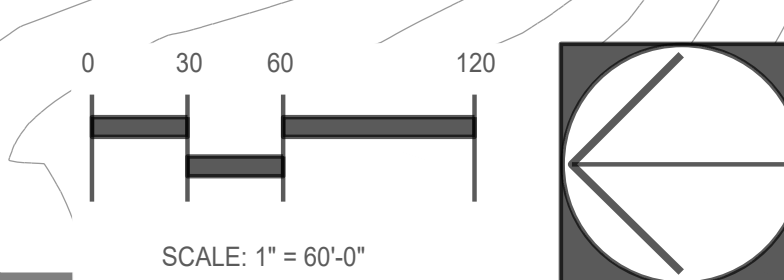
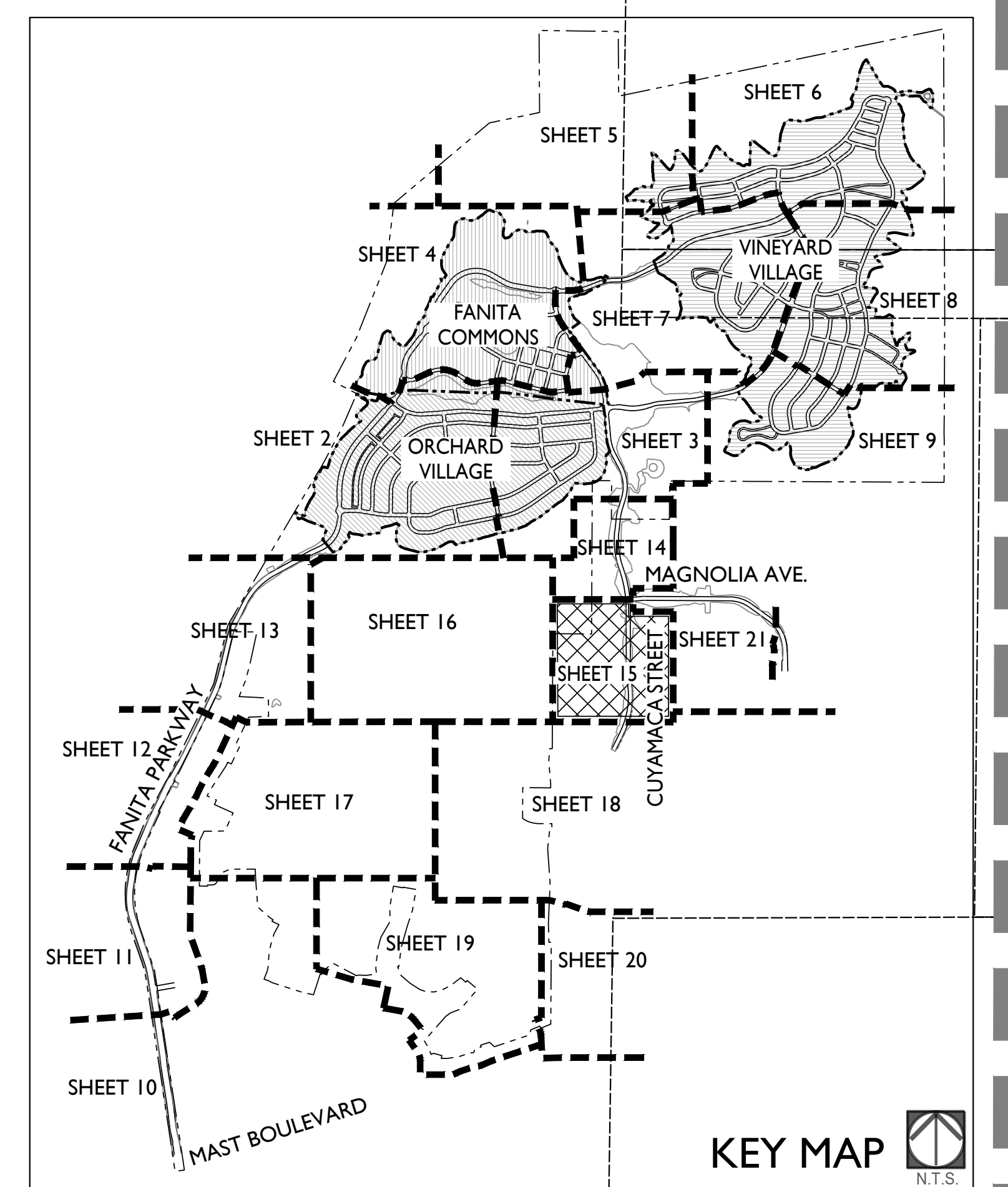
MATCH LINE - SEE SHEET L-18

150' SDG&E ESMT

**LANDSCAPE PLAN LEGEND**

- TREES**
- GENERAL
  - ⊗ FANITA PARKWAY
  - ⊕ CUYAMACA STREET
  - ⊙ RESIDENTIAL COLLECTOR
  - ⊗ RESIDENTIAL STREET
  - VILLAGE STREET
  - ⊙ PRIVATE ALLEY
  - ⊙ PARK
  - ⊗ INTERIOR SLOPE
  - ⊗ EXTERIOR SLOPE
  - ⊗ BASIN

- SHRUBS AND GROUNDCOVERS**
- ▨ GENERAL LANDSCAPE
  - ▨ INTERIOR SLOPE
  - ▨ EXTERIOR SLOPE FMZ 1 / ROADSIDE FMZ
  - ▨ EXTERIOR SLOPE - REVEGETATION (CHAPARRAL STYLE)
  - ▨ EXTERIOR SLOPE - REVEGETATION (RIPARIAN STYLE)
  - ▨ PARK LANDSCAPE
  - ▨ RIPARIAN AND WATER QUALITY BASIN SLOPE
  - ▨ WATER QUALITY BASIN BOTTOM
  - ▨ EXISTING RIPARIAN PRESERVATION & RESTORATION AREA
  - ▨ AGRICULTURE AREA
  - ▨ 1.5:1 CUT SLOPES IN GRANITIC ROCK
  - ▨ PARKWAY
  - ▨ MEDIAN



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**VESTING TENTATIVE MAP/  
 PRELIMINARY LANDSCAPE PLAN  
 FANITA RANCH**  
 City Of Santee, California

SHEET **15**  
 OF **26**  
 P.C. 2395-007

MATCH LINE - SEE SHEET L-16

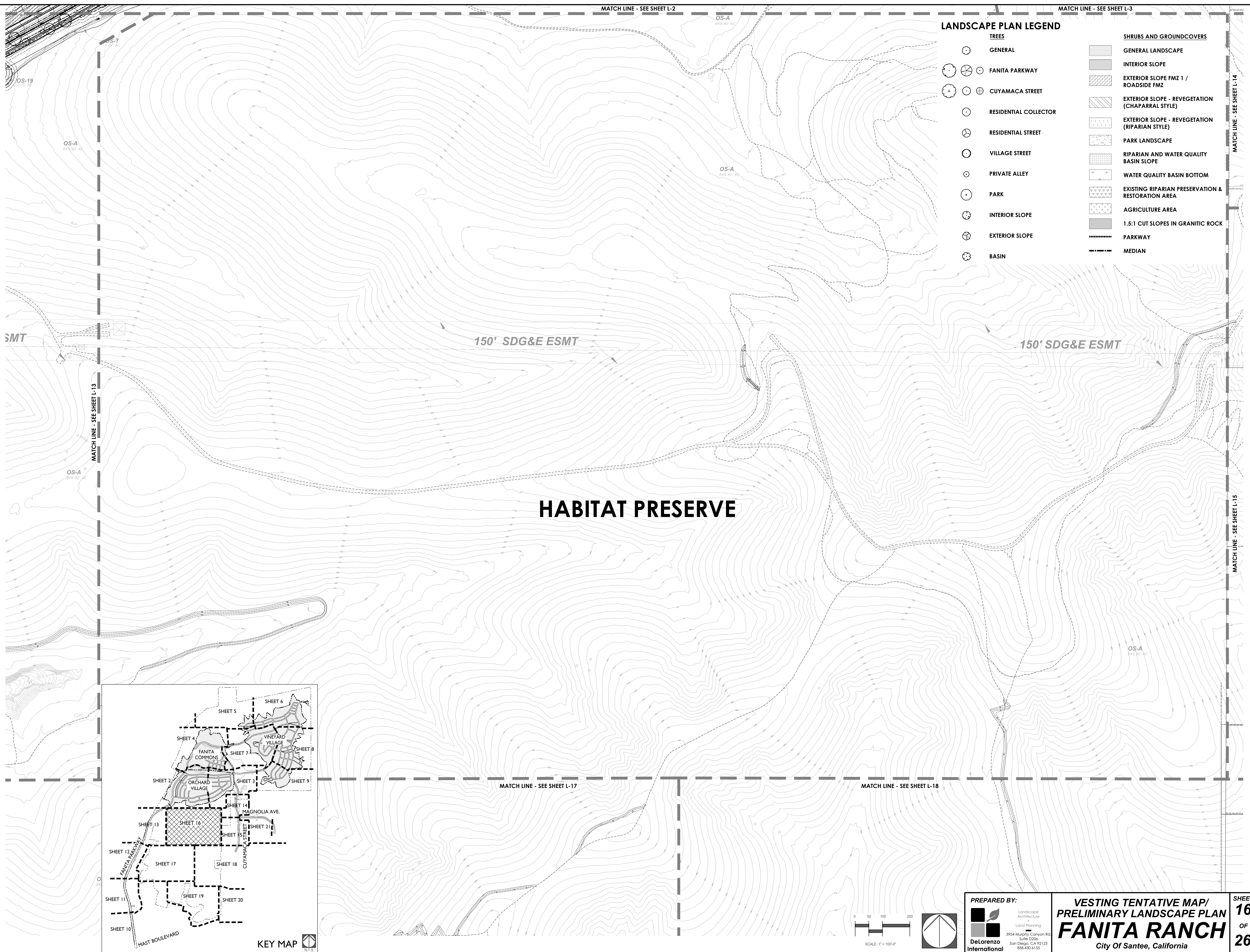


MATCH LINE - SEE SHEET L-2

MATCH LINE - SEE SHEET L-3

### LANDSCAPE PLAN LEGEND

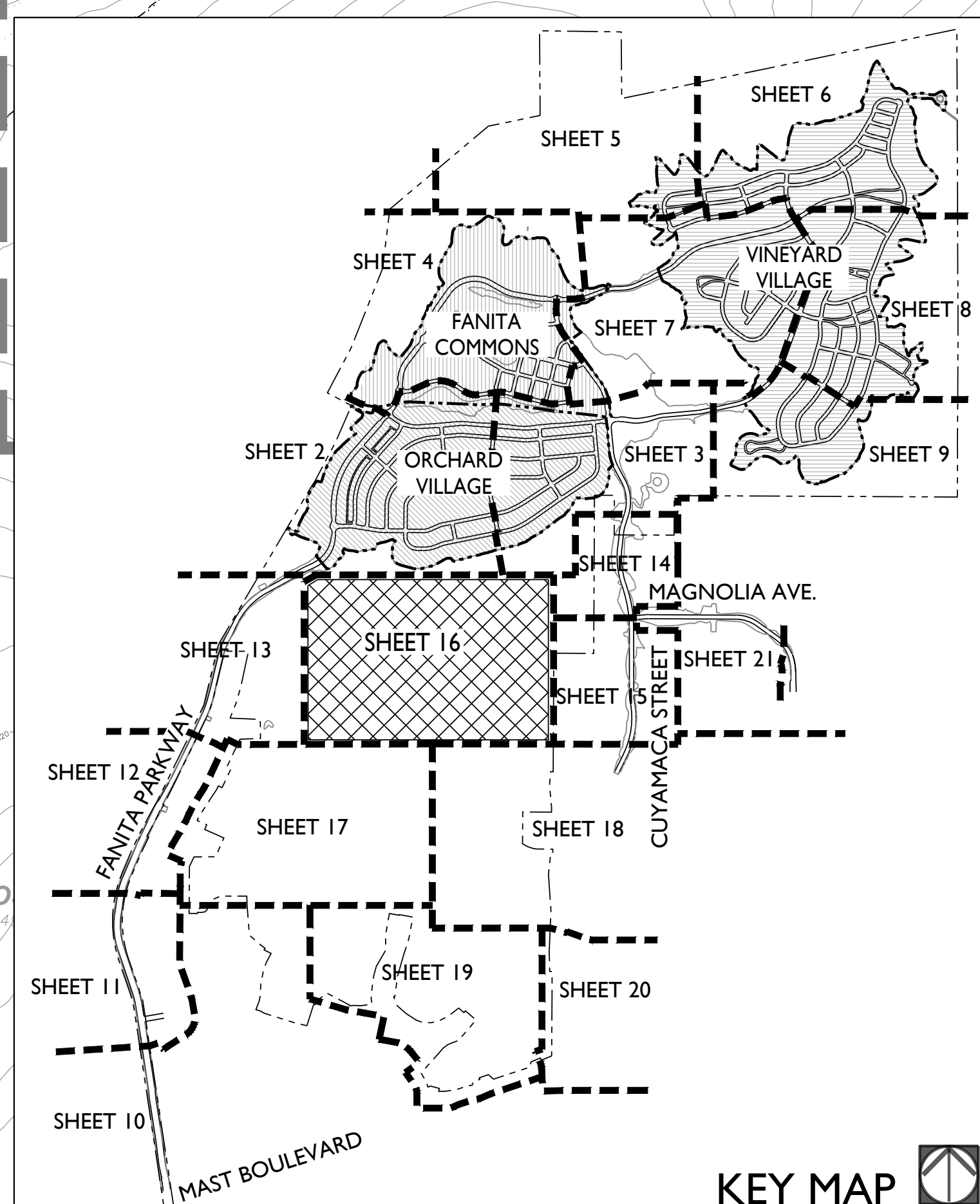
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| <b>TREES</b> |                       | <b>SHRUBS AND GROUNDCOVERS</b> |  |
|              | GENERAL               |                                | GENERAL LANDSCAPE                                    |
|              | FANITA PARKWAY        |                                | INTERIOR SLOPE                                       |
|              | CUYAMACA STREET       |                                | EXTERIOR SLOPE FMZ 1 /<br>ROADSIDE FMZ               |
|              | RESIDENTIAL COLLECTOR |                                | EXTERIOR SLOPE - REVEGETATION<br>(CHAPARRAL STYLE)   |
|              | RESIDENTIAL STREET    |                                | EXTERIOR SLOPE - REVEGETATION<br>(RIPARIAN STYLE)    |
|              | VILLAGE STREET        |                                | PARK LANDSCAPE                                       |
|              | PRIVATE ALLEY         |                                | RIPARIAN AND WATER QUALITY<br>BASIN SLOPE            |
|              | PARK                  |                                | WATER QUALITY BASIN BOTTOM                           |
|              | INTERIOR SLOPE        |                                | EXISTING RIPARIAN PRESERVATION &<br>RESTORATION AREA |
|              | EXTERIOR SLOPE        |                                | AGRICULTURE AREA                                     |
|              | BASIN                 |                                | 1.5:1 CUT SLOPES IN GRANITIC ROCK                    |
|              |                       |                                | PARKWAY  |
|              |                       |                                | MEDIAN   |



# HABITAT PRESERVE

150' SDG&E ESMT

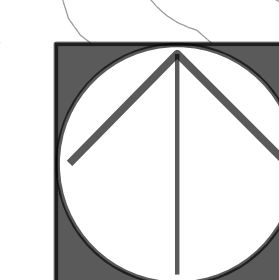
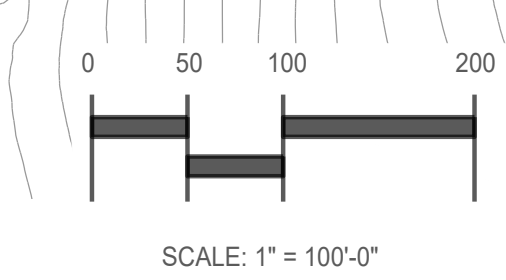
150' SDG&E ESMT



KEY MAP

MATCH LINE - SEE SHEET L-17

MATCH LINE - SEE SHEET L-18



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**VESTING TENTATIVE MAP/  
 PRELIMINARY LANDSCAPE PLAN  
 FANITA RANCH**  
 City Of Santee, California

