e. Planting Standards

1. **Street Trees:**
   - » Street trees shall be planted at a spacing of 25 feet on center adjacent to all existing public streets and new private streets within the development.
   - » Street trees which are in sidewalks shall be in tree wells with a minimum size of 24 square feet and shall be covered by a tree grate or an ADA compliant decomposed granite treatment or other porous paving material.
   - » Trees shall be chosen from Plant Matrix in Section A4.

Parkway Trees

2. **Planted Front Yard:**

Planting Guideline for the Planted Front Yard:

- » **Trees:** Provide at least one tree per 200 square feet of yard area. Trees shall be 15-gallon size, minimum. Trees shall be chosen from the Plant Matrix in Section A4.
- » **Parking Lots:** Shrubs and/or low walls should provide a visual screen of a minimum of 30 inches in height after 2 years growth. When walls are used, a minimum five-foot-wide planted buffer shall be provided between the property line and the wall. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two years' average growth. At driveway entrances, shrubs and/or low walls shall meet sight distance triangle requirements.

Residential Landscape

3. **Interior Property Line Planting:**

» Provide a minimum five-foot wide deep fully landscaped setback at all parking lot edges along the interior and rear property lines.

Guideline for interior property line planting:

» **Trees:** Provide at least one tree per 300 square feet of total area of the required side or rear yard. Trees shall be 15-gallon size minimum. Trees shall be chosen from the Plant Matrix in Section A4.

» **Other Planting:** Remaining areas of the side yard not covered by trees should be fully landscaped with shrubs and other carefully selected plant materials.

Guideline for parking lot edges along interior property lines:

» **Trees:** Provide at least one tree per 300 square feet of total yard area. Trees shall be 15-gallon size, minimum. Trees shall be chosen from the Plant Matrix in Section A4.

» **Shrubs:** Shrubs shall provide a visual screen of a minimum of 30 inches in height after two years growth. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two year's growth.

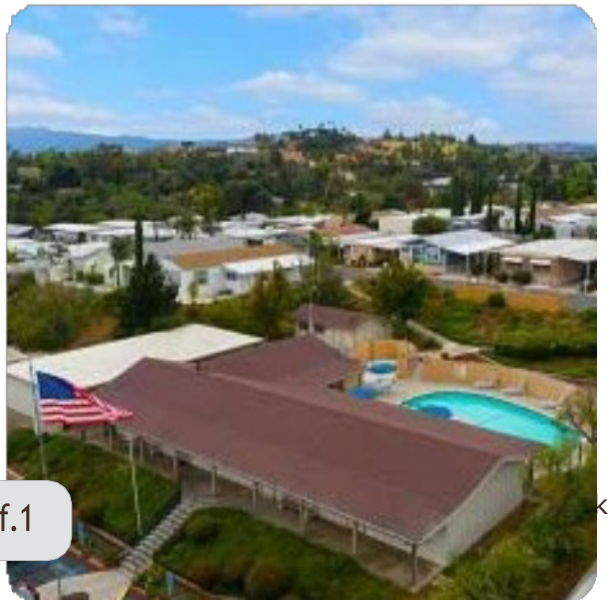
4. **Internal Parking Lot Planting:**

» For all parking lots greater than 6,000 square feet, in addition to all other standards, an internal area equivalent to a minimum of 5% of the total parking area shall be planted with a combination of trees and shrubs. Every designated parking space must be a maximum of 30-feet from the base of a tree. Trees shall be selected from the Plant Matrix in Section A4.

» The parking lot perimeter should terminate a minimum of 10 feet from the face of a building. This area shall include a pedestrian walkway of at least 5 feet and a landscaped buffer.

f. Mobile Home Parks

1. Mobile homes in mobile home parks must comply with the "Mobile Home On Private Lot Regulations," Sections 6502 through 6506 of the Zoning Ordinance.
2. Community buildings located within a mobile home park shall meet the same architectural standards as buildings in the previous standards.



