

- All exterior lights should be shielded in accordance with Ordinance No. 655 and focused to minimize spill light into the night sky or adjacent properties.
- No freestanding lighting fixtures shall exceed twenty-five feet (25') in height. In no case shall overwash occur beyond the property lines.
- Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover should occur outside the service area. The light source is not to be visible from the street.
- The lighting concept of the entry monumentation features is to illuminate the sign graphics and to gently wash the walls and pilasters with light. Trees and other landscape features will be illuminated by ambient light bounding off the entrance walls.
- All electrical meter pedestals and light switch/control equipment shall be located with minimum public visibility or shall be screened with appropriate plant materials.
- The level of on-site lighting as well as lighting fixtures, shall comply with any and all applicable requirements and policies of the County of Riverside and Mount Palomar Observatory. Energy conservation, safety, and security should be emphasized when designing any lighting system.

I. PLANT MATERIAL GUIDELINES

1. Introduction

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a limited palette in order to give greater unity and thematic identity to the community. The plant material lists have been selected for their appropriateness to the project theme, climatic conditions, soil conditions and concern for maintenance.

A limited selection of materials used in simple, significant composition, complimentary to adjacent common landscape areas, and reinforcing the individual architectural and site setting is encouraged. Wherever possible, overall plant material selection for given project areas shall have compatible drought resistant characteristics. Irrigation programming can then be designed to minimize water application for the entire landscape setting.

Limited plant material selection for common landscape areas associated with MORGAN HILL, as described in the text, is contained in the following palette.

2. Community Entry Monumentation Tree Palette

a. LARGE DOME EVERGREEN ENTRY ACCENT TREES

Botanical Name

Pinus halepensis
Quercus agrifolia
Schinus molle

Common Name

Aleppo Pine
Coast Live Oak
California Pepper Tree

b. VERTICAL EVERGREEN GROVE TREES

Botanical Name

Eucalyptus viminalis
Eucalyptus rudis
Eucalyptus sideroxylon 'Rosea'
Pinus eldarica

Common Name

Manna Gum
Desert Gum
Red Iron Bark
Afghan Pine

3. Neighborhood Entry Accent Trees

Botanical Name

Koelreuteria bipinnata
Platanus acerifolia
Robinia ambigua 'Idahoensis'
Schinus molle
Tipuana tipu

Common Name

Chinese Flame Tree
London Plane Tree
Idaho Locust
California Pepper
Tipu Tree

4. Streetscene Tree Palette

a. BUTTERFIELD STAGE ROAD STREET TREE

Botanical Name

Fraxinus oxycarpa
Platanus acerifolia
Quercus engelmannii
Quercus ilex
Quercus suber

Common Name

Raywood Ash
London Plane Tree
Engelmann Oak
Holly Oak
Cork Oak

b. BUTTERFIELD STAGE ROAD EVERGREEN AND DECIDUOUS GROVE TREES

<u>Botanical Name</u>	<u>Common Name</u>
<i>Brachychiton populneus</i>	Bottle Tree
<i>Eucalyptus rudis</i>	Desert Gum
<i>Eucalyptus sideroxylon</i> 'Rosea'	Red Iron Bark
<i>Eucalyptus nicholii</i>	Willow-Leafed Peppermint
<i>Liquidamber styraciflua</i>	Sweet Gum
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Prunus cerasifera</i> 'Krauter Vesuvius'	Purple Leaf Plum
<i>Robinia ambigua</i> 'Idahoensis'	Idaho Locust

c. MORGAN HILL DRIVE TREES

<u>Botanical Name</u>	<u>Common Name</u>
<i>Podocarpus gracilior</i>	Fern Pine
<i>Prunus caroliniana</i>	Caroliniana Laurel Cherry
<i>Quercus ilex</i>	Holly Oak
<i>Quercus virginiana</i>	Southern Live Oak
<i>Rhus lancea</i>	African Sumac
<i>Sapium sebiferum</i>	Chinese Tallow Tree
<i>Schinus terebinthifolius</i>	Brazilian Pepper Tree

d. MORGAN HILL DRIVE EVERGREEN AND DECIDUOUS GROVE TREES

<u>Botanical Name</u>	<u>Common Name</u>
<i>Cassia excelsa</i>	Crown of Gold Tree
<i>Eucalyptus rudis</i>	Desert Gum
<i>Eucalyptus sideroxylon</i> 'Rosea'	Red Iron Bark
<i>Liquidambar styraciflua</i>	Sweet gum
<i>Pinus eldarica</i>	Afghan Pine
<i>Rodinia ambigua</i> 'Idahoensis'	Idaho Locust
<i>Tipuana tipu</i>	Tipu Tree

e. NEIGHBORHOOD STREETS

TREES - EVERGREEN

Botanical Name

Brachychiton populneus
Podocarpus gracilior
Quercus engelmannii
Quercus ilex
Quercus suber
Rhus lancea
Schinus terebinthifolius