**SHEET 16  
 OF 26**

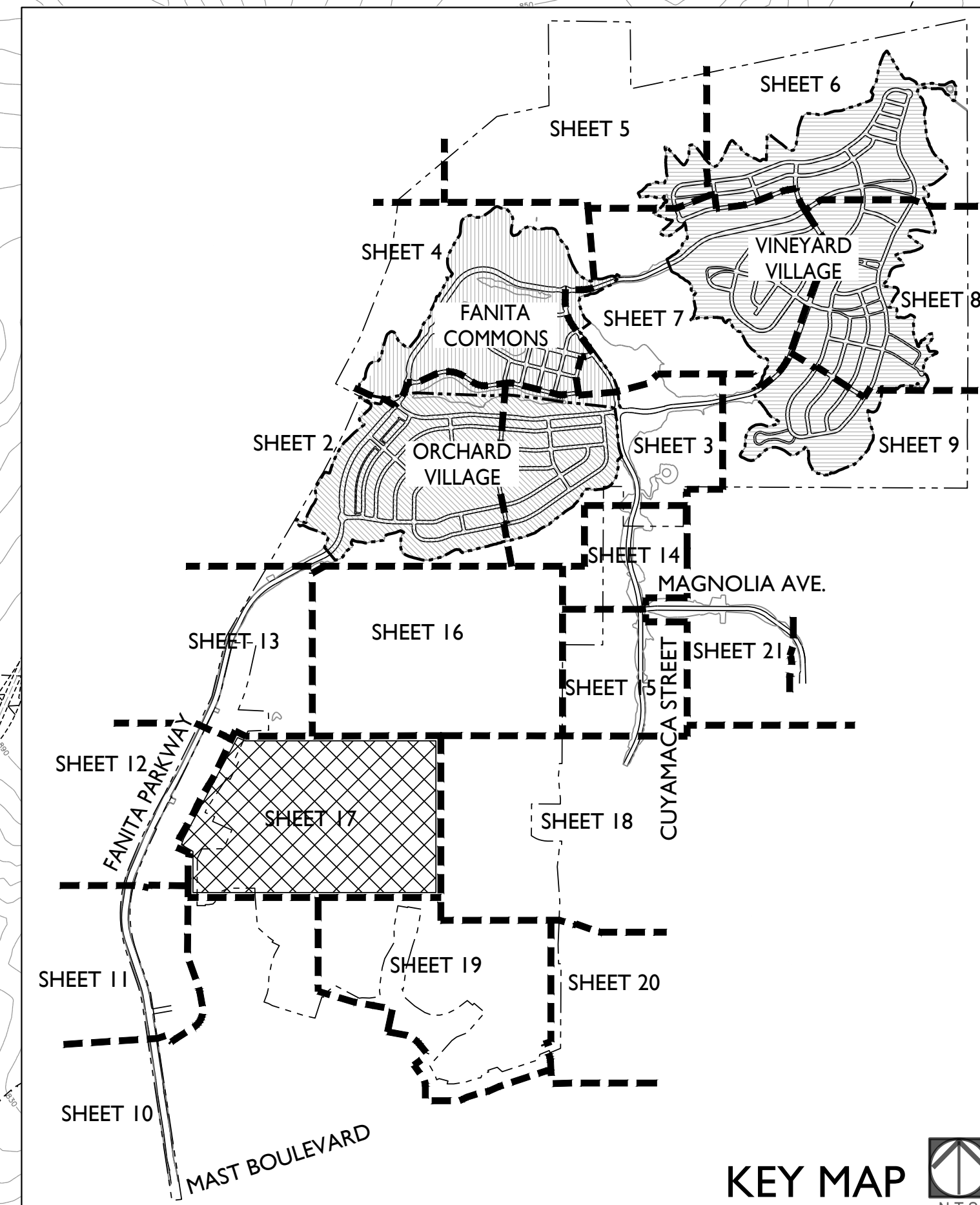
NO. 2395-007



MATCH LINE - SEE SHEET L-13

MATCH LINE - SEE SHEET L-16

# HABITAT PRESERVE



### LANDSCAPE PLAN LEGEND

| TREES |                       | SHRUBS AND GROUNDCOVERS |  |
|-------|-----------------------|-------------------------|--|
|       | GENERAL               |                         | GENERAL LANDSCAPE                                    |
|       | FANITA PARKWAY        |                         | INTERIOR SLOPE                                       |
|       | CUYAMACA STREET       |                         | EXTERIOR SLOPE FMZ 1 /<br>ROADSIDE FMZ               |
|       | RESIDENTIAL COLLECTOR |                         | EXTERIOR SLOPE - REVEGETATION<br>(CHAPARRAL STYLE)   |
|       | RESIDENTIAL STREET    |                         | EXTERIOR SLOPE - REVEGETATION<br>(RIPARIAN STYLE)    |
|       | VILLAGE STREET        |                         | PARK LANDSCAPE                                       |
|       | PRIVATE ALLEY         |                         | RIPARIAN AND WATER QUALITY<br>BASIN SLOPE            |
|       | PARK                  |                         | WATER QUALITY BASIN BOTTOM                           |
|       | INTERIOR SLOPE        |                         | EXISTING RIPARIAN PRESERVATION &<br>RESTORATION AREA |
|       | EXTERIOR SLOPE        |                         | AGRICULTURE AREA                                     |
|       | BASIN                 |                         | 1.5:1 CUT SLOPES IN GRANITIC ROCK                    |
|       |                       |                         | PARKWAY  |
|       |                       |                         | MEDIAN   |

MATCH LINE - SEE SHEET L-12

OS-45  
11.79 AC

OS-45  
11.79 AC

OS-A  
649.90 AC

OS-44  
6.95 AC

OS-44

**SU-1**  
SPECIAL USES  
LOT AREA: 31.61 AC

**MP-31**  
PARK  
LOT AREA: 1.80 AC  
960 SFEET 7769-2

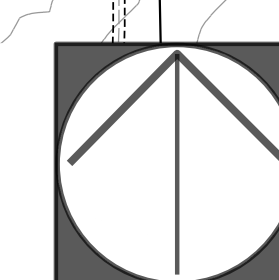
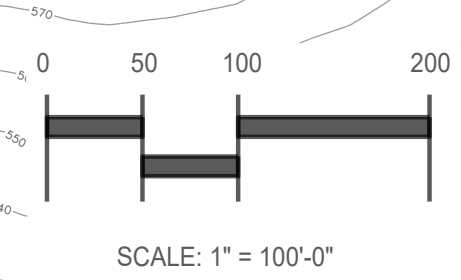
OS-43

OS-A  
649.90 AC

# HABITAT PRESERVE

MATCH LINE - SEE SHEET L-19

MATCH LINE - SEE SHEET L-18



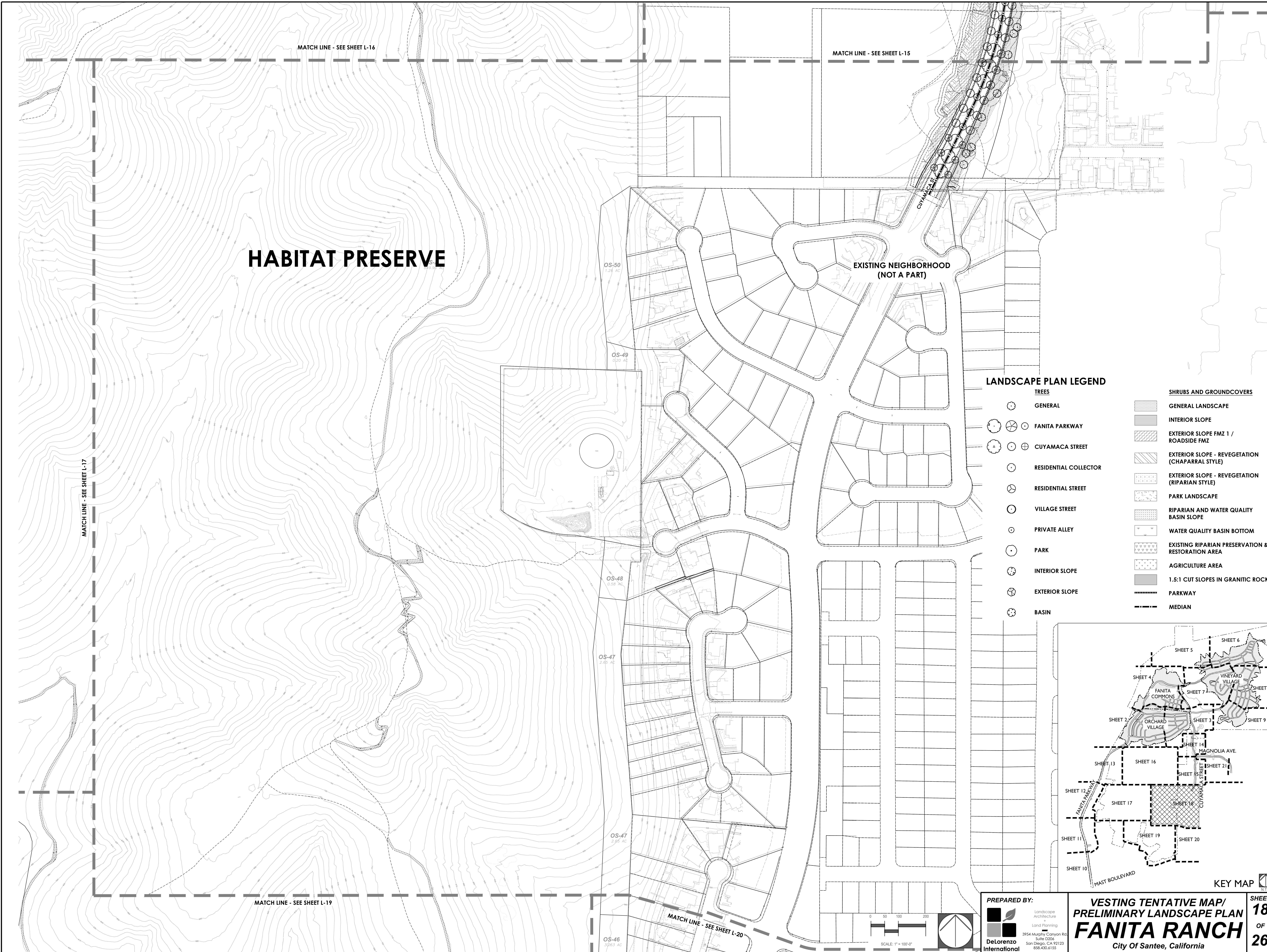
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VESTING TENTATIVE MAP/  
 PRELIMINARY LANDSCAPE PLAN  
**FANITA RANCH**  
 City Of Santee, California

SHEET  
**17**  
 OF  
**26**

NO. 2395-007



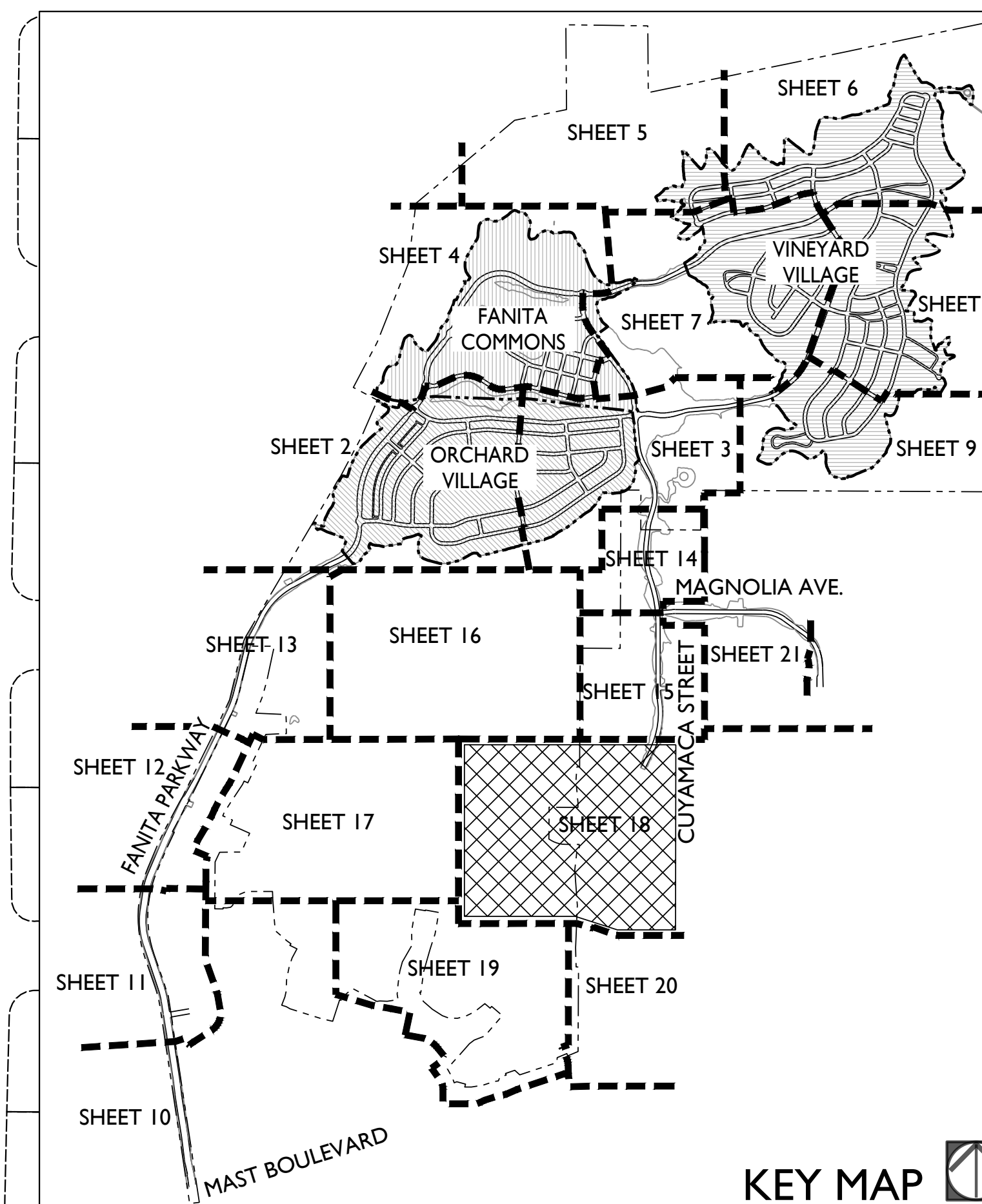


**HABITAT PRESERVE**

EXISTING NEIGHBORHOOD  
(NOT A PART)

**LANDSCAPE PLAN LEGEND**

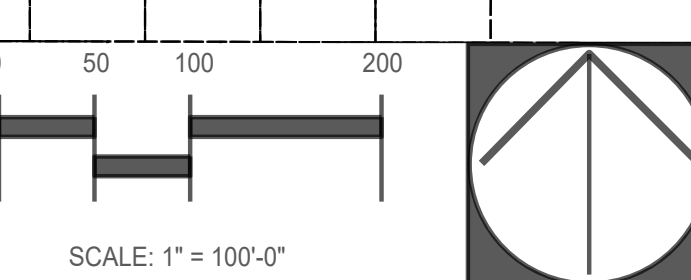
- |              |                       |                                |  |
|--------------|-----------------------|--------------------------------|--|
| <b>TREES</b> |                       | <b>SHRUBS AND GROUNDCOVERS</b> |  |
| ○            | GENERAL               | [Hatched]                      | GENERAL LANDSCAPE                                    |
| ○            | FANITA PARKWAY        | [Hatched]                      | INTERIOR SLOPE                                       |
| ○            | CUYAMACA STREET       | [Hatched]                      | EXTERIOR SLOPE FMZ 1 /<br>ROADSIDE FMZ               |
| ○            | RESIDENTIAL COLLECTOR | [Hatched]                      | EXTERIOR SLOPE - REVEGETATION<br>(CHAPARRAL STYLE)   |
| ○            | RESIDENTIAL STREET    | [Hatched]                      | EXTERIOR SLOPE - REVEGETATION<br>(RIPARIAN STYLE)    |
| ○            | VILLAGE STREET        | [Hatched]                      | PARK LANDSCAPE                                       |
| ○            | PRIVATE ALLEY         | [Hatched]                      | RIPARIAN AND WATER QUALITY<br>BASIN SLOPE            |
| ○            | PARK                  | [Hatched]                      | WATER QUALITY BASIN BOTTOM                           |
| ○            | INTERIOR SLOPE        | [Hatched]                      | EXISTING RIPARIAN PRESERVATION &<br>RESTORATION AREA |
| ○            | EXTERIOR SLOPE        | [Hatched]                      | AGRICULTURE AREA                                     |
| ○            | BASIN                 | [Hatched]                      | 1.5:1 CUT SLOPES IN GRANITIC ROCK                    |
|              |                       | [Hatched]                      | PARKWAY  |
|              |                       | [Hatched]                      | MEDIAN   |



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Architecture  
Land Planning  
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**DeLorenzo  
International**