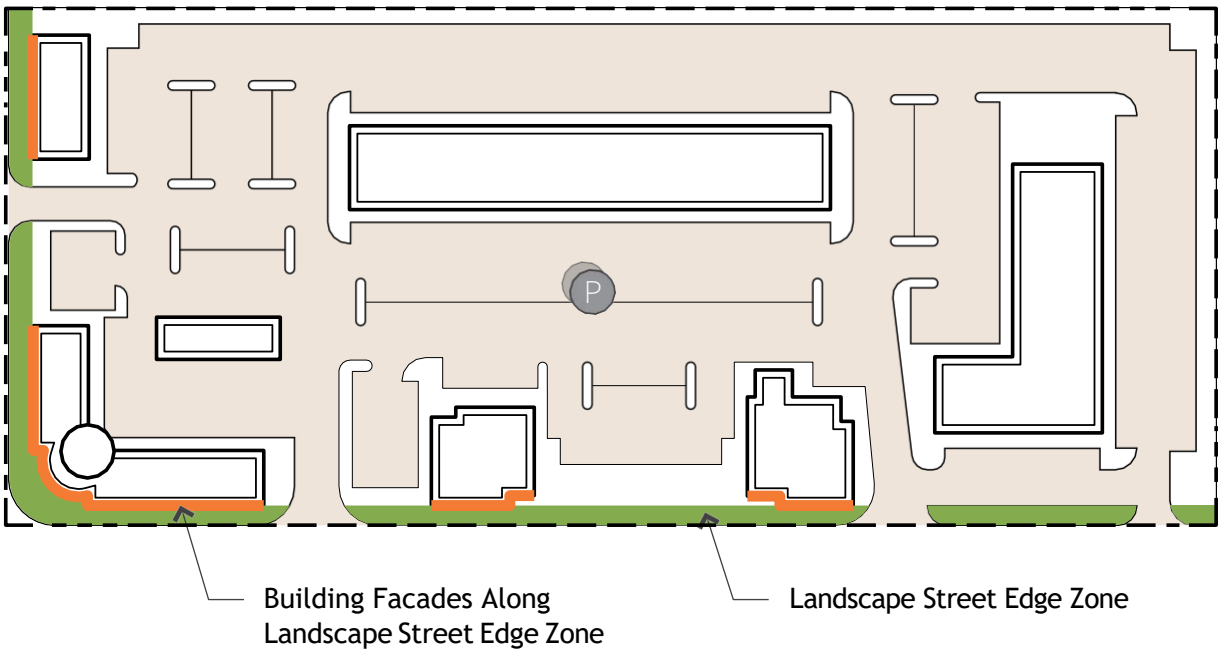
f.1

B3 Industrial Development

a. Site Planning

1. Provide a minimum 20-foot deep Landscaped Street Edge Zone along all front and side street property lines. The Landscaped Street Edge Zone shall be composed of plantings, earth berms, and/or low walls. Storage yards, loading areas, parking, or similar uses are not permitted in this location.
2. Pedestrian circulation and building location shall be adjacent to the street side of the property. Where offices and similar small-scale elements are part of the industrial development they shall be oriented towards the street.
3. Provide shaded open space on the site of at least 400 square feet for employee outdoor use.

Shaded Seating Area



b. Architecture

1. Neon and highly reflective wall surfaces are not allowed. Wall colors shall be earth-tones and warm, light colors.
2. Provide pilasters, reveals, color and material change, or small offsets in plan at least once for every 20 feet of linear footage facing a street.
3. Building heights and setbacks to define different functions such as offices and warehousing are required.
4. Flat roofs shall include parapets and roof aggregate shall be earth tone color and applied dense enough to completely cover the roof surface.
5. Metal roofing systems with integral color (earth tone) are permissible. Neon and highly reflective roof surfaces, including unpainted galvanized metal roofing, are not allowed.

Multi material building façade

c. Screening

1. Storage yards and service areas shall be screened from view using a landscaped buffer or a decorative wall/fence of at least 5 feet or a wall/fence of at least 5 feet tall.
2. All fences and walls shall be set back at least 20 feet from front and side street property lines.