Common Name

Bottle Tree
 Fern Pine
 Engelmann Oak
 Holly Oak
 Cork Oak
 African Sumac
 Brazilian Pepper Tree

TREES - DECIDUOUS

Botanical Name

Alnus cordata
Betula pendula
Gleditsia triacanthos 'Rubylace'
Gleditsia triacanthos
Koelreuteria bipinnata
Robinia ambigua 'Idahoensis'
Sapium sebiferum
Sophora japonica
Tipuana tipu

Common Name

Italian Alder
 European White Birch
 Red Honey Locust
 Honey Locust
 Chinese Flame Tree
 Idaho Locust
 Chinese Tallow Tree
 Japanese Pagoda Tree
 Tipu Tree

5. Community Plant Palette

TREES - EVERGREEN

Botanical Name

Arbutus unedo
Brachychiton populneus
Callistemon citrinus
Callistemon rigidus
Cedrus deodara
Cinnamomum camphora
Citrus Species
Cupewaaaua leylandii
Eucalyptus cladocalyx
Eucalyptus nicholii
Eucalyptus polyanthemus
Eucalyptus rudis

Common Name

Strawberry Tree
 Bottle Tree
 Lemon Bottle Brush
 Stiff Bottle Brush
 Deodar Cedar
 Camphor Tree
 Citrus
 Leyland Cypress
 Sugar Gum
 Nichol's Willow Leafed Peppermint
 Red Box Gum
 Desert Gum

TREES - EVERGREEN

Botanical Name

Common Name

Eucalyptus sideroxylon 'Rosea'
Eucalyptus viminalis
Geijera parviflora
Laurus nobilis
Olea europaea
Pinus halepensis & *eldarica*
Podocarpus gracilior
Quercus agrifolia
Quercus engelmannii
Quercus ilex
Quercus suber
Quercus virginiana
Rhus lancea
Schinus molle
Schinus terebinthifolius
Ulmus parvifolia 'Drake'

Red Iron Bark
 White Gum
 Australian Willow
 Sweet Bay
 Olive Tree
 Aleppo Pine
 Fern Pine
 Coast Live Oak
 Engelmann Oak
 Holly Oak
 Cork Oak
 Southern Live Oak
 African Sumac
 California Pepper Tree
 Brazilian Pepper Tree
 Evergreen Elm

TREES - DECIDUOUS

Botanical Name

Common Name

Albizia julibrissin
Alnus cordata
Alnus rhombifolia
Betula pendula
Cotinus coggyria
Fraxinus oxycarpa
Fraxinus uhdei 'Tomlinson'
Ginkgo biloba Species
Gleditsia tricanthos
Koelreuteria bipinnata
Koelreuteria panniculata
Lagerstroemia indica
Liquidambar styraciflua
Malus floribunda
Nyssa sylvatica
Pistacia chinensis
Platanus acerifolia
Platanus racemosa
Prunus cerasifera 'Krauter Vesuvius'
Pyrus calleryana
Robinia ambigua 'Idahoensis'

Mimosa Tree
 Italian Alder
 White Alder
 European White Birch
 Smoke Tree
 Raywood Ash
 Tomlinson Ash
 Maidenhair Tree
 Honey Locust
 Chinese Flame Tree
 Golden Rain Tree
 Crape Myrtle
 Sweet Gum
 Japanese Flowering Crabapple
 Sour Gum
 Chinese Pistache
 London Plane Tree
 California Sycamore
 Purple Leaf Plum
 Ornamental Pear
 Idaho Locust

TREES - DECIDUOUS

Botanical Name

Common Name

Salix babylonica
Sapium sebiferum
Sophora japonica
Tipuana tipu
Zelkova serrulata

Weeping Willow
 Chinese Tallow Tree
 Japanese Pagoda Tree
Tipu Tree
 Sawleaf Zelkova

SHRUBS

Botanical Name

Common Name

Abelia grandiflora 'Edward Goucher' (S)
Acacia ongerup (S)
Acacia redolens (S)
Berberis Species (SH)
Chamelaucium uncinatum (S)
Cocculus laurifolius (S)
Cotoneaster Species (S)
Dodonaea viscosa (S)
Elaeagnus pungens (S)
Euonymus fortunei (S)
Euonymus japonica (S)
Ilex Species (S,SH)
Leptospermum scoparium (S)
Ligustrum japonicum (S,SH)
Nandina domestica and 'Compacta' (S,SH)
Nerium oleander (S)
Osmanthus fragrans (S,SH)
Photinia frazeri (S)
Pittosporum tobira and 'Wheeler's Dwarf' (S,SH)
Podocarpus macrophyllus (S,SH)
Prunus caroliniana (S)
Psidium littorale (S)
Pyracantha Species (S,SH)
Raphiolepis indica Species (S,SH)
Viburnum tinus Species (S,SH)
Xylosma congestum (S)