**VESTING TENTATIVE MAP/  
PRELIMINARY LANDSCAPE PLAN  
FANITA RANCH**  
City Of Santee, California

**SHEET  
18  
OF  
26**



MATCH LINE - SEE SHEET L-16

MATCH LINE - SEE SHEET L-15

MATCH LINE - SEE SHEET L-17

MATCH LINE - SEE SHEET L-19

MATCH LINE - SEE SHEET L-20

OS-50  
1.24 AC

OS-49  
0.90 AC

OS-48  
0.58 AC

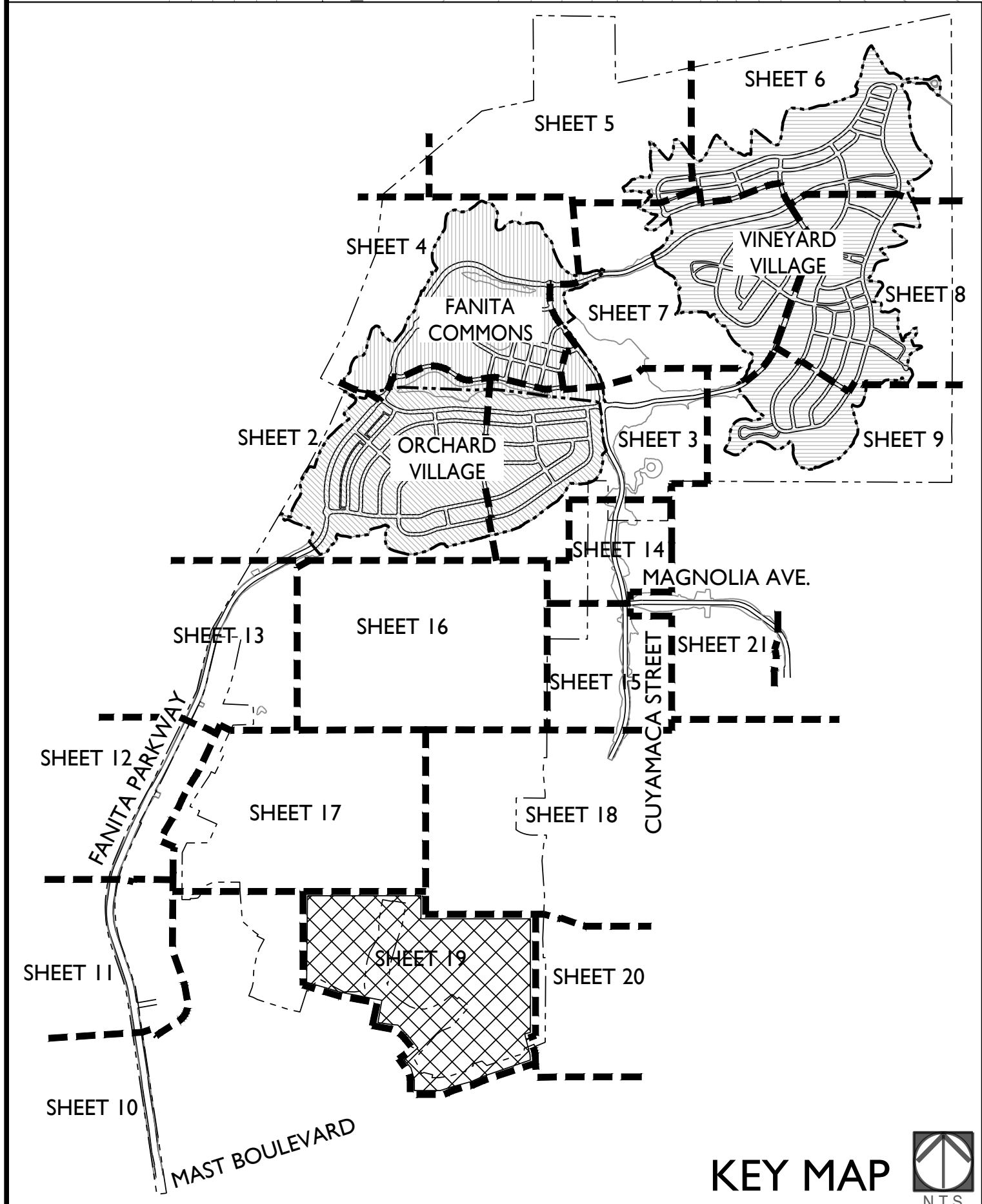
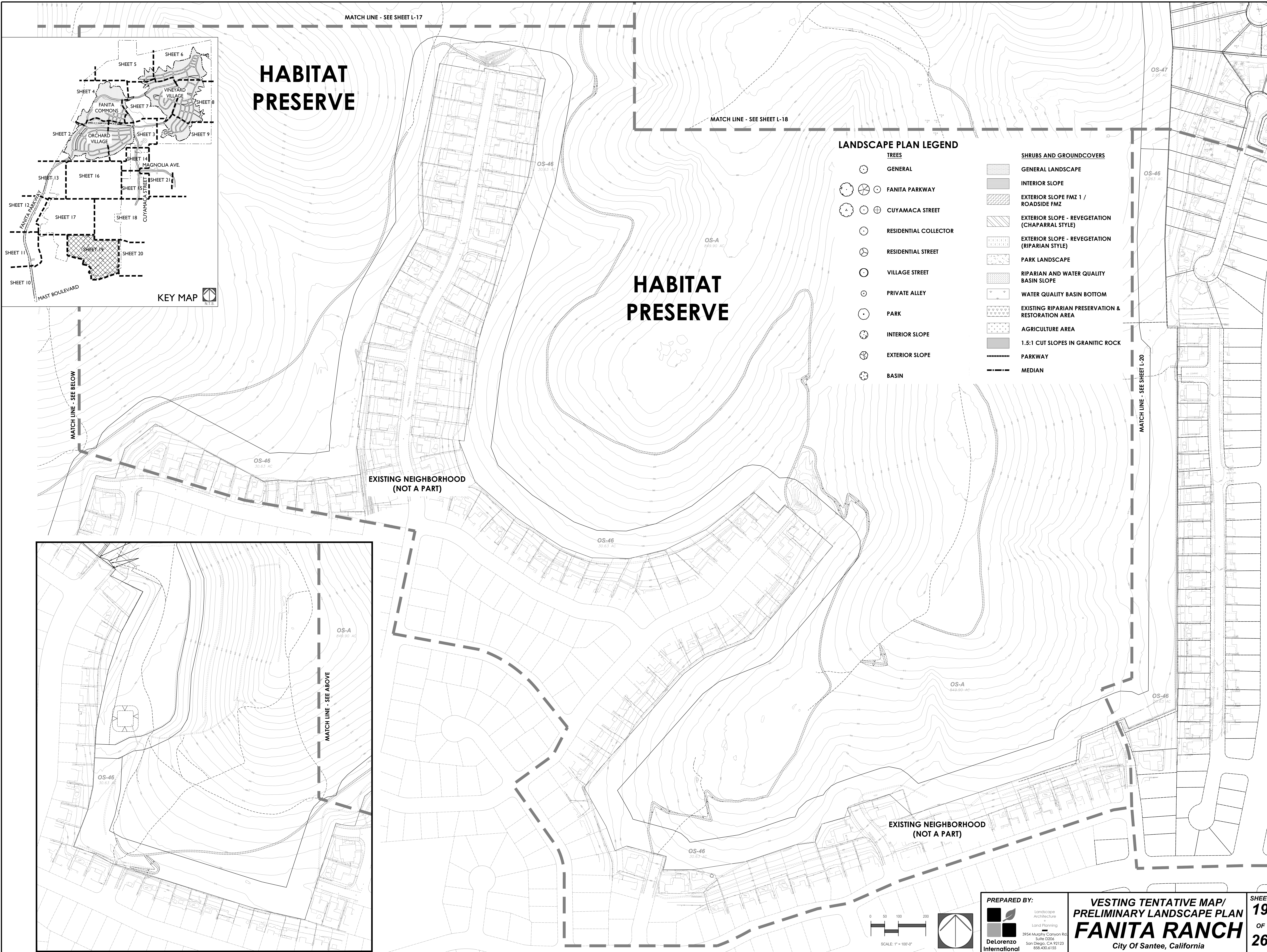
OS-47  
2.85 AC

OS-47  
2.95 AC

OS-46  
3.963 AC

NO. 2395-007





**HABITAT PRESERVE**

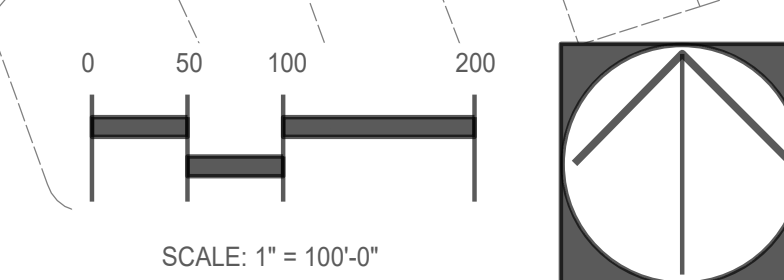
**HABITAT PRESERVE**

EXISTING NEIGHBORHOOD  
(NOT A PART)

EXISTING NEIGHBORHOOD  
(NOT A PART)

**LANDSCAPE PLAN LEGEND**

- | TREES |                       | SHRUBS AND GROUNDCOVERS |  |
|-------|-----------------------|-------------------------|--|
|       | GENERAL               |                         | GENERAL LANDSCAPE                                    |
|       | FANITA PARKWAY        |                         | INTERIOR SLOPE                                       |
|       | CUYAMACA STREET       |                         | EXTERIOR SLOPE FMZ 1 /<br>ROADSIDE FMZ               |
|       | RESIDENTIAL COLLECTOR |                         | EXTERIOR SLOPE - REVEGETATION<br>(CHAPARRAL STYLE)   |
|       | RESIDENTIAL STREET    |                         | EXTERIOR SLOPE - REVEGETATION<br>(RIPARIAN STYLE)    |
|       | VILLAGE STREET        |                         | PARK LANDSCAPE                                       |
|       | PRIVATE ALLEY         |                         | RIPARIAN AND WATER QUALITY<br>BASIN SLOPE            |
|       | PARK                  |                         | WATER QUALITY BASIN BOTTOM                           |
|       | INTERIOR SLOPE        |                         | EXISTING RIPARIAN PRESERVATION &<br>RESTORATION AREA |
|       | EXTERIOR SLOPE        |                         | AGRICULTURE AREA                                     |
|       | BASIN                 |                         | 1.5:1 CUT SLOPES IN GRANITIC ROCK                    |
|       |                       |                         | PARKWAY  |
|       |                       |                         | MEDIAN   |

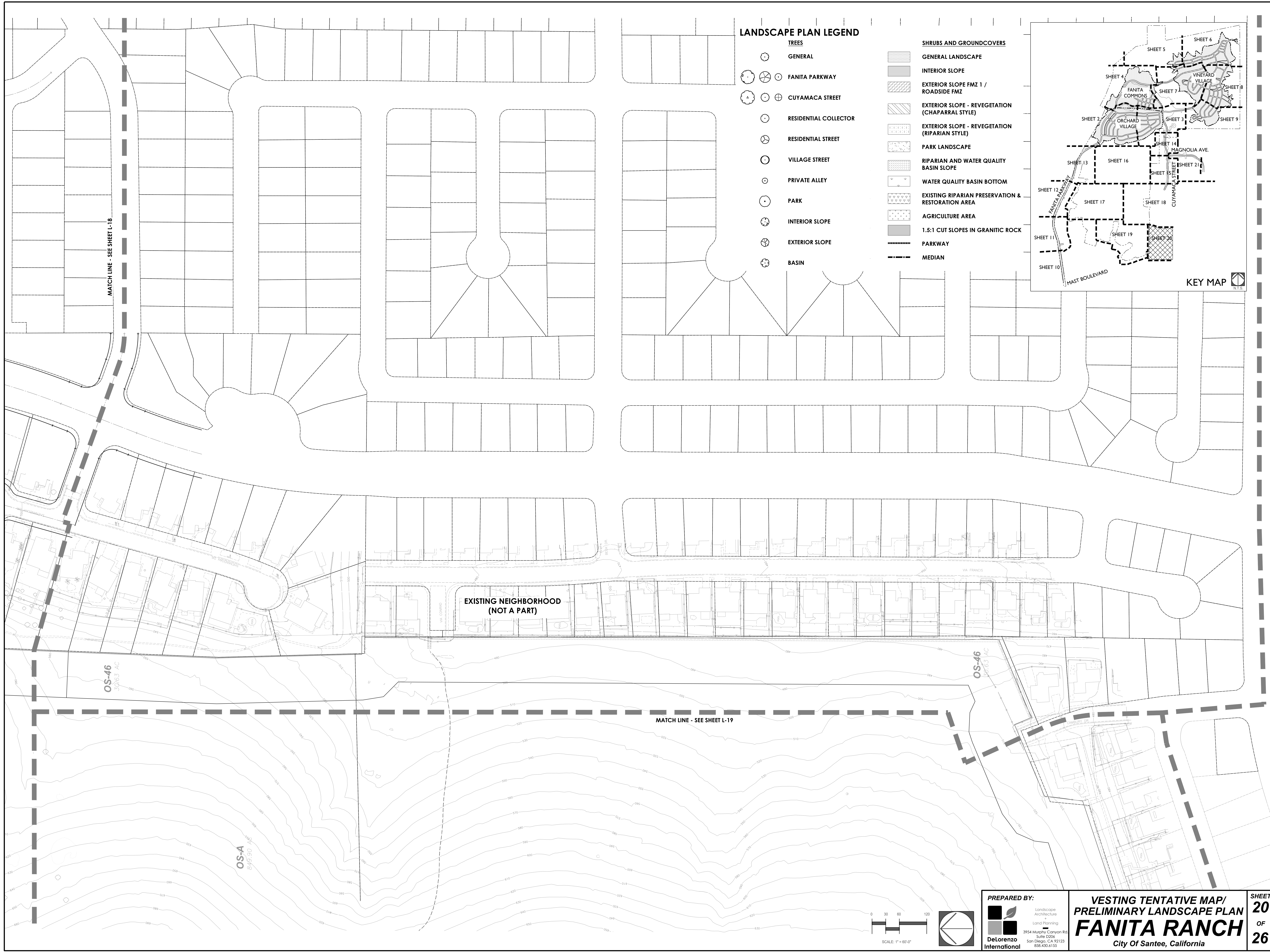


PREPARED BY:  
  
 DeLorenzo  
 International  
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 Architecture  
 Land Planning  
 3954 Murphy Canyon Rd  
 Suite D206  
 San Diego, CA 92123  
 619-450-6155

**VESTING TENTATIVE MAP/  
 PRELIMINARY LANDSCAPE PLAN  
 FANITA RANCH**  
 City Of Santee, California

SHEET  
**19**  
 OF  
**26**  
 P.C. 2395-007





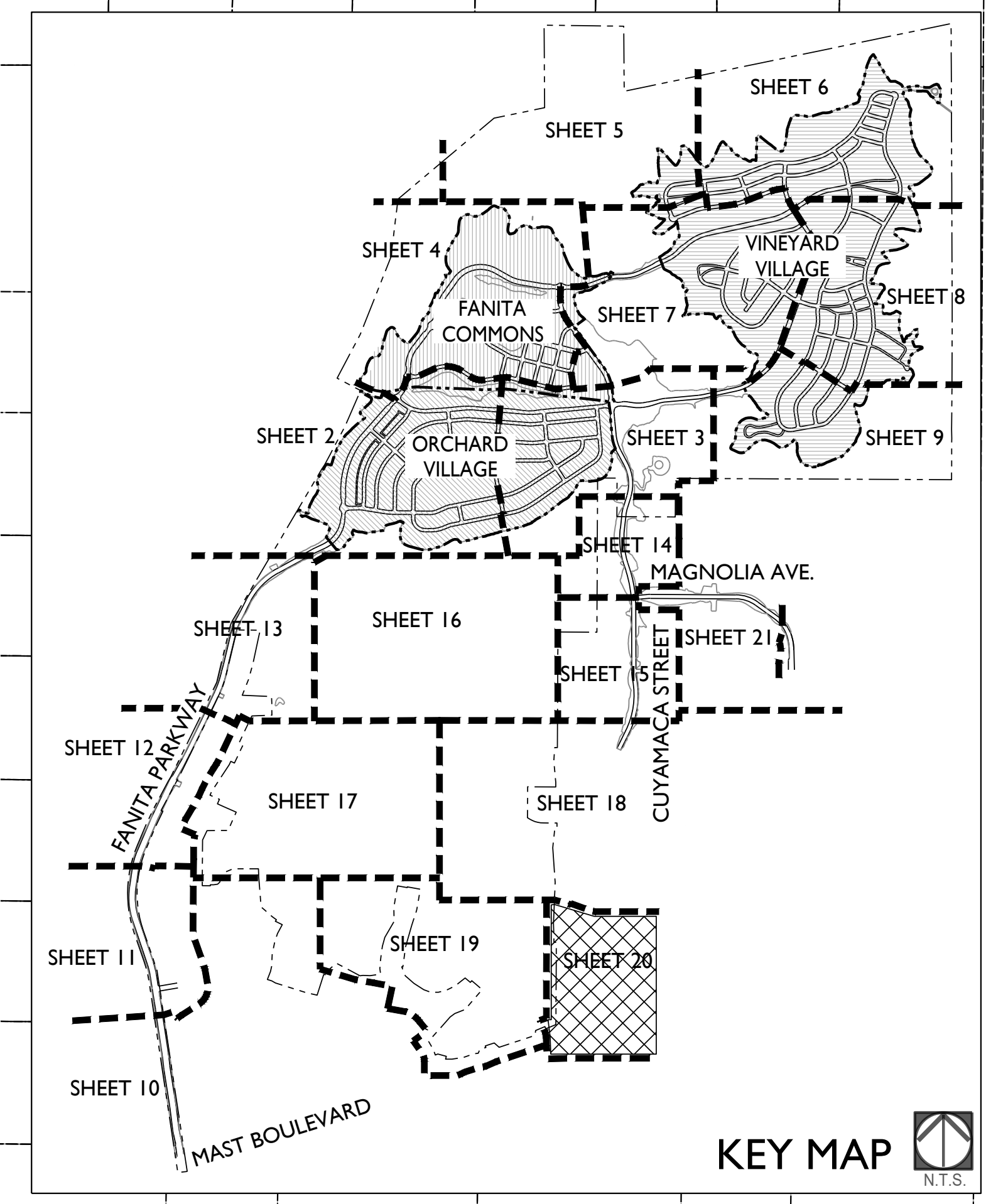
**LANDSCAPE PLAN LEGEND**

**TREES**

- GENERAL
- FANITA PARKWAY
- CUYAMACA STREET
- RESIDENTIAL COLLECTOR
- RESIDENTIAL STREET
- VILLAGE STREET
- PRIVATE ALLEY
- PARK
- INTERIOR SLOPE
- EXTERIOR SLOPE
- BASIN

**SHRUBS AND GROUNDCOVERS**

- GENERAL LANDSCAPE
- INTERIOR SLOPE
- EXTERIOR SLOPE FMZ 1 / ROADSIDE FMZ
- EXTERIOR SLOPE - REVEGETATION (CHAPARRAL STYLE)
- EXTERIOR SLOPE - REVEGETATION (RIPARIAN STYLE)
- PARK LANDSCAPE
- RIPARIAN AND WATER QUALITY BASIN SLOPE
- WATER QUALITY BASIN BOTTOM
- EXISTING RIPARIAN PRESERVATION & RESTORATION AREA
- AGRICULTURE AREA
- 1.5:1 CUT SLOPES IN GRANITIC ROCK
- PARKWAY
- MEDIAN



MATCH LINE - SEE SHEET L-18

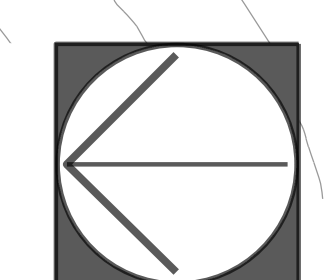
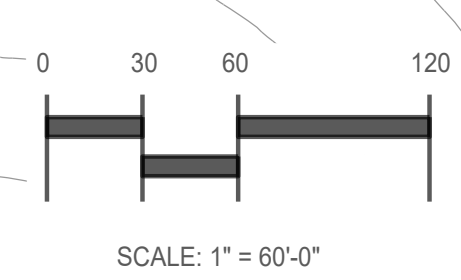
EXISTING NEIGHBORHOOD  
(NOT A PART)