Decorative Screening

d. Planting Standards

1. Landscaped Street Edge Zone

Planting Requirements for the Landscaped Street Edge Zone:

- **Trees:** Provide at least one tree per 200 square feet of total area of the Landscaped Street Edge Zone. Trees shall be 15-gallon minimum size. See Section A4, Plant Matrix.
- **Shrubs:** Shrub planting shall be used to create spatial definition within the planting area. Low, spreading shrubs shall be used in the foreground, larger, coarser shrubs in the background.
- When shrubs are used for screening, they should provide a visual screen of a minimum of 5 feet high after two years growth. Shrubs and walls shall not obstruct views of oncoming traffic at driveways. For shrubs in massed plantings, space shrubs so that branches intertwine after two year's growth.

2. Interior Property Line

- Provide a minimum 5 foot deep fully landscaped setback area at all parking and service area edges along the rear and interior property lines.
- When abutting commercial or residential uses, industrial parking lots and service areas shall have a solid 6-foot fence or wall separating the industrial use from the residential or commercial property. Fences or walls shall have a planted edge of at least 5 feet between the face of the wall or fence and parking or service areas.

Guideline for Interior Property Line Planting:

- **Trees:** Provide at least one tree per 100 square feet of total area. Trees should be 15-gallon size, minimum.
- **Shrubs:** Shrubs should provide a visual screen of a minimum of five feet in height after two years growth. For shrubs in massed plantings, space shrubs so that branches intertwine after two year's growth.

3. Internal Parking and Service Areas

- Where the total square footage of a parking or service area exceeds 6,000 square feet, in addition to all other Standards, an internal area equivalent to a minimum of 5% of the total area shall be planted with a combination of trees and shrubs.

C. Standards for Areas with Special Environmental Considerations

C1 Scenic Roads

This standard applies to all projects subject to Design Review. This standard pertains to the following scenic roads: Mission Road, Reche Road, Old Hwy. 395, Pala Road/Highway 76, Los Alisos Road, Fallbrook Street, Stage Lane Road, Gird Road, Live Oak Road, Pepper Tree Lane, Green Canyon Road, Wilt Road, Olive Hill Road, Sleeping Indian Road, De Luz Road.

a. Site Planning

1. On Scenic Roads, building setbacks more than the minimum requirements are required.
2. Walls shall be comprised of native stone, wooden rail fences, boulders, and native rocks.
3. Retain existing landforms, stream beds, mature trees, and important rock outcroppings. Driveway and underground utilities should be located to avoid destruction of important natural features.

Native Stone Wall

Natural Boulder

4. **Scenic Roads Parking Standards**

   » **Trees:** Where orchards predominate, orderly alignment of trees along the road edge is required. Where rugged, native growth predominates, irregular alignment of trees along the road is required. The goal is to reinforce the existing identity of the road edge.

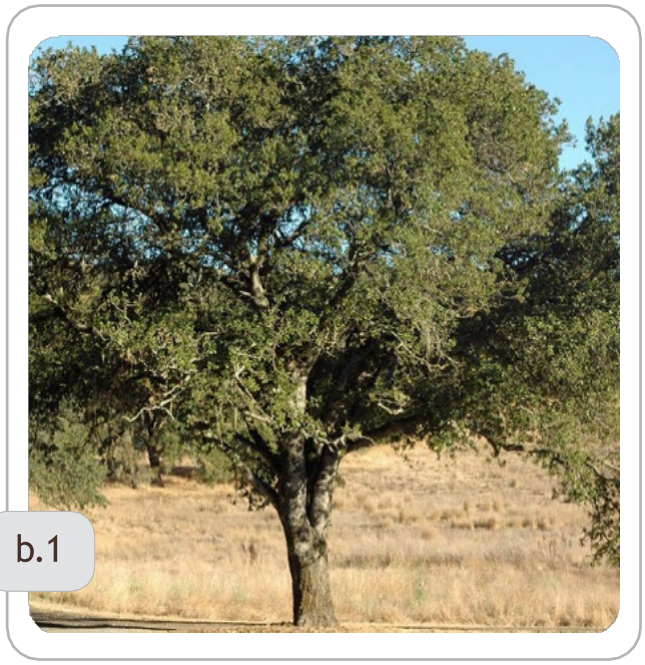
   » **Shrubs:** Shrubs exist in wild profusion beneath native trees along the scenic roads. Where native trees exist and new trees are going to be planted in irregular alignments, informal plantings of blooming shrubs as understory plants are required. Shrubs do not exist in orchard conditions; therefore, where orchards predominate and new tree plantings are going to be orderly aligned, shrubs shall be low and more subdued in flower color to duplicate the orchard condition.

b. Gird Road, Live Oak Park Road

1. These two roads are unique in that they have dominant tree species existing along the road edge. To maintain this consistency, plantings of l ive oaks (Quercus agrifolia) along the road edge are required on Live Oak Road and Gird Road.