MATCH LINE - SEE SHEET L-19

OS-46  
30,763 AC

OS-46  
30,763 AC

OSA  
899.90



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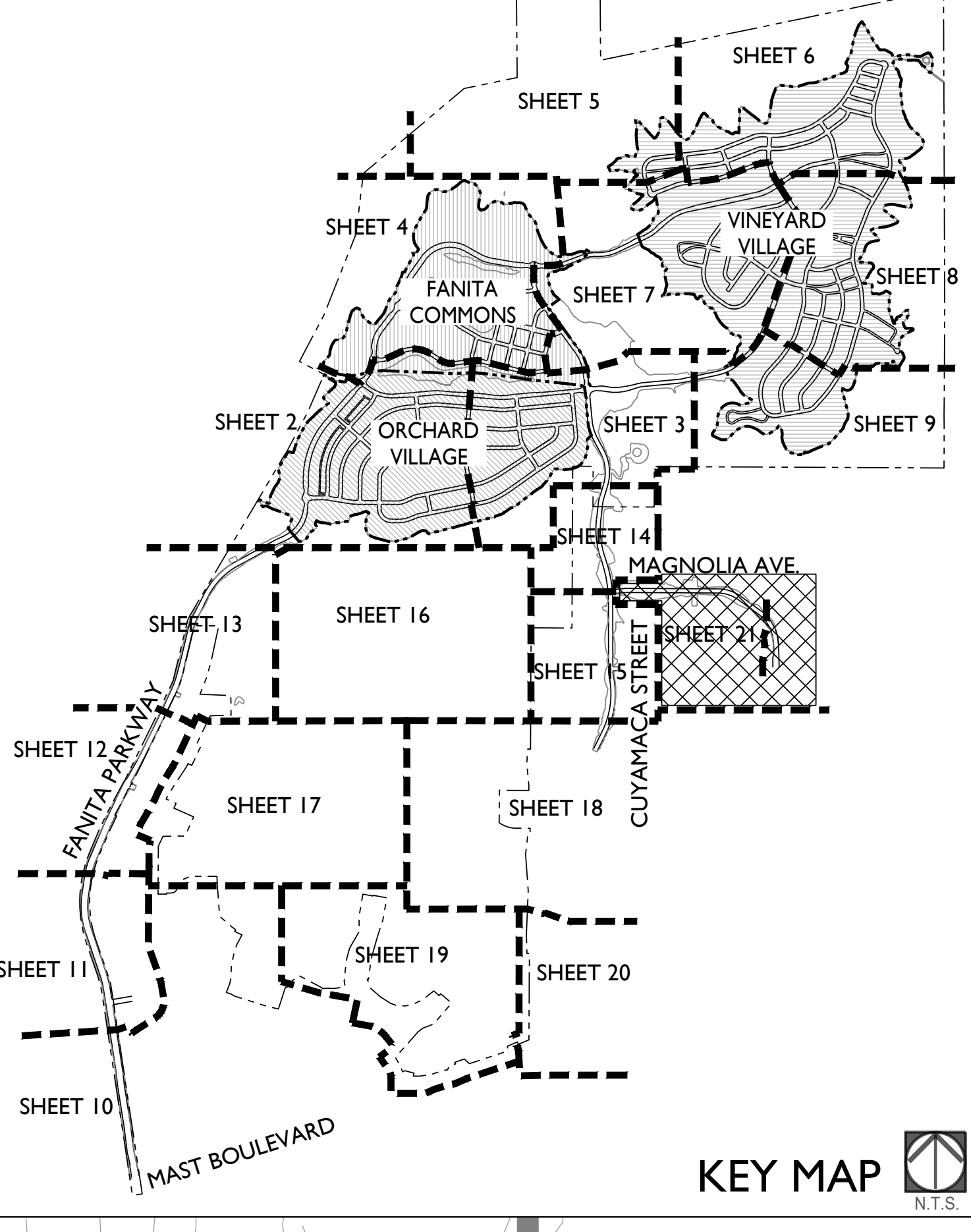
**VESTING TENTATIVE MAP/  
 PRELIMINARY LANDSCAPE PLAN  
 FANITA RANCH**  
 City Of Santee, California

**SHEET 20  
 OF 26**

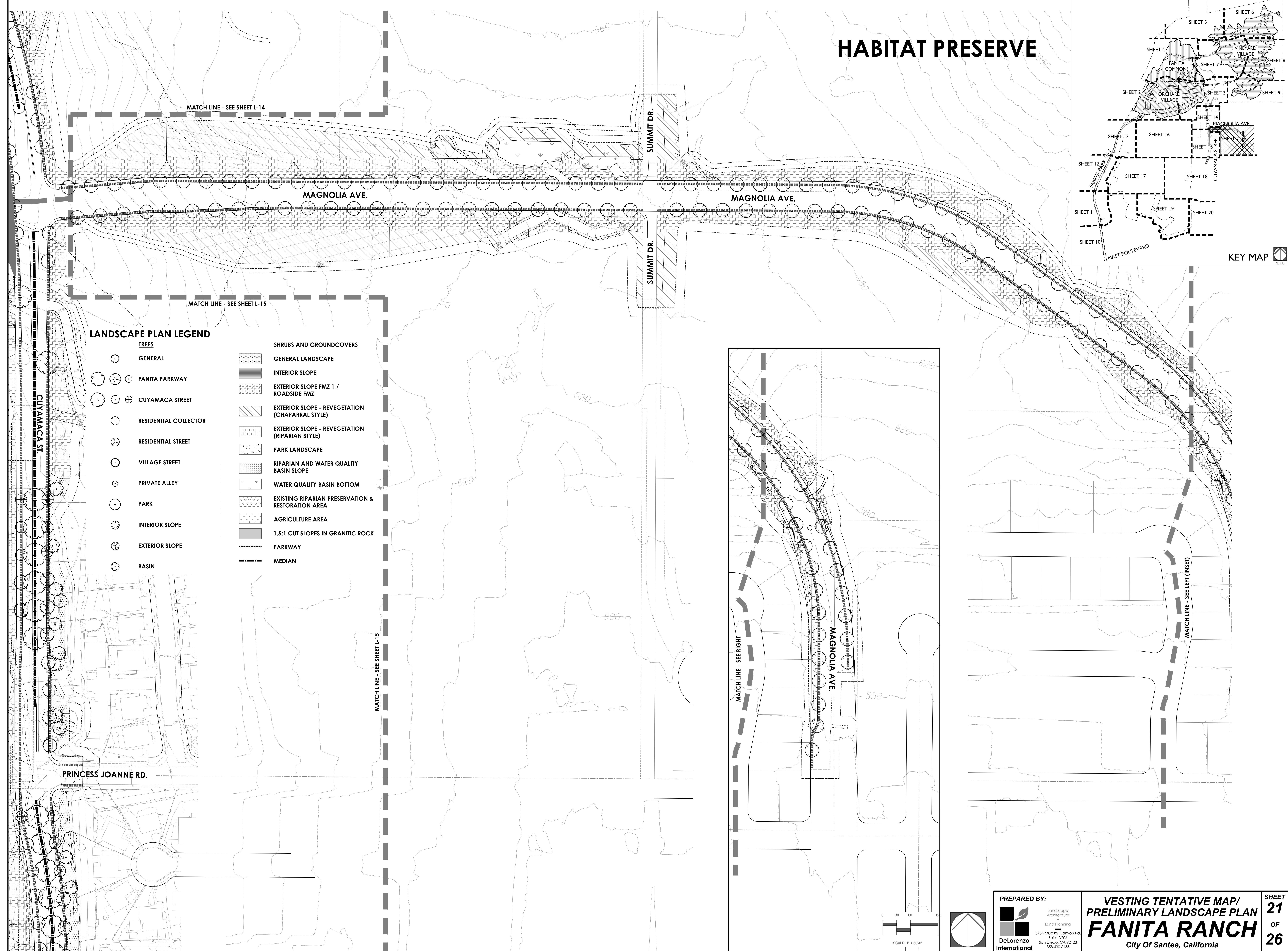
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# HABITAT PRESERVE

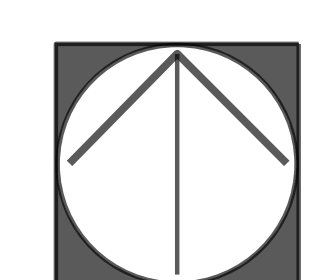
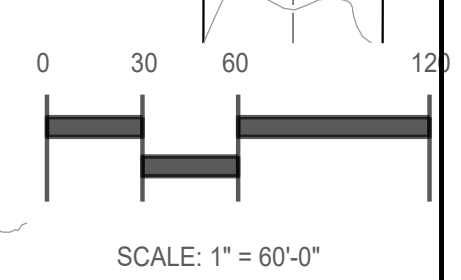
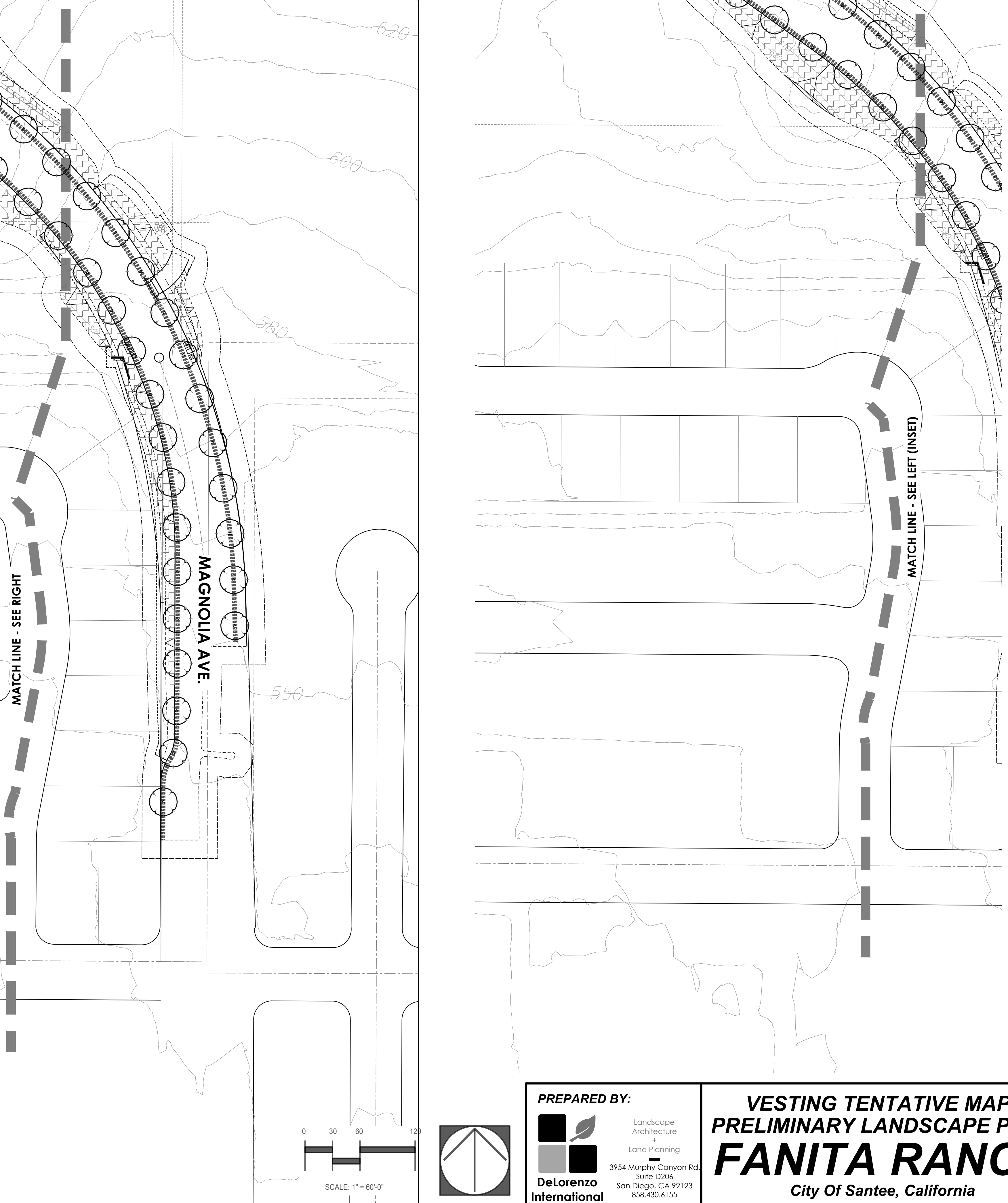


KEY MAP  
N.T.S.



**LANDSCAPE PLAN LEGEND**

- | TREES |                       | SHRUBS AND GROUNDCOVERS |  |
|-------|-----------------------|-------------------------|--|
|       | GENERAL               |                         | GENERAL LANDSCAPE                                    |
|       | FANITA PARKWAY        |                         | INTERIOR SLOPE                                       |
|       | CUYAMACA STREET       |                         | EXTERIOR SLOPE FMZ 1 /<br>ROADSIDE FMZ               |
|       | RESIDENTIAL COLLECTOR |                         | EXTERIOR SLOPE - REVEGETATION<br>(CHAPARRAL STYLE)   |
|       | RESIDENTIAL STREET    |                         | EXTERIOR SLOPE - REVEGETATION<br>(RIPARIAN STYLE)    |
|       | VILLAGE STREET        |                         | PARK LANDSCAPE                                       |
|       | PRIVATE ALLEY         |                         | RIPARIAN AND WATER QUALITY<br>BASIN SLOPE            |
|       | PARK                  |                         | WATER QUALITY BASIN BOTTOM                           |
|       | INTERIOR SLOPE        |                         | EXISTING RIPARIAN PRESERVATION &<br>RESTORATION AREA |
|       | EXTERIOR SLOPE        |                         | AGRICULTURE AREA                                     |
|       | BASIN                 |                         | 1.5:1 CUT SLOPES IN GRANITIC ROCK                    |
|       |                       |                         | PARKWAY  |
|       |                       |                         | MEDIAN   |



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 &  
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VESTING TENTATIVE MAP/  
 PRELIMINARY LANDSCAPE PLAN  
**FANITA RANCH**  
 City Of Santee, California

SHEET  
**21**  
 OF  
**26**  
 P.C. 2395-007



# COMMUNITY STREETS PLANT PALETTE

Symbol Botanical Name / Common Name

## FANITA PARKWAY

- MEDIAN TREES**
- ARBUSUS X MARINA / MARINA STRAWBERRY TREE
  - KOELREUTERIA BIPINNATA / CHINESE FLAME TREE
  - PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
  - QUERCUS AGRIFOLIA / COAST LIVE OAK
- ROADSIDE FMZ AND MEDIAN TREES**
- ARBUSUS 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
  - QUERCUS AGRIFOLIA / COAST LIVE OAK
- ROADSIDE FMZ AND MEDIAN (CHAPARRAL)**
- ABELIA G. / PROSTRATA / PROSTRATE GLOSSY ABELIA
  - ACHILLEA / MOONSHINE / MOONSHINE YARROW
  - AONIUM CANARIENSE / GIANT VELVET ROSE
  - ARMERIA MARITIMA / COMMON THRIFT
  - BACCHARIS P. PILLULARIS / DWARF COYOTE BUSH
  - BULBINE FRUTESCENS / STALKED BULBINE
  - CEANOTHUS G. / ANCHOR BAY / ANCHOR BAY CALIFORNIA LILAC
  - CEANOTHUS G. / HORIZONTALIS / CARMEL CREEPER
  - CEANOTHUS X 'CONCHA' / CONCHA CALIFORNIA LILAC
  - COPROSMA KIRIKI / CREEPING MIRROR PLANT
  - FRAGARIA CHILOENSIS / ORNAMENTAL STRAWBERRY
  - GAZANIA SP. / GAZANIA
  - HETEROMELES ARBUTIFOLIA / TOYON
  - LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA
  - LANTANA SP. / LANTANA
  - LAVANDULA STOECHAS / SPANISH LAVENDER
  - MYOPORUM PARVIFOLIUM / PINK / PINK MYOPORUM
  - PHORMIUM TENAX VAR. / NEW ZEALAND FLAX
  - PITOSPORUM TENUIFOLIUM / SILVER SHEEN / TAWHIWIHI
  - PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' / CAROLINA LAUREL
  - ROSA SP. / ROSE
  - TRACHELOSPERMIUM JASMINOIDES / STAR JASMINE

- ROADSIDE FMZ AND MEDIAN (RIPARIAN)**
- ACHILLEA MILLEFOLIUM / COMMON YARROW
  - AMORPHA FRUTICOSA / FALSE INDIGO BUSH
  - ARTEMISIA PALMERI / SAN DIEGO SAGEWORT
  - BACCHARIS PILLULARIS 'PIGEON POINT' / DWARF COYOTE BUSH
  - CARISSA M. 'GREEN CARPET' / GREEN CARPET NATAL PLUM
  - CEANOTHUS X 'CONCHA' / CONCHA CALIFORNIA LILAC
  - EPILOBIUM CALIFORNICA / CALIFORNIA FUSCIA
  - IRIS DOUGLASIANA / PACIFIC COAST IRIS
  - IVA HAYESIANA / SAN DIEGO MARSH ELDER
  - JUNCUS PATENS / CALIFORNIA GRAY RUSH
  - PITOSPORUM TENUIFOLIUM / SILVER SHEEN / TAWHIWIHI
  - PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' / CAROLINA LAUREL
  - RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY
  - STIPA PULCHRA / PURPLE NEEDE GRASS
  - SYMPHORICARPOS MOLLIS / SOUTHERN CALIFORNIA SNOWBERRY

- EXTERIOR SLOPES**
- ABELIA G. / PROSTRATA / PROSTRATE GLOSSY ABELIA
  - ACHILLEA / MOONSHINE / MOONSHINE YARROW
  - AONIUM CANARIENSE / GIANT VELVET ROSE
  - ARMERIA MARITIMA / COMMON THRIFT
  - BACCHARIS P. PILLULARIS / DWARF COYOTE BUSH
  - BULBINE FRUTESCENS / STALKED BULBINE
  - CEANOTHUS G. / ANCHOR BAY / ANCHOR BAY CALIFORNIA LILAC
  - CEANOTHUS G. / HORIZONTALIS / CARMEL CREEPER
  - CEANOTHUS X 'CONCHA' / CONCHA CALIFORNIA LILAC
  - COPROSMA KIRIKI / CREEPING MIRROR PLANT
  - FRAGARIA CHILOENSIS / ORNAMENTAL STRAWBERRY
  - GAZANIA SP. / GAZANIA
  - HETEROMELES ARBUTIFOLIA / TOYON
  - LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA
  - LANTANA SP. / LANTANA
  - LAVANDULA STOECHAS / SPANISH LAVENDER
  - MYOPORUM PARVIFOLIUM / PINK / PINK MYOPORUM
  - PHORMIUM TENAX VAR. / NEW ZEALAND FLAX
  - PITOSPORUM TENUIFOLIUM / SILVER SHEEN / TAWHIWIHI
  - PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' / CAROLINA LAUREL
  - ROSA SP. / ROSE
  - TRACHELOSPERMIUM JASMINOIDES / STAR JASMINE

## CUYAMACA STREET

- STREET TREES**
- CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
  - CHILOPSIS LINEARIS CULT. / DESERT WILLOW CULTIVARS
  - QUERCUS AGRIFOLIA / COAST LIVE OAK
  - QUERCUS ILEX / HOLLY OAK
  - RHUS LANCEA / AFRICAN SUMAC
  - X CHITALPA TASHKENTENSIS / CHITALPA
- ROADSIDE FMZ AND MEDIAN TREES**
- CERCIDIUM X 'DESERT MUSEUM' / PALO VERDE
  - CHILOPSIS LINEARIS CULT. / DESERT WILLOW CULTIVARS
  - QUERCUS AGRIFOLIA / COAST LIVE OAK
  - RHUS LANCEA / AFRICAN SUMAC
  - X CHITALPA TASHKENTENSIS / CHITALPA

- ROADSIDE FMZ AND MEDIAN**
- ACHILLEA MILLEFOLIUM / COMMON YARROW
  - AGAVE ATTENUATA / FOXTAIL AGAVE
  - ALOE X BLUE ELF / BLUE ELF ALOE
  - BACCHARIS P. PILLULARIS / DWARF COYOTE BUSH
  - CISTANTHE GRANDIFLORA / ROCK PURSLANE
  - CISTUS SP. / ROCKROSE
  - DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY
  - EPILOBIUM CALIFORNICA / CALIFORNIA FUCHSIA
  - FESTUCA CALIFORNICA / CALIFORNIA FESCUE
  - GREVILLEA CULTIVARS / GREVILLEA CULTIVARS
  - LANTANA X 'NEW GOLD' / NEW GOLD LANTANA
  - LAVANDULA DENTATA / FRENCH LAVENDER
  - LEUCOPHYLLUM SP. / TEXAS RANGER
  - MULLENBERGIA RIGENS / DEER GRASS
  - MYOPORUM X 'PACIFICA' / TRAILING MYOPORUM
  - OSTEOSPERMIUM FRUTICOSUM 'LAVENDER' / AFRICAN DAISY
  - SENECIO SP. / BLUE CHALK STICKS
  - TULBAGHIA SP. / SOCIETY GARLIC
  - VERBENA SP. / VERBENA

- EXTERIOR SLOPES**
- ACHILLEA MILLEFOLIUM / COMMON YARROW
  - AGAVE ATTENUATA / FOXTAIL AGAVE
  - ALOE X BLUE ELF / BLUE ELF ALOE
  - BACCHARIS P. PILLULARIS / DWARF COYOTE BUSH
  - CISTANTHE GRANDIFLORA / ROCK PURSLANE
  - CISTUS SP. / ROCKROSE
  - DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY
  - EPILOBIUM CALIFORNICA / CALIFORNIA FUCHSIA
  - FESTUCA CALIFORNICA / CALIFORNIA FESCUE
  - GREVILLEA CULTIVARS / GREVILLEA CULTIVARS
  - LANTANA X 'NEW GOLD' / NEW GOLD LANTANA
  - LAVANDULA DENTATA / FRENCH LAVENDER
  - LEUCOPHYLLUM SP. / TEXAS RANGER
  - MULLENBERGIA RIGENS / DEER GRASS
  - MYOPORUM X 'PACIFICA' / TRAILING MYOPORUM
  - OSTEOSPERMIUM FRUTICOSUM 'LAVENDER' / AFRICAN DAISY
  - SENECIO SP. / BLUE CHALK STICKS
  - TULBAGHIA SP. / SOCIETY GARLIC
  - VERBENA SP. / VERBENA

## MAGNOLIA AVENUE

- STREET TREES**
- KOELREUTERIA BIPINNATA / CHINESE FLAME TREE
  - LAGERSTROEMIA HYBRID / CRAPE MYRTLE
  - MAGNOLIA GRANDIFLORA 'RUSSET' / RUSSET SOUTHERN MAGNOLIA
- ROADSIDE FMZ AND MEDIAN**
- BACCHARIS PILLULARIS PILLULARIS / DWARF COYOTE BUSH
  - CISTUS SP. / ROCKROSE
  - COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY
  - DIETES 'LEMON DROP' / LEMON DROP FORTNIGHT LILY
  - ERIGERON KARVINSKIANUS / SANTA BARBARA DAISY
  - HEMEROCALLIS SP. / DAYLILY
  - IVA HAYESIANA / SAN DIEGO POVERTY WEED
  - RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN
  - THYMUS SP. / THYME
- EXTERIOR SLOPES**
- BACCHARIS PILLULARIS PILLULARIS / DWARF COYOTE BUSH
  - CISTUS SP. / ROCKROSE
  - COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY
  - DIETES 'LEMON DROP' / LEMON DROP FORTNIGHT LILY
  - ERIGERON KARVINSKIANUS / SANTA BARBARA DAISY
  - HEMEROCALLIS SP. / DAYLILY
  - IVA HAYESIANA / SAN DIEGO POVERTY WEED
  - RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN
  - THYMUS SP. / THYME

## PARKWAY AND 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
- ROADSIDE FMZ AND MEDIAN TREES**
- CHILOPSIS LINEARIS CULT. / DESERT WILLOW CULTIVARS
  - QUERCUS AGRIFOLIA / COAST LIVE OAK
  - QUERCUS ILEX / HOLLY OAK
  - QUERCUS SUBER / CORK OAK
- ROADSIDE FMZ AND MEDIAN**
- CEANOTHUS G. / HORIZONTALIS / CARMEL CREEPER
  - CISTUS LADANIFER / CRIMSON-SPOT ROCKROSE
  - CRASSULA MULTICAIVA / FAIRY CRASSULA
  - CYLINDROPUNTIA PROLIFERA / COASTAL CHOLLA
  - EREMOPHILA MACULATA 'VALENTINE' / VALENTINE EMU BUSH
  - FESTUCA MAIREI / ATLAS FESCUE
  - IVA HAYESIANA / SAN DIEGO POVERTY WEED
  - OPUNTIA LITTORALIS / COASTAL PRICKLY PEAR
  - LUPINUS SUCCEULENTUS / ARROYO LUPINE
  - MIMULUS AURANTIACUS / STICKY MONKEYFLOWER
  - NEMOPHILA ERECTA / BABY BLUE EYES
  - PLANTAGO ERECTA / DOT-SEED PLANTAIN
  - PRUNUS ILICIFOLIA / HOLLYLEAF CHERRY
  - STIPA LEPIDA / FOOTHILL NEEDLE GRASS
  - YUCCA WHIPPLEI / OUR LORD'S CANDLE
- EXTERIOR SLOPES**
- CEANOTHUS G. / HORIZONTALIS / CARMEL CREEPER
  - CISTUS LADANIFER / CRIMSON-SPOT ROCKROSE
  - CRASSULA MULTICAIVA / FAIRY CRASSULA
  - CYLINDROPUNTIA PROLIFERA / COASTAL CHOLLA
  - EREMOPHILA MACULATA 'VALENTINE' / VALENTINE EMU BUSH
  - FESTUCA MAIREI / ATLAS FESCUE
  - IVA HAYESIANA / SAN DIEGO POVERTY WEED
  - OPUNTIA LITTORALIS / COASTAL PRICKLY PEAR

# FANITA COMMONS PLANT PALETTE

Symbol Botanical Name / Common Name

- STREET TREES - RESIDENTIAL PARKWAY**
- GEJERA PARVIFLORA / AUSTRALIAN WILLOW
  - JACARANDA MIMOSIFOLIA / JACARANDA
  - KOELREUTERIA BIPINNATA / CHINESE FLAME TREE
- STREET TREES - VILLAGE PARKWAYS 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**
- LIQUIDAMBAR STRYACIFLUA / SWEET GUM
  - CASSIA SPLENDIDA / GOLDEN / GOLDEN WONDER CASSIA
  - CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD
- PARKWAY SHRUBS & GROUNDCOVERS**
- ARMERIA MARITIMA / COMMON THRIFT
  - BULBINE FRUTESCENS / STALKED BULBINE
  - CRASSULA MULTICAIVA / FAIRY CRASSULA
  - DIANELLA CAERULEA 'CASSA BLUE' / CASSA BLUE FLAX LILY
  - DYMONDIA MARGARETAE / DYMONDIA
  - FESTUCA GLAUCA / BLUE FESCUE
  - FRAGARIA CHILOENSIS / ORNAMENTAL STRAWBERRY
  - PHORMIUM TENAX VAR. / NEW ZEALAND FLAX
  - RHAPHIOLEPIS SP. / INDIAN HAWTHORN

- GENERAL LANDSCAPE TREES**
- GEJERA PARVIFLORA / AUSTRALIAN WILLOW
  - JACARANDA MIMOSIFOLIA / JACARANDA
  - RHUS LANCEA / AFRICAN SUMAC
- GENERAL LANDSCAPE SHRUBS & GROUNDCOVERS**
- ABELIA G. GRANDIFLORA 'SHERWOODII' / DWARF ABELIA
  - AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE
  - ARMERIA MARITIMA / COMMON THRIFT
  - BOUGAINVILLEA SP. / BOUGAINVILLEA (TO BE MAINTAINED PER FPP)
  - BULBINE FRUTESCENS / STALKED BULBINE
  - CEANOTHUS G. / ANCHOR BAY / ANCHOR BAY CEANOTHUS
  - CORDONROPETALIUM TECTORIUM / SMALL CAPE RUSH
  - COPROSMA REPENS / MIRROR PLANT
  - DISTICTUS SP. / TRUMPET VINE
  - FESTUCA GLAUCA / BLUE FESCUE
  - FRAGARIA CHILOENSIS / ORNAMENTAL STRAWBERRY
  - LANTANA SP. / LANTANA
  - LAVANDULA STOECHAS / SPANISH LAVENDER
  - MAHONIA EURYBRACIATA 'SOFT CARESS' / SOFT CARESS MAHONIA
  - MYOPORUM PARVIFOLIUM 'PINK' / PINK MYOPORUM
  - MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE
  - PHILODENDRON SP. / PHILODENDRON
  - PITOSPORUM TENUIFOLIUM / SILVER SHEEN / TAWHIWIHI
  - RIBES VIBURNIFOLIUM / CATALINA CURRENT
  - SANSEVIERIA TRIFASCIATA / MOTHER-IN-LAW'S TONGUE
  - WISTERIA SINEENSIS / WISTERIA

- PARK TREES**
- ALNUS RHOMBIFOLIA / WHITE ALDER
  - CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD
  - CINNAMOMUM CAMPHORA / CAMPHOR TREE
  - JACARANDA MIMOSIFOLIA / JACARANDA
  - KOELREUTERIA PANICULATA / GOLDEN RAIN TREE
  - LIQUIDAMBAR STRYACIFLUA / SWEET GUM
  - PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
- PARK SHRUBS & GROUNDCOVERS**
- ALOE ARBORESCENS / TORCH ALOE
  - CARISSA MACROCARPA / NATAL PLUM
  - CARISSA MACROCARPA VAR. / NATAL PLUM VARIETIES
  - CISTUS SP. / ROCKROSE
  - DIANELLA CAERULEA 'CASSA BLUE' / CASSA BLUE FLAX LILY
  - DYMONDIA MARGARETAE / DYMONDIA
  - GALVEZIA SPECIOSA / ISLAND BUSH SNAPDRAGON
  - JASMINUM SP. / JASMINE
  - LANTANA X 'NEW GOLD' / NEW GOLD LANTANA
  - LEUCOPHYLLUM SP. / TEXAS RANGER
  - POLYSTICHUM MUNIUM / WESTERN SWORD FERN
  - RHAPHIOLEPIS SP. / INDIAN HAWTHORN
- INTERIOR SLOPE TREES**
- JACARANDA MIMOSIFOLIA / JACARANDA
  - PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
  - RHUS LANCEA / AFRICAN SUMAC

- INTERIOR SLOPE SHRUBS & GROUNDCOVERS**
- AGAVE AMERICANA / CENTURY PLANT
  - CEANOETHUS 'CENTENNIAL' / CENTENNIAL LIAC
  - CEANOETHUS G. / ANCHOR BAY / ANCHOR BAY CEANOETHUS
  - CEANOETHUS X 'CONCHA' / CONCHA CALIFORNIA LILAC
  - CISTUS SP. / ROCKROSE
  - DASYLIRION WHEELERII / GREY DESERT SPOON
  - GALVEZIA SPECIOSA / ISLAND BUSH SNAPDRAGON
  - HESPERALOE PARVIFLORA / RED YUCCA
  - HETEROMELES ARBUTIFOLIA / TOYON
  - LANTANA X 'NEW GOLD' / NEW GOLD LANTANA
  - LEUCOPHYLLUM SP. / TEXAS RANGER
  - MYOPORUM PARVIFOLIUM 'PINK' / PINK MYOPORUM
  - PHORMIUM TENAX VAR. / NEW ZEALAND FLAX

- EXTERIOR SLOPE TREES**
- ARBUSUS X 'MARINA' / MARINA STRAWBERRY TREE
  - QUERCUS AGRIFOLIA / COAST LIVE OAK
  - QUERCUS ENGELMANNII / ENGLEMANN OAK
  - QUERCUS ILEX / HOLLY OAK
- EXTERIOR SLOPE - FMZ 1 SHRUBS & GROUNDCOVERS**
- ACHILLEA MILLEFOLIUM / COMMON YARROW
  - BACCHARIS PILLULARIS / DWARF COYOTE BUSH
  - CEANOETHUS CYANEUS / BIG POD CEANOETHUS
  - COPROSMA KIRIKI / CREEPING MIRROR PLANT
  - CYLINDROPUNTIA PROLIFERA / COAST CHOLLA
  - ELEMYS CONDENSATUS / GIANT WILD RYE
  - ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POLLY
  - LASTHENIA CALIFORNICA / COAST GOLDFIELDS
  - LUPINUS SUCCEULENTUS / ARROYO LUPINE
  - MYOPORUM PARVIFOLIUM 'PINK' / PINK MYOPORUM
  - PRUNUS ILICIFOLIA / HOLLYLEAF CHERRY
  - RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY
  - STIPA PULCHRA / PURPLE NEEDLE GRASS
  - YUCCA WHIPPLEI / OUR LORD'S CANDLE

- EXTERIOR SLOPE - FMZ 2-3 AND REVEGETATION AREA SHRUBS & GROUNDCOVERS**
- ARTEMISIA CALIFORNICA / CALIFORNIA SAGEBRUSH
  - BACCHARIS PILLULARIS / COYOTE BUSH
  - CASITILLEJA EXSERTA / PURPLE OWL'S CLOVER
  - ENGELJA CALIFORNICA / CALIFORNIA ENGELJA
  - EPILOBIUM CANIUM / CANIUM / CALIFORNIA FUCHSIA
  - ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY
  - ISYCOMIA MENZIESII / COAST GOLDENBUSH
  - LESSINGIA PLAINIFOLIA / SAND ASTER
  - LUPINUS BICOLOR / PYGMY LUPINE
  - LUPINUS SUCCEULENTUS / ARROYO LUPINE
  - MIMULUS AURANTIACUS / STICKY MONKEYFLOWER
  - NEMOPHILA ERRECTA / BABY BLUE EYES
  - PLANTAGO ERECTA / DOT-SEED PLANTAIN
  - PRUNUS ILICIFOLIA / HOLLYLEAF CHERRY
  - STIPA LEPIDA / FOOTHILL NEEDLE GRASS
  - YUCCA WHIPPLEI / OUR LORD'S CANDLE

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  - ENGELJA CALIFORNICA / CALIFORNIA ENGELJA
  - EPILOBIUM CANIUM / CANIUM / CALIFORNIA FUCHSIA
  - ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY
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  - PRUNUS ILICIFOLIA / HOLLYLEAF CHERRY
  - STIPA LEPIDA / FOOTHILL NEEDLE GRASS
  - YUCCA WHIPPLEI / OUR LORD'S CANDLE

- BASIN TREES**
- ALNUS RHOBIFOLIA / WHITE ALDER (BASIN BOTTOM)
  - PLATANUS RACEMOSA / CALIFORNIA SYCAMORE (BASIN BOTTOM)
  - SALIX LASIOLEPIS / ARROYO WILLOW (BASIN SLOPE)
  - SALIX LUCIDA / LANCE-LEAF WILLOW (BASIN SLOPE)
  - SAMBUCUS MEXICANA / BLUE ELDERBERRY (BASIN SLOPE)

- BASIN SLOPE SHRUBS & GROUNDCOVERS**
- ACHILLEA MILLEFOLIUM / COMMON YARROW
  - AGROSTIS PALENS / THINGGRASS
  - ANEMOPSIS CALIFORNICA / YERBA MANZA
  - CAREX SUBFUSCA / RUSTY SEDGE
  - FESTUCA RUBRA / RED FESCUE
  - FESTUCA CALIFORNICA / CALIFORNIA FESCUE
  - IVA HAYESIANA / SAN DIEGO MARSH ELDER
  - JUNCUS MEXICANA / MEXICAN RUSH
  - JUNCUS PATENS / CALIFORNIA GRAY RUSH
  - LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE
  - MIMULUS CARDINALIS / SCARLET MONKEYFLOWER
  - RIBES SPECIOSUM / FUCHSIA FLOWERING GOOSEBERRY
  - ROSA CALIFORNICA / CALIFORNIA WILD ROSE
  - SISYRINCHIUM BELLUM / BLUE-EYED GRASS

- BASIN BOTTOM SHRUBS & GROUNDCOVERS**
- BACCHARIS DOUGLASII / MARSH BACCHARIS
  - CAREX PRAEGRACILLIS / CALIFORNIA FIELD SEDGE
  - CAREX SPISSA / SAN DIEGO SEDGE
  - CAREX SUBFUSCA / RUSTY SEDGE
  - DISTICHILIS SPICATA / SALT GRASS
  - ELEOCHARIS MACROSTACHYA / PALE SPIKE RUSH
  - FESTUCA RUBRA / RED FESCUE
  - JUNCUS MEXICANA / MEXICAN RUSH
  - JUNCUS PATENS / CALIFORNIA GRAY RUSH
  - LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE
  - MIMULUS CARDINALIS / SCARLET MONKEYFLOWER
  - SCIRPUS CENUIUS / LOW BULLRUSH