   » See Section A4 "Plant Matrix," "Scenic Roads."

   » See Section A4 "Plant Matrix," "Shrubs."



Native oak example in Fallbrook

C2 Hillside Development

Hillside development should strive for:

- Sensitive siting of buildings.
- Avoidance of buildings located on ridge lines.
- Minimal grading and careful drainage.
- Integrated streets and sidewalks.
- Retention of existing trees.
- Removal of non-native trees.
- Appropriate plantings for hillside and slope conditions.

This standard applies to all development subject to Design Review on hillside sites of 25% or more gradient.

a. Siting Of Buildings

1. Buildings, retaining walls and other improvements deferring to the natural landforms and kept to as low a profile as possible. The siting of buildings shall not be located on highly visible ridgeline locations and shall not disturb natural landforms.
2. **Reduction of the Visual Bulk of Structures**
   - » Cut buildings into the hillside to reduce their visual bulk. Site buildings with different floor elevations to achieve height variation. Decks shall be located low to the ground or on the roofs of lower levels of the building.
   - » Avoid large or long wall planes. Building masses shall be broken into smaller-scale elements and elevations articulated to produce shadows through setbacks, overhangs, decks, recessed openings, and projected windows.
   - » Building forms shall follow hillside slope to increase the integration of building and site. This is particularly important to roof forms.

Hillside Building

» Avoid massive roof overhangs and cantilevers on downhill faces of buildings.

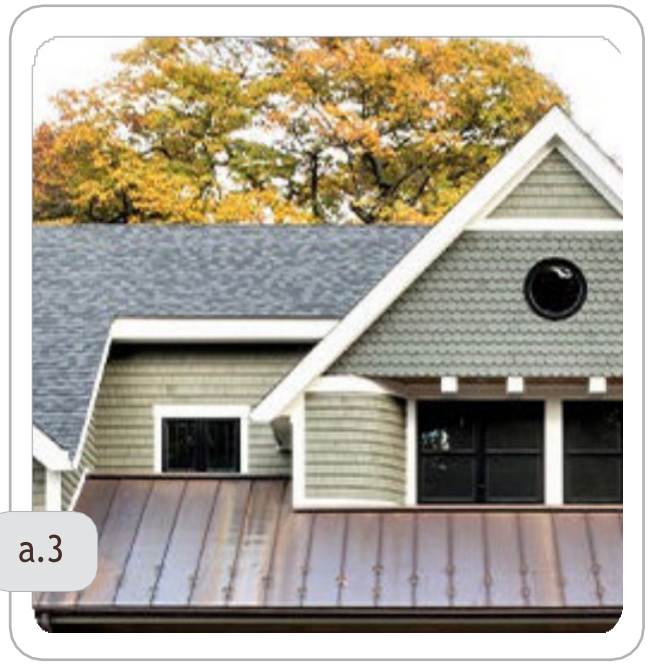
» Avoid long and high retaining walls. When retaining walls are used, break them into smaller elements with planted terraces.

3. **Materials and Color**

» All hillside dwellings shall use materials and painted colors that approximate the range of colors in the natural landscape. Highly saturated colors, highly contrasting color combinations, and reflective surfaces shall be avoided. The use of earth toned paints, wood stained with medium earth tones, native stone, and earth tone colors of brick or textured block are required.

» Earth tone tile, low reflectivity standing steam, or composition shingles are preferred roofing materials for hillside sites. If synthetic materials or built-up roofs with gravel are used, they shall be of medium color earth tones. White gravel and highly reflective roof surfaces are prohibited.

» Glass, skylights, and reflective materials such as aluminum and plastics must be used carefully to minimize their reflective properties. Dark anodized aluminum is encouraged when windows or other aluminum products are used. Large areas of glass shall be protected by overhangs. Highly reflective mirrored glass is prohibited.



Example of materials and colors for hillside dwellings

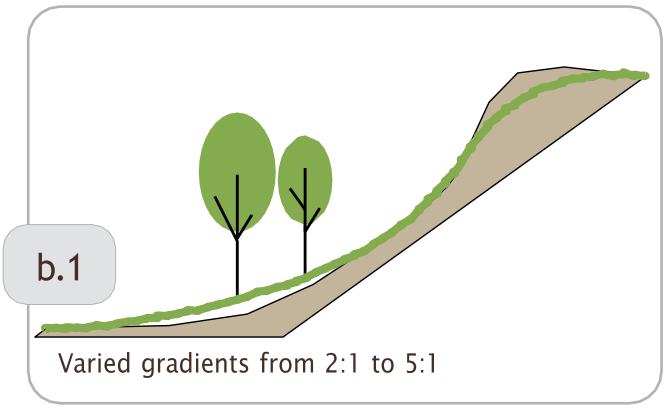
b. Grading And Drainage

1. Slope Ratios

» To create slopes which closely reflect the surrounding natural hills, and to avoid the linearity of consistent slopes, graded hillsides shall have variation in their slope ratios. Grading shall minimize the "engineered" look of manufactured slopes. Avoid sharp cuts and fills--smooth, flowing contours of varied gradients from 2:1 to 5:1 is preferred.

» Slope banks shall be softened by contoured grading of fill at the top and toe of the slope.

» Residential lots cut into existing slopes of 25% or greater, and a minimum elevation differential of 50 feet, or greater, shall have to have at least one-half of the lot remain at the gradient of the original slope.



2. Building Pads and Retaining Walls

» Hillside site design shall avoid large building pads, large level open spaces, and shall minimize the height of retaining walls. New building sites shall be graded so that they appear to emerge from the slope.

» Retaining walls faced with local stone or of earth-colored and textured concrete are required.

3. **Drainage**

   » Fallbrook's natural landforms are a definitive part of its environment that should be respected in new development. Hillside grading shall be minimized and designed to appear as close as possible to the surrounding land contours.

   » Place drainage devices (terrace drains, benches, and intervening terraces) as inconspicuously as possible on graded slopes. Natural swales leading downhill are good locations for down drains. The side of a drain may have a berm to better conceal it.

   » Concrete drains shall be color-tinted to blend with natural soil color. Planting around drains is required to improve concealment.


b.2

c. Streets And Walkways

The design of streets and walkways should work with the natural terrain and minimize cut and fill or hillsides.

1. Street layout shall follow existing natural contours to carefully integrate the street with the hillside.

d. Planting Design

1. **Plant Selection (see Plant Matrix)**

   » Plant materials shall be selected for their effectiveness of erosion control, fire resistance and drought tolerance.

   » Hillside plant selection shall consider neighbors' views and observe the following principles:

      » Where views have been established, follow downhill alignment of taller trees.

      » Use less dense, open trees that provide shade but do not block views.

2. **Planting Techniques**

» Use irregular plant spacing to achieve a natural appearance on uniformly graded slopes. Plant trees along contour lines in undulating groups to create grove effects which blur the distinctive line of the graded slope. Shrubs of varying height shall be planted between tree stands. Ground covers of native and introduced species are appropriate for slope erosion control.

» Locate trees in swale areas to closely reflect natural conditions and gather natural surface runoff for plant irrigation.

Hillside Landscape

3. **Transitional Slope Plantings**

» Transitional slopes exist between the more ornamental plantings of newly planted areas and the native vegetation of undisturbed areas. The goal is to blend these two diverse areas together. The following planting principles are required for these areas:

» Establish the species of plants existing natively in the undisturbed areas.

» Determine the use of plants in the transitional areas: erosion control, shade, screening,

» Select species from those already existing natively to fulfill the use requirements. Blend these plants into a planting plan of other hardy, drought resistant species of more ornamental or utilitarian qualities.

» Encourage the planting of water-conserving plant species.