- EXISTING RIPARIAN AREA**
- PLANT LIST TO BE DEVELOPED WITH BIOLOGIST

# ORCHARD VILLAGE PLANT PALETTE

Symbol Botanical Name / Common Name

- STREET TREES - RESIDENTIAL COLLECTOR**
- ARBUSUS X 'MARINA' / MARINA STRAWBERRY TREE
  - GEJERA PARVIFLORA / AUSTRALIAN WILLOW
  - PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
- STREET TREE - VILLAGE STREET**
- HYMENOSPORIUM FLAVUM / SWEETSHADE
  - PLATANUS ACERIFOLIA CULT. / LONDON PLANE TREE CULTIVARS
  - ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA
- STREET TREES - RESIDENTIAL STREET**
- ARBUSUS X 'MARINA' / MARINA STRAWBERRY TREE
  - GEJERA PARVIFLORA / AUSTRALIAN WILLOW
  - HANDROANTHIUM IMPETIGINOSUS / PINK TRUMPET TREE
- STREET TREE - PRIVATE ALLEY**
- BUXUS SEMPERVIRENS 'GREEN TOWER' / GREEN TOWER BOXWOOD
  - EUGENIA MYRTIFOLIA 'ORANGE TWIST' / BUSH CHERRY
  - ILEX VOMITORIA 'WILL FLEMING' / YAUPON
  - PODOCARPUS M. 'MAKI' / SHRUBBY YEW PINT (TO BE MAINTAINED PER FPP)
  - RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' / INDIAN HAWTHORN

- PARKWAY SHRUBS & GROUNDCOVERS**
- DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY
  - DIETES 'LEMON DROP' / LEMON DROP FORTNIGHT LILY
  - HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS
  - LOMANDRA LONGIFOLIA 'SEA BREEZE' / DWARF MAT RUSH
  - NANDINA DOMESTICA VARIETIES / HEAVENLY BAMBOO
  - PITOSPORUM CRASSIFOLIUM / KARO MOCK ORANGE
  - PITOSPORUM T. 'WHEELERS DWARF' / WHEELERS DWARF MOCK ORANGE
  - RHAPHIOLEPIS / INDIAN HAWTHORN
  - SENECIO SP. / BLUE CHALK STICKS
  - TULBAGHIA SP. / SOCIETY GARLIC
- GENERAL LANDSCAPE TREES**
- ARBUSUS X 'MARINA' / MARINA STRAWBERRY TREE
  - LAGERSTROEMIA HYBRID / CRAPE MYRTLE
  - PLATANUS RACEMOSA / CALIFORNIA SYCAMORE

- GENERAL LANDSCAPE SHRUBS & GROUNDCOVERS**
- ABULIUM SP. / FLOWERING MARLET
  - AEONIUM CANARIENSE / GIANT VELVET ROSE
  - ALOE X BLUE ELF / BLUE ELF ALOE
  - BUDLEJA SP. / BUTTERFLY BUSH
  - BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD
  - BUXUS X 'CHICAGOGLAND GREEN' / GLENCOE BOXWOOD
  - CLEMATIS ARMAANDI / EVERGREEN CLEMATIS
  - COPROSMA KIRIKI / CREEPING MIRROR PLANT
  - FATISIA JAPONICA / JAPANESE ARALIA
  - GAZANIA SP. / GAZANIA
  - HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS
  - IRIS DOUGLASIANA / DOUGLAS IRIS
  - LOHICERA SP. / HONEYSUCKLE
  - MYOPORUM PARVIFOLIUM 'PINK' / PINK MYOPORUM
  - NANDINA SP. / HEAVENLY BAMBOO
  - OPUNTIA LITTORALIS / COASTAL PRICKLY PEAR
  - OSTEOSPERMIUM FRUTICOSUM 'LAVENDER' / AFRICAN DAISY
  - PITOSPORUM CRASSIFOLIUM / KARO MOCK ORANGE
  - POLYSTICHUM MUNIUM / WESTERN SWORD FERN
  - PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' / CAROLINA LAUREL
  - RHAPHIOLEPIS / INDIAN HAWTHORN
  - SENECIO SP. / BLUE CHALK STICKS
  - VERBENA SP. / VERBENA

- PARK TREES**
- ALBIZIA JULBRISSIN / MIMOSA TREE
  - ALNUS RHOMBIFOLIA / WHITE ALDER
  - CERCIS OCCIDENTALIS / WESTERN REDBUD
  - ERYOBOTRYA DEFLEXA / BRONZE LOQUAT
  - HANDROANTHIUM IMPETIGINOSUS / PINK TRUMPET TREE
  - LAGERSTROEMIA HYBRID / CRAPE MYRTLE
  - PISTACIA CHINENSIS / CHINESE PISTACHE
  - PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
  - POPULUS FREMOHILLI / FREMOHILL COTTONWOOD
  - QUERCUS AGRIFOLIA / COAST LIVE OAK
  - SALIX GOODINGII / BARK WILLOW
  - SALIX LASIOLEPIS / ARROYO WILLOW
  - ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA

- PARK SHRUBS & GROUNDCOVERS**
- ALOE MACULATA / SOAP ALOE
  - BACCHARIS P. 'PIGEON POINT' / DWARF COYOTE BUSH
  - CRASSULA OVATA / JADE PLANT
  - CYRTOMIUM FALCATUM / HOLLY FERN
  - DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY
  - DIETES 'LEMON DROP' / LEMON DROP FORTNIGHT LILY
  - FRAGARIA CHILOENSIS / ORNAMENTAL STRAWBERRY
  - GAZANIA SP. / GAZANIA
  - LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA
  - MACFADYENIA LINGUIS-CATI / CATS CLAW VINE
  - PITOSPORUM T. 'WHEELERS DWARF' / WHEELERS DWARF MOCK ORANGE
  - PODOCARPUS M. 'MAKI' / SHRUBBY YEW PINT (TO BE MAINTAINED PER FPP)
  - RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY
  - RUSSELLIA EQUISETFORMIS / CORAL FOUNTAIN
  - TULBAGHIA SP. / SOCIETY GARLIC

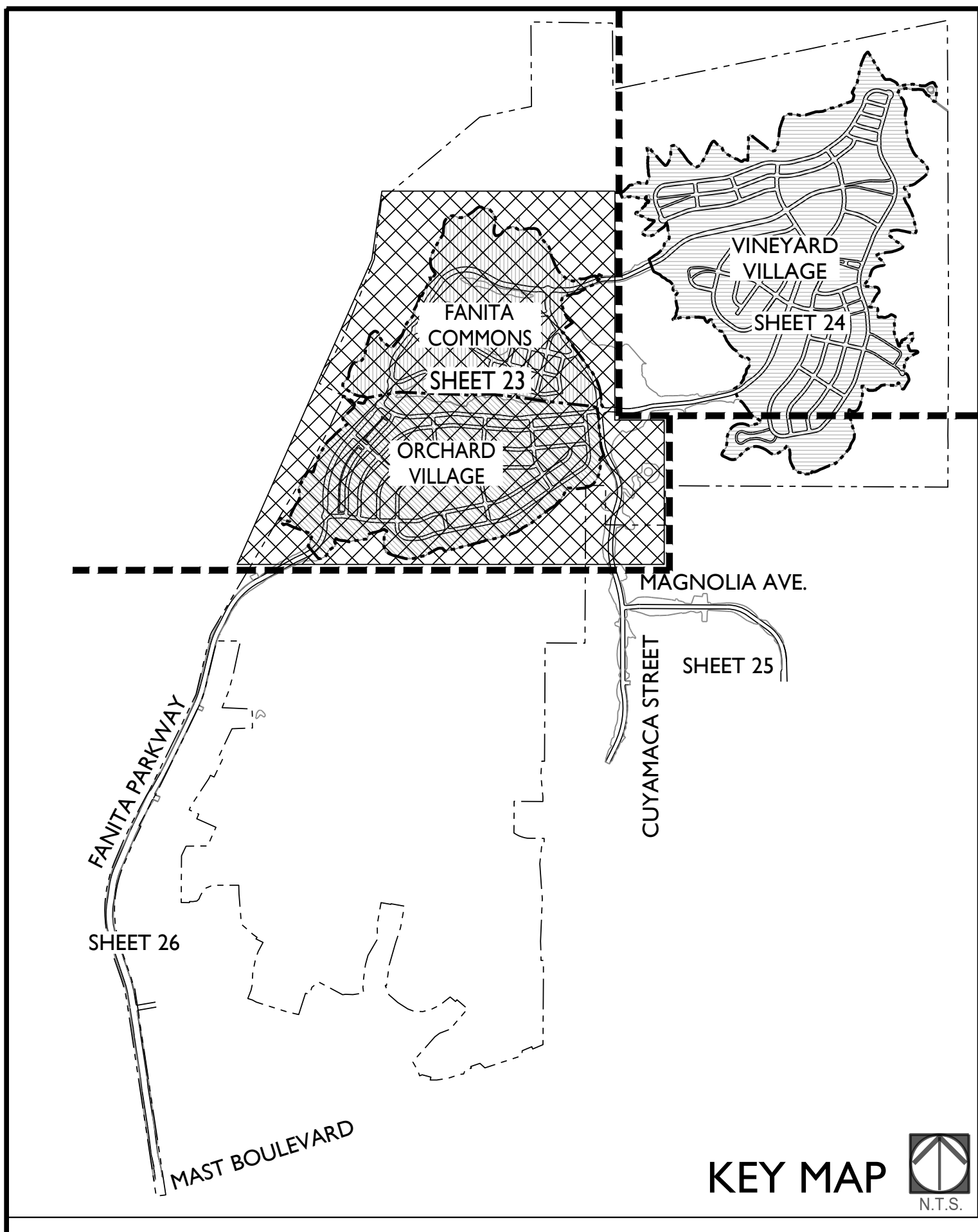
- EXTERIOR SLOPE TREES**
- ARBUSUS X 'MARINA' / MARINA STRAWBERRY TREE
  - CERCIS OCCIDENTALIS / WESTERN REDBUD
  - LAGERSTROEMIA HYBRID / CRAPE MYRTLE
- INTERIOR SLOPE SHRUBS & GROUNDCOVERS**
- BACCHARIS P. 'PIGEON POINT' / DWARF COYOTE BUSH
  - COPROSMA KIRIKI / CREEPING MIRROR PLANT
  - CYLINDROPUNTIA PROLIFERA / COASTAL CHOLLA
  - IVA HAYESIANA / SAN DIEGO POVERTY WEED
  - LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA
  - MYOPORUM PARVIFOLIUM 'PINK' / PINK MYOPORUM
  - OPUNTIA LITTORALIS / COASTAL PRICKLY PEAR
  - RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY
  - VERBENA SP. / VERBENA

- EXTERIOR SLOPES TREES**
- ARBUSUS UNEDO / STRAWBERRY TREE
  - QUERCUS AGRIFOLIA / COAST LIVE OAK
  - QUERCUS ENGELMANNII / ENGLEMANN OAK
  - QUERCUS SUBER / CORK OAK
- EXTERIOR SLOPE - FMZ 1 SHRUBS & GROUNDCOVERS**
- CARISSA M. 'GREEN CARPET' / GREEN CARPET NATAL PLUM
  - CEANOTHUS G. / HORIZONTALIS / CARMEL CREEPER
  - CEANOTHUS TOMENTOSUS / WOOLY-LEAF CEANOETHUS
  - COPROSMA KIRIKI / CREEPING MIRROR PLANT
  - HELIANTHEMUM SCOPARIUM / RUSHROSE
  - LASTHENIA CALIFORNICA / COAST GOLDFIELDS
  - MYOPORUM PARVIFOLIUM 'PINK' / PINK MYOPORUM
  - OPUNTIA LITTORALIS / COAST PRICKLY PEAR
  - PLANTAGO ERECTA / DOT-SEED PLANTAIN
  - PRUNUS ILICIFOLIA ILICIFOLIA / HOLLYLEAF CHERRY
  - RHAMNUS CROCEA / REDBERRY
  - RHAMNUS CROCEA ILICIFOLIA / HOLLYLEAF REDBERRY
  - RHUS INTEGRIFOLIA / LEMONADE BERRY
  - SAMBUCUS MEXICANA / MEXICAN ELDERBERRY

- EXTERIOR SLOPE - FMZ 2-3 AND REVEGETATION AREA SHRUBS & GROUNDCOVERS**
- ACMISPON GLABER / DEERWEED
  - BACCHARIS SAROTHROIDES / CHAPARRAL BROOM
  - CEANOETHUS TOMENTOSUS / WOOLY LEAF CEANOETHUS
  - CYLINDROPUNTIA PROLIFERA / COAST CHOLLA
  - ERIOGONUM FASCICULATUM / CALIFORNIA BUCKWHEAT
  - EUPHORBIA TRICALLA / STICKS ON FIRE
  - FESTUCA MICROSTACHYS / SMALL FESCUE
  - GALLIUM ANGUSTIFOLIUM / NARROW-LEAVED BEDSTRAW
  - HAZARDI SQUARROSA / SAWTOOTH GOLDENBUSH
  - HETEROMELES ARBUTIFOLIA / TOYON
  - LASTHENIA CALIFORNICA / GOLDFIELDS
  - MARAH MACROCARPUS / WILD CUCUMBER
  - OPUNTIA LITTORALIS / COAST PRICKLY PEAR
  - PHELICIA DISTANS / COMMON PHACELIA
  - RIBES SPECIOSUM / FUCHSIA-FLOWERING GOOSEBERRY
  - RHUS INTEGRIFOLIA / LEMONADE BERRY
  - SALVIA MELIFERA / BLACK SAGE

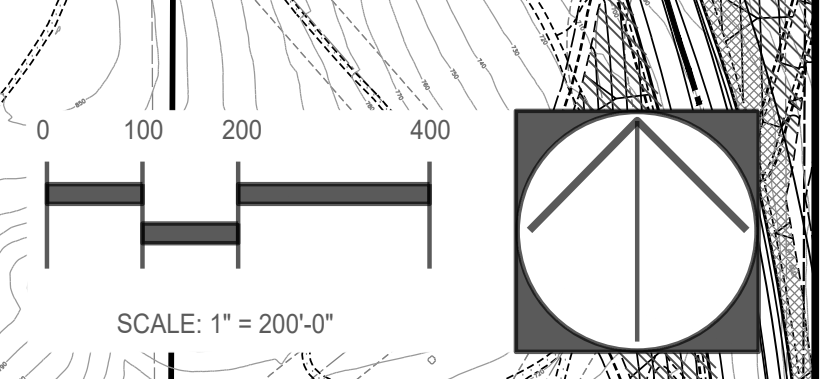
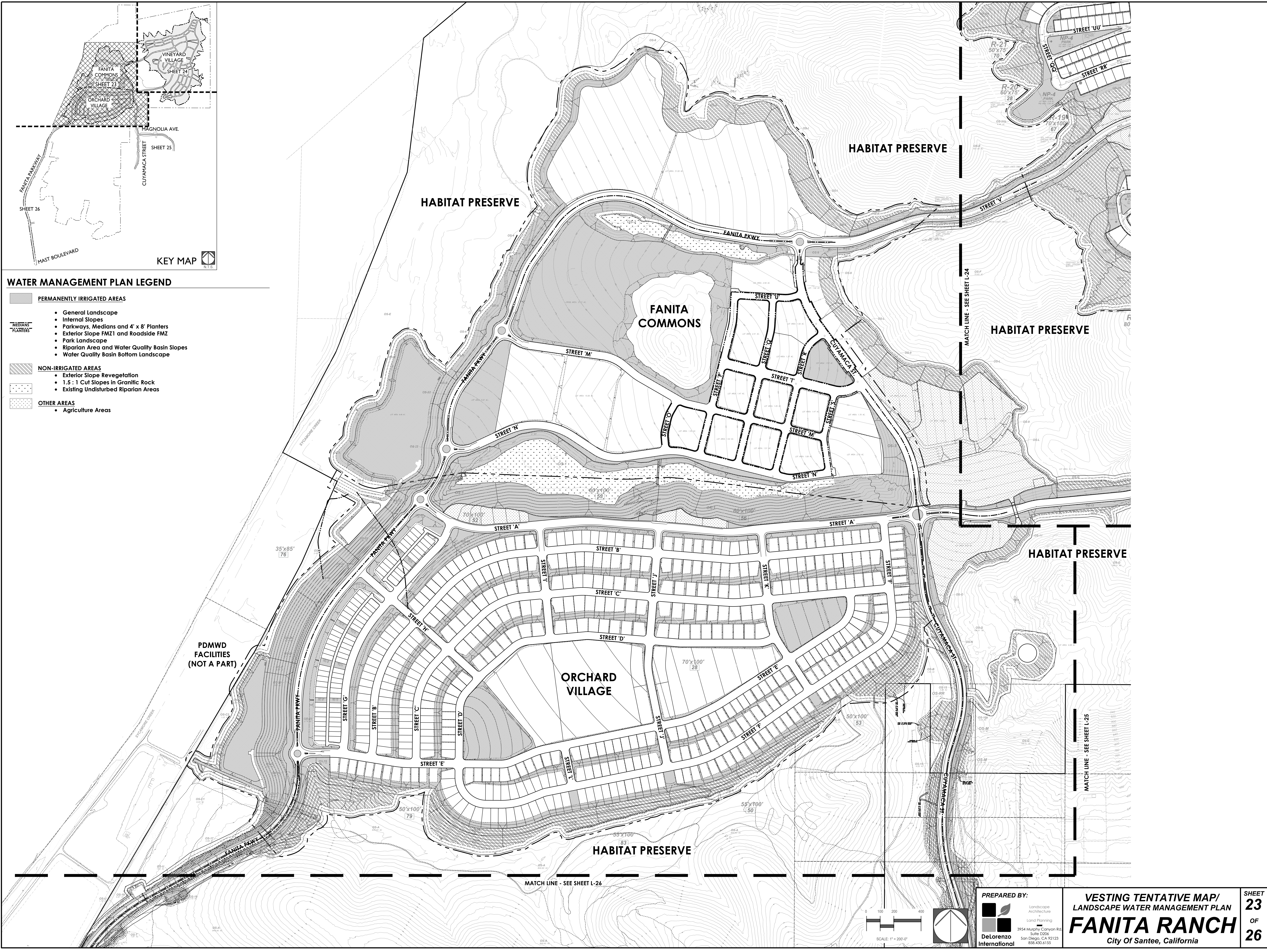
- BASIN TREES**
- ALNUS RHOBIFOLIA / WHITE ALDER (BASIN BOTTOM)
  - PLATANUS RACEMOSA / CALIFORNIA SYCAMORE (BASIN BOTTOM)
  - SALIX LASIOLEPIS / ARROYO WILLOW (BASIN SLO