» Select low fuel volume plant materials.

4. **Internal Slope Plantings**

» Internal slopes exist within the newly developed project. They do not blend into native areas, as do transitional slopes, and, therefore, may be planted with a different type of plant palette. The following principles are required for internal slopes:

» Establish gradient of new slope and determine erosion control requirements.

» Fulfill erosion control needs with water-conserving plant material,

» Encourage the planting of water-conserving plant species.

» Arrange plants in naturalized patterns, rather than regimented rows

The purpose of this standard is to define development standards and goals that will minimize potential hazards of flood inundation and stream bank erosion while protecting the scenic and aesthetic value of the flood plain areas.

C3 Development in Flood Plains

For further reference see the San Diego County Zoning Ordinance and Board of Supervisors' Policies I-68 and 1-69 define development policies for Flood Plains.

The potential hazards created by development, grading and stream bank alteration within a Flood Plain are not only a concern of the development itself but may cause damage to properties upstream and downstream of the property. For this reason, the larger off-site implications of all proposed buildings, other built improvements such as roads and parking areas, landform grading and stream bank alterations within a Flood Plain must be considered in all development reviews.

Definitions

- **"100-Year Flood"** means a flood estimated to occur on an average of once in 100 years.
- **"Flood Plain**" means a land area which is likely to be flooded, adjoining a river, stream, watercourse, ocean, bay, or lake.
- **"Floodway"** means the river channel and the adjacent land areas needed to cany the 100-year Flood, without increasing the water surface elevation more than one foot at any point. Additional criteria needed to provide good flow conditions may apply.
- **"Flood Fringe"** means all land lying in the 100-year Flood Plain that is outside the Floodway.

a. Floodway Zone

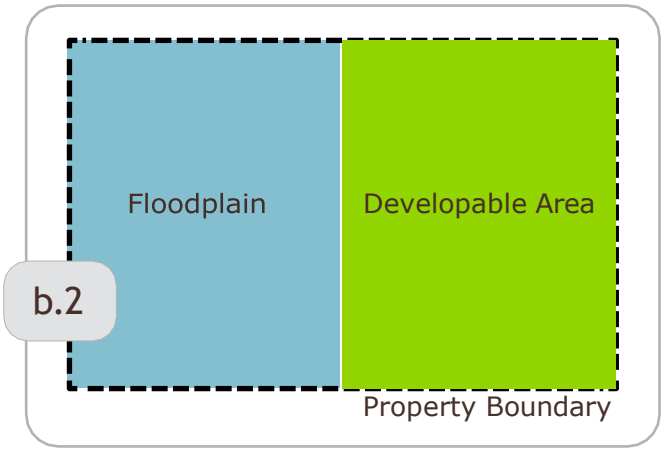
1. The defined Floodway zone shall be kept as close as possible to its natural condition. Structures, parking areas and other major improvements are prohibited. Landform and stream bank alterations within the zone are strongly discouraged, except for the purpose of stabilizing stream bank areas with erosion problems.

Construction of concrete or other engineered channels, dikes and levees within the Floodway zone is prohibited and shall only be used where flood damage to existing structures would be caused by flood flows.

b. Development Within the Flood Plain

The general intent of this Standard is to discourage development within the entire Flood Plain. Since this is sometimes not possible without a complete loss of property development potential, development in the Flood Fringe area is permitted subject to the following Standards:

1. **Properties Partially within a Flood Plain**
   - » For developments on properties with areas lying both within and outside of the Flood Plain, buildings should be clustered, to the maximum extent feasible, in the areas of the site lying outside the Flood Plain. Use of the Flood Plain as group open space for recreation or other activities which would leave it in a natural state is strongly encouraged.
   - » The intent of this paragraph should be observed in all new lot splits and Planned Developments. Required open spaces shall be concentrated in the Flood Plain.
2. **Properties Entirely within a Flood Plain**
   - » If a development is proposed in the Flood Fringe area, the applicant shall demonstrate the building, filling, and other landform alterations will not contribute to off-site property damage by flooding, nor will it be subject to erosion by future floods.
   - » The finished floor level of all structures must be at least one foot above the 100-year Floodway elevation.
3. **Structural Measures of Flood Control**
   - » Dikes, levees, and floodwalls may be used to protect existing structures but shall not be used for new development, even in Flood Fringe areas. Instead, buildings should be located elsewhere or elevated above flood level.



c. Stream Bank Stabilization

Self-formed stream channels tend to be in a state of equilibrium, nearly stable, and usually do not require artificial bank stabilization. Land use changes that cause an increase in impervious surfaces or sedimentation will result in channel enlargement and stream bank erosion. This may require measures to stabilize the stream bank.