**WATER MANAGEMENT PLAN LEGEND**

- PERMANENTLY IRRIGATED AREAS**
  - General Landscape
  - Internal Slopes
  - Parkways, Medians and 4' x 8' Planters
  - Exterior Slope FMZ1 and Roadside FMZ
  - Park Landscape
  - Riparian Area and Water Quality Basin Slopes
  - Water Quality Basin Bottom Landscape
- NON-IRRIGATED AREAS**
  - Exterior Slope Revegetation
  - 1.5 : 1 Cut Slopes in Granitic Rock
  - Existing Undisturbed Riparian Areas
- OTHER AREAS**
  - Agriculture Areas

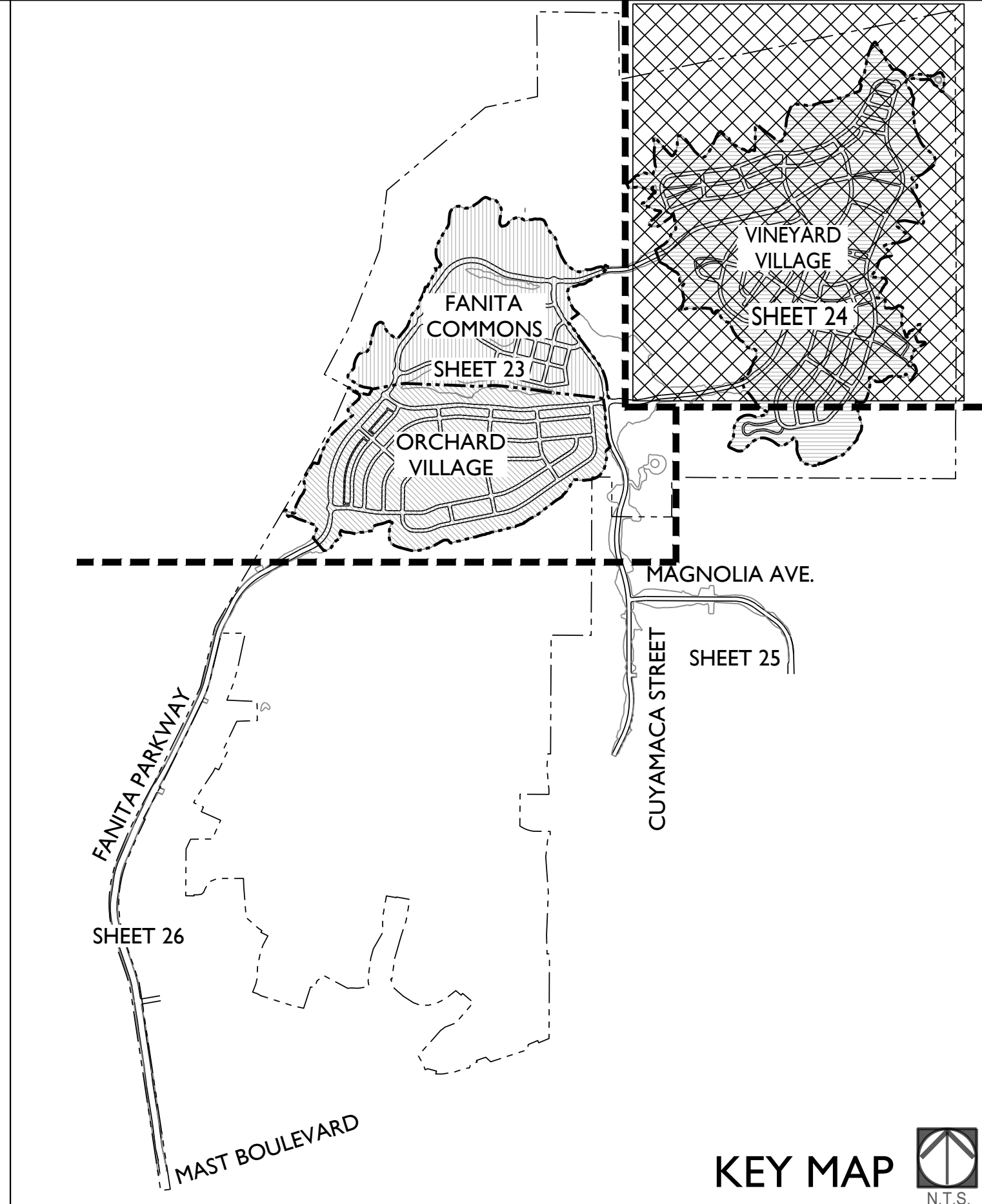
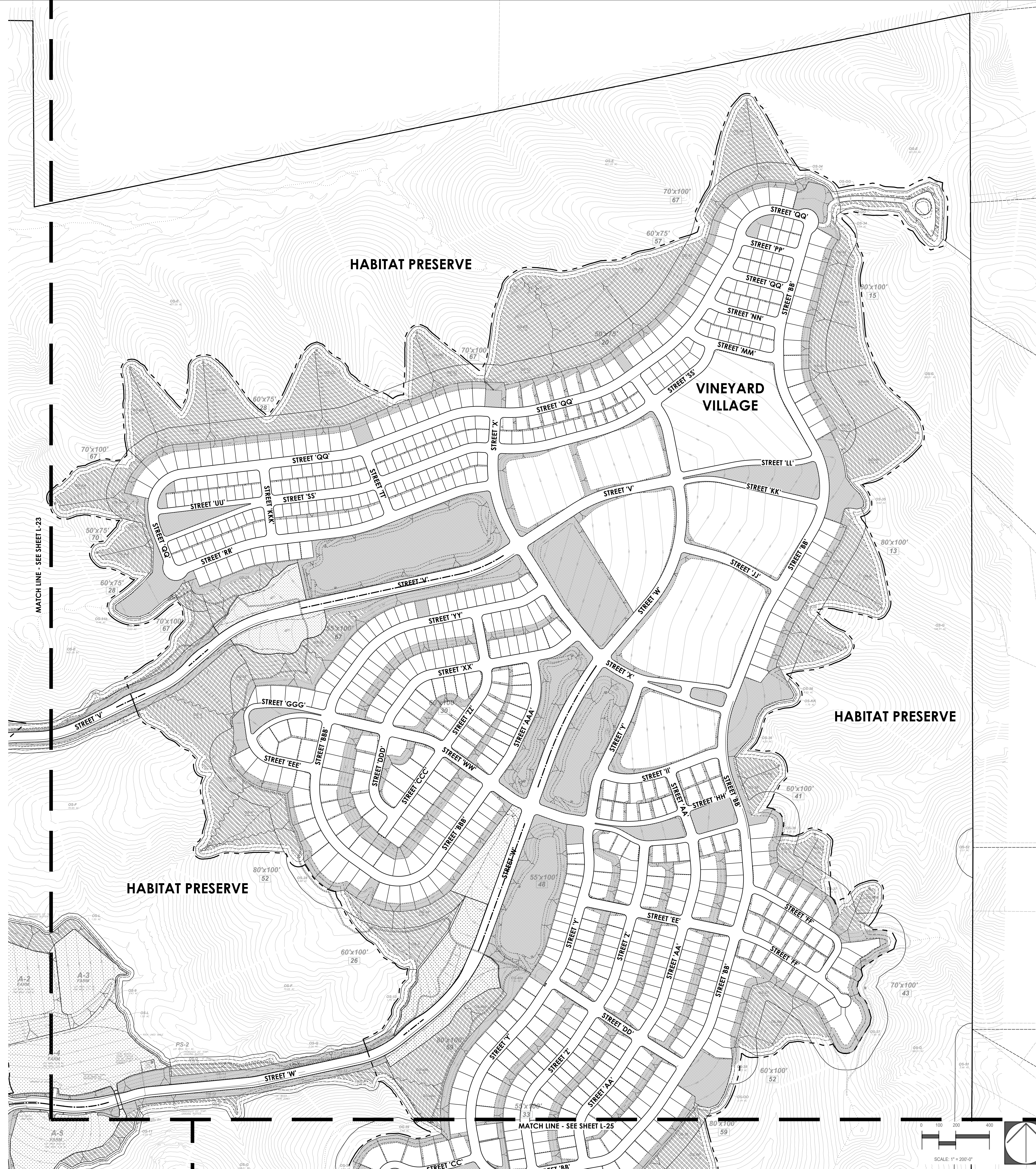


PREPARED BY:  
  
 DeLorenzo  
 International  
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 Land Planning  
 3954 Murphy Canyon Rd  
 Suite D206  
 San Diego, CA 92123  
 619-450-6155

**VESTING TENTATIVE MAP/  
 LANDSCAPE WATER MANAGEMENT PLAN**  
**FANITA RANCH**  
 City Of Santee, California

SHEET **23**  
 OF **26**  
 P.C. 2395-0027



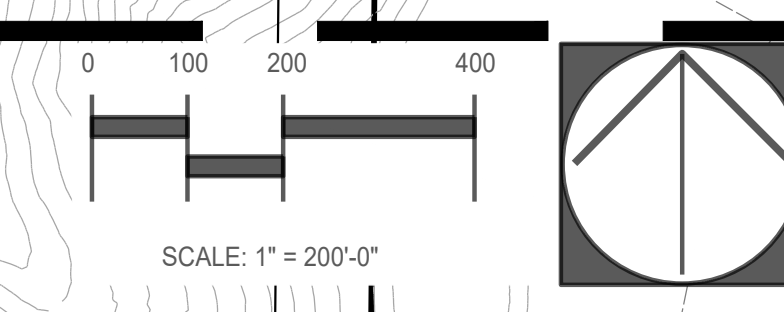


**WATER MANAGEMENT PLAN LEGEND**

- PERMANENTLY IRRIGATED AREAS
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- OTHER AREAS
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MATCH LINE - SEE SHEET L-23

MATCH LINE - SEE SHEET L-25

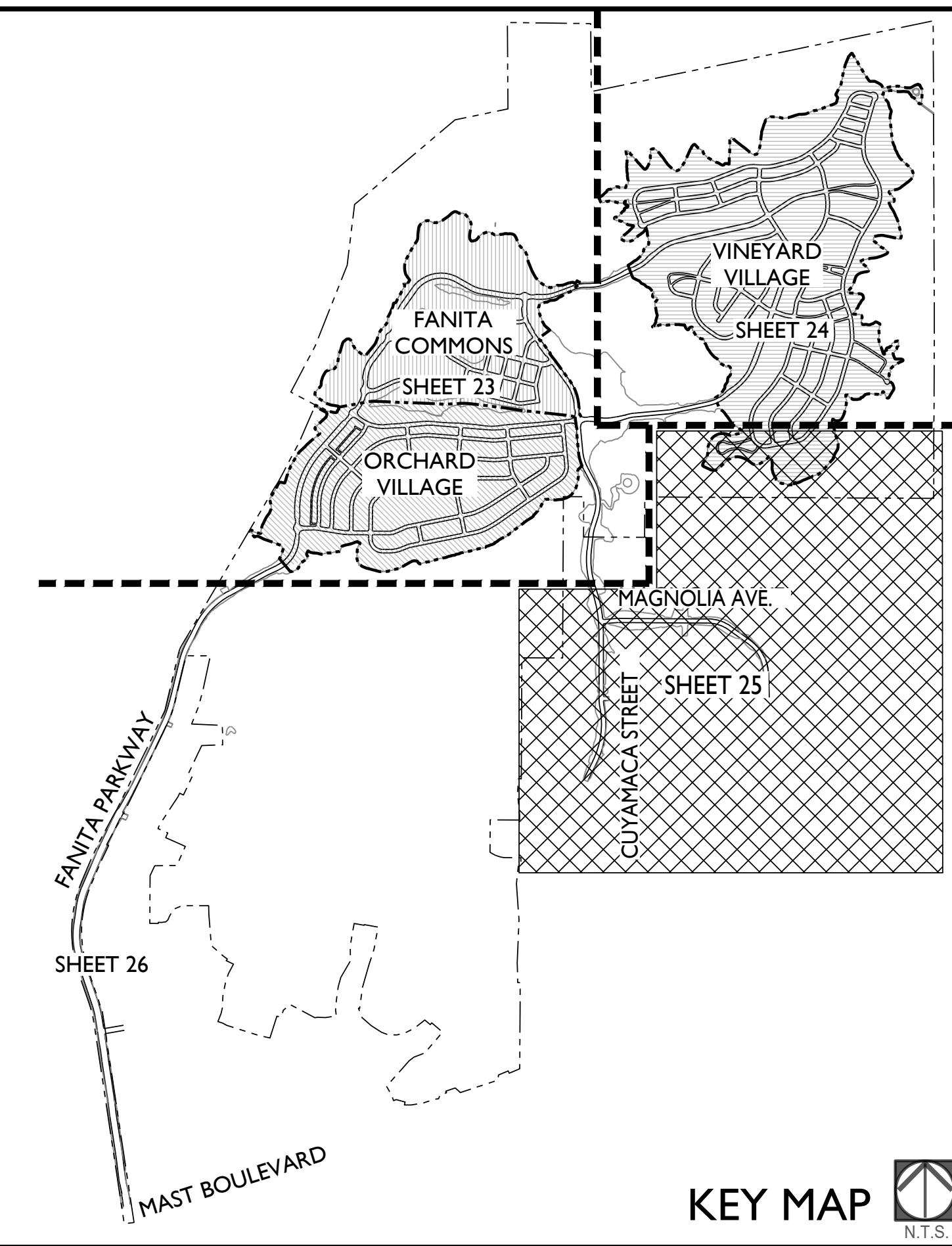


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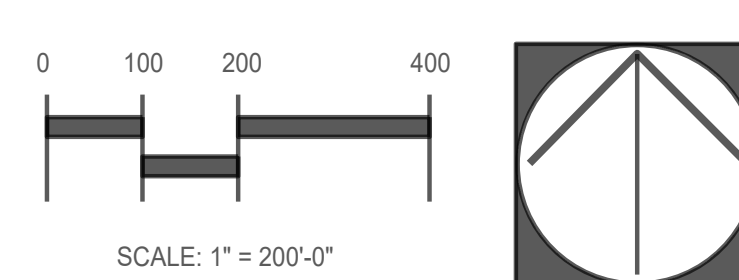
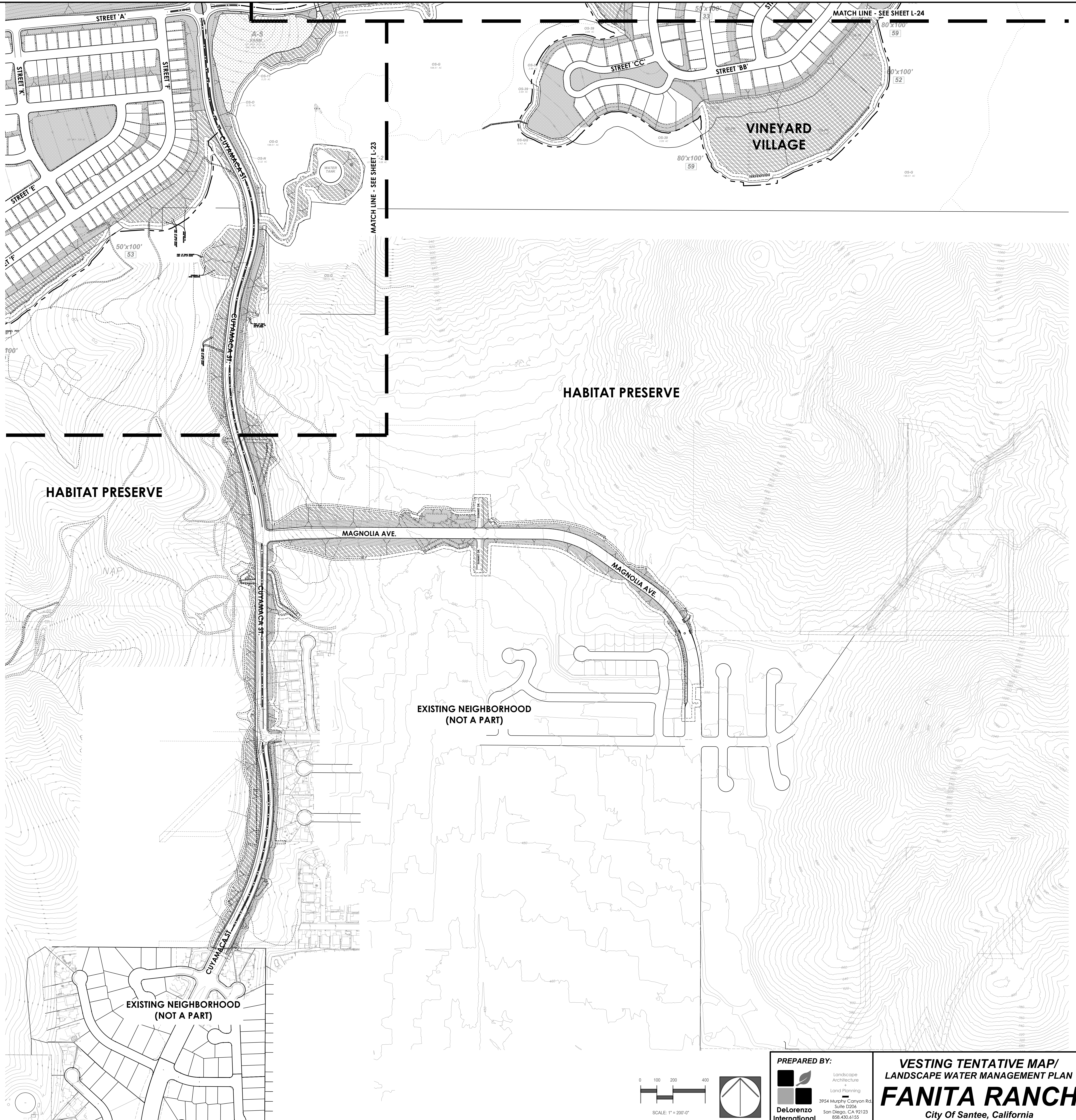
**SHEET 24  
 OF 26**  
 P.C. 2395-0027





**WATER MANAGEMENT PLAN LEGEND**

- PERMANENTLY IRRIGATED AREAS
  - General Landscape
  - Internal Slopes
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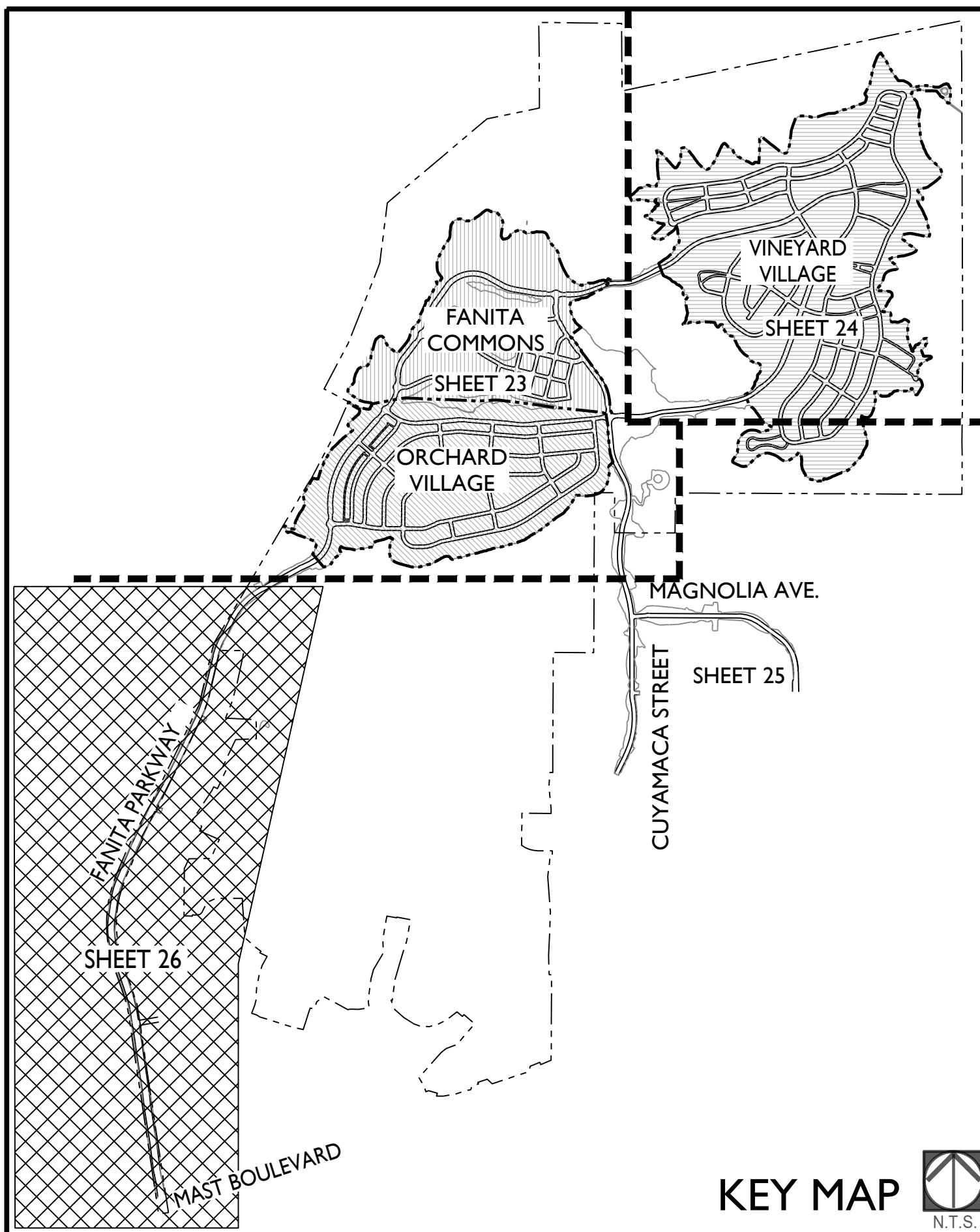
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**VESTING TENTATIVE MAP/  
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**FANITA RANCH**  
 City Of Santee, California

**SHEET 25**  
 OF 26

W.C. 2395-007





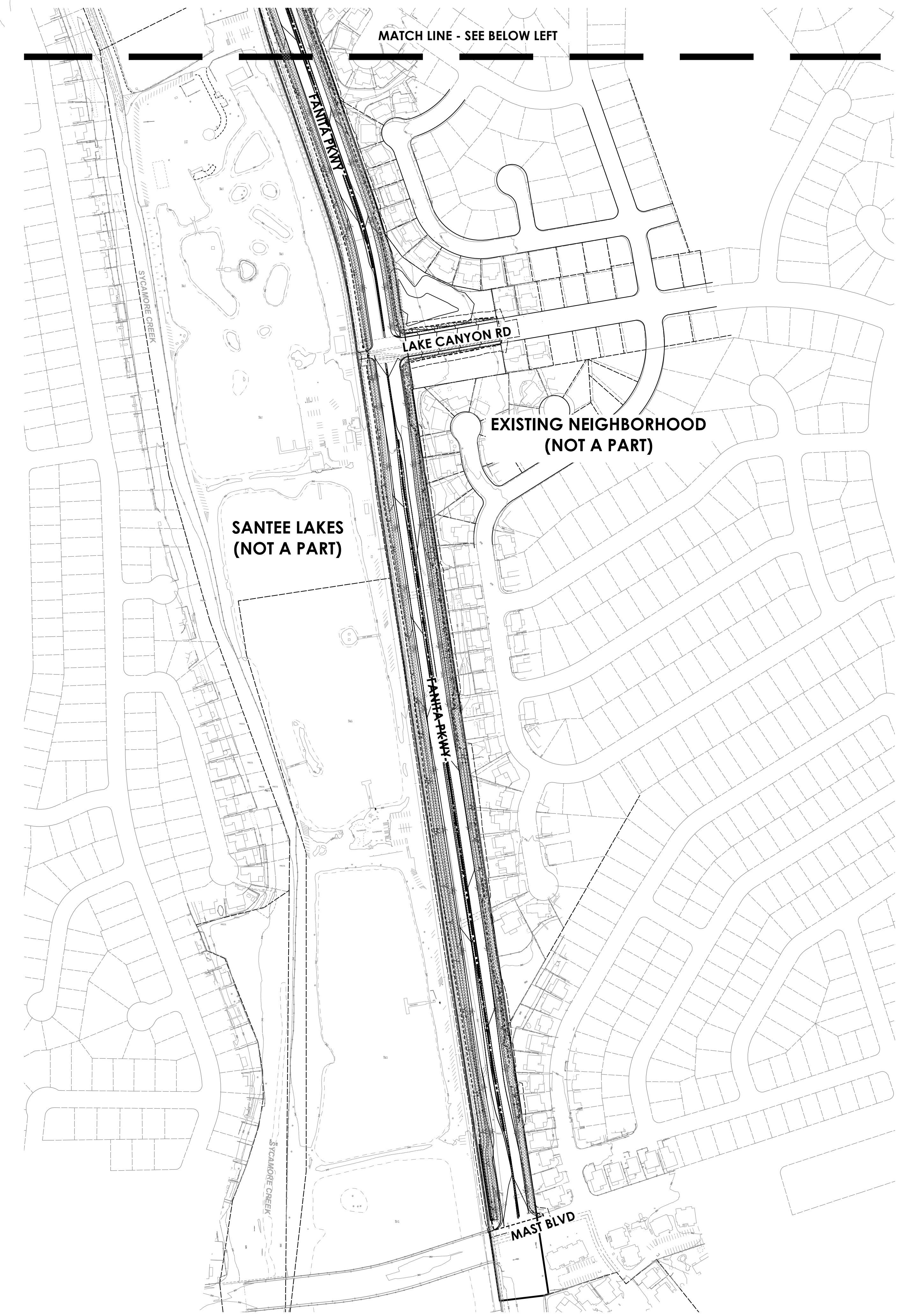
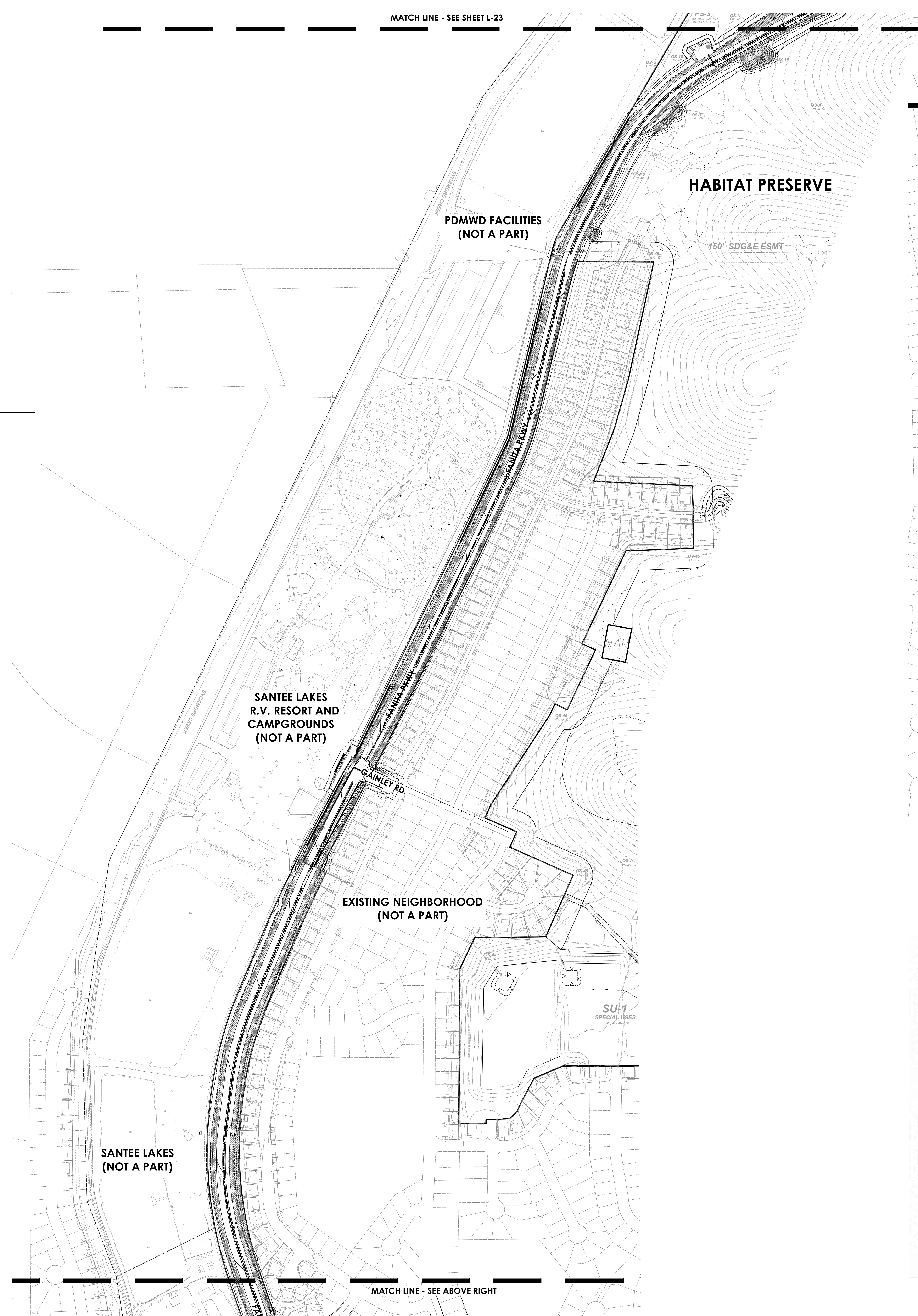
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- OTHER AREAS**
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MEDIAN PLANTERS

NON-IRRIGATED AREAS

OTHER AREAS

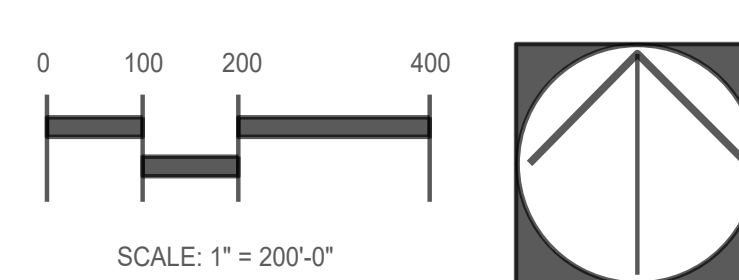


**WATER EFFICIENT LANDSCAPE WORKSHEET** 4/2/2020

Fanita Ranch  
Project Reference Evapotranspiration (ET<sub>0</sub>)<sup>a</sup> 51.2 Irrigation Water: Advanced Treated

| Planting Description                         | Plant Factor (PF) (a)    | Irrigation Method (b) | Irrigation Efficiency (IE) (c) | ETAP (ET <sub>0</sub> x IE) (d) | Landscape Area (sq. ft.) (e) | ETAP x Area (f) | Estimated Total Annual Water Use (ETWU) (gallons) |  |                    |               |
|--|--------------------------|-----------------------|--------------------------------|---------------------------------|------------------------------|-----------------|---|--|--------------------|---------------|
|  |                          |                       |                                |                                 |                              |                 | Annual Water Use (ETWU) (gallons)                 | Annual Water Use (ETWU) (acre-feet)  |                    |               |
| General Landscape                            | 0.4                      | Overhead              | 0.75                           | 0.33                            | 462,734                      | 282,797         | 8,342,058   | 25.95  |                    |               |
| Interior Slope                               | 0.3                      | Overhead              | 0.75                           | 0.40                            | 2,067,360                    | 826,945         | 25,282,368  | 80.56  |                    |               |
| Parkways and Medians                         | 0.4                      | Overhead              | 0.75                           | 0.33                            | 1,066,187                    | 566,100         | 18,033,708  | 56.34  |                    |               |
| Exterior Slope FMZ1 and Roadside FMZ         | 0.2                      | Overhead              | 0.75                           | 0.27                            | 3,133,867                    | 856,869         | 28,628,079  | 81.41  |                    |               |
| Exterior Slope Revegetation - Riparian Style | 0.3                      | Overhead              | 0.75                           | 0.40                            | 628,773                      | 251,000         | 7,885,800   | 24.60  |                    |               |
| Park Landscape - Turf, Warm Season (f)       | 0.5                      | Overhead              | 0.75                           | 0.37                            | 1,742,978                    | 1,161,845       | 36,884,793  | 113.20   |                    |               |
| Park Landscape - Shrub Beds                  | 0.3                      | Overhead              | 0.75                           | 0.40                            | 792,364                      | 316,869         | 10,048,896  | 30.87  |                    |               |
| Riparian Area and Water Quality Basin Slope  | 0.1                      | Overhead              | 0.75                           | 0.13                            | 1,378,752                    | 183,834         | 5,856,614   | 17.91  |                    |               |
| Water Quality Basin Bottom Landscape         | 0.1                      | Overhead              | 0.15                           | 0.15                            | 863,513                      | 129,466         | 4,078,101   | 12.52  |                    |               |
| <b>Permanently Irrigated Totals</b>          |                          |                       |                                |                                 |                              |                 | <b>12,268,223</b>                                 | <b>4,836,142</b>   | <b>143,995,287</b> | <b>441.91</b> |
| Maximum Allowed Water Allowance (MWA) (h)    |                          |                       |                                |                                 |                              |                 | 214,140,889                                       | 6.65   |                    |               |
| Based upon an ETAP of:                       |                          |                       |                                |                                 |                              |                 |   |  |                    |               |
| <b>ETAP Calculations</b>                     |                          |                       |                                |                                 |                              |                 |   |  |                    |               |
| All Landscape Areas                          |                          |                       |                                |                                 |                              |                 | 4,658,142   | Average ETAP for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas. |                    |               |
| Total ETAP x Area                            |                          |                       |                                |                                 |                              |                 | 12,268,223  |  |                    |               |
| Average ETAP                                 |                          |                       |                                |                                 |                              |                 | 0.37  |  |                    |               |
| <b>Non-Irrigated / Other Irrigated Areas</b> |                          |                       |                                |                                 |                              |                 |   |  |                    |               |
| Planting Description                         | Landscape Area (sq. ft.) |                       |                                |                                 |                              |                 |   |  |                    |               |
| Exterior Slope Revegetation Beyond FMZ1      | 5,174,462                |                       |                                |                                 |                              |                 |   |  |                    |               |
| 1.5:1 Cut Slopes in Granitic Rock            | 906,912                  |                       |                                |                                 |                              |                 |   |  |                    |               |
| Undisturbed Riparian Area                    | 872,412                  |                       |                                |                                 |                              |                 |   |  |                    |               |
| Agriculture Area Pads                        | 1,432,400                |                       |                                |                                 |                              |                 |   |  |                    |               |
| Agriculture Area Slopes                      | 114,747                  |                       |                                |                                 |                              |                 |   |  |                    |               |

(a) Plant Factor: Per Water Use Classification of Landscape Species (MUCOLS), UC Cooperative Extension.  
 (b) Irrigation Method: Overhead Spray or Drip Irrigation.  
 (c) Irrigation Efficiency: 0.75 for spray head, 0.81 for drip irrigation. Source: City of Santee Water Efficient Landscape Worksheet.  
 (d) ETAP (Annual Gallons Required) = ET<sub>0</sub> x 0.82 x ETAP x Area, where 0.82 is a conversion factor. Source: City of Santee Water Efficient Landscape Worksheet.  
 (e) MWA (Annual Gallons Allowed) = (ET<sub>0</sub> x 0.82) x (ETAP x LA) - ((ETAP x LA) x 0.45).  
 (f) To allow comparison with the Fanita Ranch Water Supply Assessment (see 2402), active turf areas are shown as part of the regular landscape area and not as special landscape area.



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**VESTING TENTATIVE MAP/  
 LANDSCAPE WATER MANAGEMENT PLAN**  
**FANITA RANCH**  
 City Of Santee, California

**SHEET 26 OF 26**  
 No. 2395-0027