1. Stream rehabilitation is the least expensive and preferred method of stabilization, its objective being to maintain the natural characteristics of the watercourse. The process may include enlarging the channel at points of obstruction, clearing obstructions at natural bends and points of constriction, limitation of use in areas of excessive erosion and restoration of riparian vegetation.
2. Concrete channels and other mechanical measures of stabilization are not permitted unless no other alternative exists.
3. If stream bank stabilization other than stream rehabilitation and vegetative methods is required, hand-placed stone or rock riprap are the preferred methods.
    - » Hand-placed rock may be used. The bank should be graded, before placing the stone, at a slope no greater than 2-1/2:1. The rock usually must be placed on a bed of gravel or crushed stone. This method is one of the most aesthetically acceptable stream protection measures.
    - » Rock riprap forms a flexible protective lining which is not as susceptible to settlement and undercutting as rigid linings. Due to its roughness, it helps dissipate the streams energy. The diameter of the rock should be sized to be stable under potential 100-year flood conditions with smaller stone filling the voids.

d. Planting in the Flood Plain

The Flood Plain shall be kept as close as possible to its natural state. The large open spaces and indigenous riparian vegetation such as live oaks, sycamores and scrub shall be preserved and emphasized in new plantings. Ornamental plantings and the introduction of non-native species is prohibited.

EXHIBIT H–
STREETSCAPE PLAN

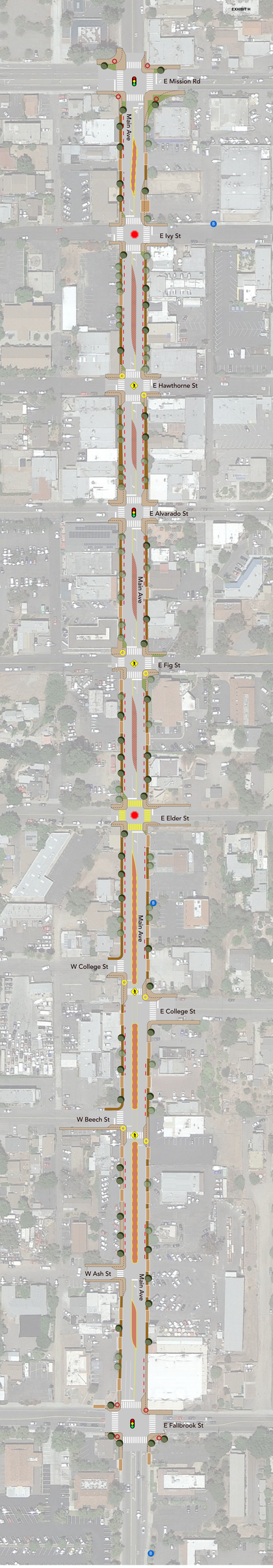
APPENDIX H

STREETSCAPE PLAN

APPENDIX

Fallbrook

SUB-AREA PLAN


E Mission Rd
Main Ave
E Ivy St
E Hawthorne St
E Alvarado St
Main Ave
E Fig St
E Elder St
Main Ave
W College St
E College St
W Beech St
W Ash St
Main Ave
E Fallbrook St
Proposed Landscape Area
Existing/ Opportunity Trees
Existing Signal Pole
Proposed RRFB Signal Pole
Existing Bus Stop
On-Street Parking
Proposed Curb Extension/Sidewalk
Existing Sidewalk
Existing Curb - to be removed
Existing Signal - to remain
Proposed all way stop (previous two way stop)
Proposed Median
Existing Median
Existing Driveway
Proposed RRFB
Improved Crosswalk
0
50
100
200
300
NORTH