Edward Goucher Abelia
 N.C.N.
 N.C.N.
 Barberry
 GERALTON Waxflower
 Snailseed
 Cotoneaster
 Purple Hop Seed Bush
 Silver Berry
 N.C.N.
 Evergreen Euonymus
 Holly
 New Zealand Tea Tree
 Japanese Privet
 Heavenly Bamboo
 Oleander
 Sweet Olive
 Photinia
 Mock Orange
 Yew Pine
 Carolina Laurel Cherry
 Guava
 Firethorn
 Pink Indian Hawthorn
 Viburnum
 Xylosma

SUB-SHRUBS

<u>Botanical Name</u>	<u>Common Name</u>
<i>Buxus japonica</i> 'Green Beauty' (S,SH)	Japanese Boxwood
<i>Erica darleyensis</i> 'Darley Dale' (SH)	Heath
<i>Hemerocallis Species</i> (S)	Day Lily
<i>Juniperus Species</i> (S)	Juniper
<i>Lonicera japonica</i> 'Halliana' (S)	Hall's Honeysuckle
<i>Moraea bicolor</i> (S)	Fortnight Lily
<i>Trachelospermum jasminoides</i> (S,SH)	Star Jasmine

VINES

<u>Botanical Name</u>	<u>Common Name</u>
<i>Distictus buccinatoria</i>	Blood Red Trumpet Vine
<i>Doxantha unguis-cati</i> (S)	Cat's Claw Vine
<i>Ficus pumila</i> (S,SH)	Creeping Fig
<i>Gelsemium sempervirens</i> (S)	Carolina Jasmine
<i>Grewia caffra</i> (S)	Lavender Star Flower Vine
<i>Jasminum mesnyi</i> (S)	Primrose Jasmine
<i>Pandorea jasminoides</i> (S)	Bower Vine
<i>Tecomaria capensis</i> (S)	Cape Honeysuckle
<i>Wisteria floribunda</i> (S)	Wisteria

GROUNDCOVERS

<u>Botanical Name</u>	<u>Common Name</u>
<i>Duchesnea indica</i> (S,SH)	Indian Mock Strawberry
<i>Hypericum calycinum</i> (S)	Aaron's Beard
<i>Lonicera japonica</i> (S)	Honeysuckle
<i>Myoporum parvifolium</i> (S)	Myoporum
<i>Potentilla verna</i> (S,SH)	Spring Cinquefoil
<i>Rosemarinus officinalis</i> (S)	Rosemary

TURF GRASS - SEED

Year Round Turf Grass Mix:

100% Festuca arunidinaceae - Alta Fescue - 10 lbs. per 1,000 s.f.

Suitable Seasonal Turf Grass Mixes:

Common Bermuda - Cynodon dactylon
Hybrid Bermuda

The planting time will vary for these types as Bermuda grass should not be planted during its dormant season. Alta fescue is a drought tolerant deep rooted turf grass.

Legend:

(S) Tolerates Sun in this Planting Zone
(SH) Tolerates Shade in this Planting Zone

J. LANDSCAPE STANDARDS AND GUIDELINES

1. General Standards

All areas required to be landscaped shall be planted with turf, groundcover, shrub, or tree materials selected from the plant palette contained in these guidelines.

Planting shall commence as soon as slopes are completed on any portion of the site and shall provide for rapid short term coverage of the slope as well as long-term establishment cover per County standards.

The owners of parcels which require landscape development shall assess any existing common landscape areas adjoining their property. Where feasible, landscape development shall reinforce or be compatible with such existing common areas setting.

Cut slopes equal to or greater than three feet (3') in vertical height and fill slopes equal to or greater than three feet (3') in vertical height shall be planted with a groundcover to protect the slope from erosion and instability. Slopes exceeding fifteen feet (15') in vertical height shall be planted with shrubs, spaced not more than ten feet (10') on center or trees spaced not to exceed twenty feet (20') on center or a combination of shrubs and trees at equivalent spacings, in addition to the groundcover. The plants selected and planting methods shall be suitable for the soil and climatic conditions.

Reference should be made to the County of Riverside Standards for erosion control methods for slopes and other landscaped areas.

2. Drought Tolerance

Drought tolerant plant materials require proper care, installation, watering and maintenance to maximize its drought tolerance capabilities.

a. DEGREES OF DROUGHT TOLERANCE

There are degrees of drought tolerance with some plants able to withstand or go without water for a greater period of time than others.

b. PLANT INSTALLATION WATER DEMAND

Drought tolerant plants like other plants, require more water during the initial installation period and for at least a three month maintenance period following to become established. Therefore, if drought tolerant plants are installed in the warmer months, more supplemental water will be required until the plant is established.

c. DEEP WATERING PRACTICES

Drought tolerant plants like most plants need the proper deep watering practices to encourage deep root system development. Drought tolerant plants with a shallow root system resulting from frequent light applications of water will not be drought tolerant.

d. WARMER MONTHS WATER APPLICATION

Although a plant is labeled drought tolerant, that does not necessarily mean it can survive without summer water. Just that the plant may require minimal or has low water requirements. Depending upon the plant, drought tolerant plants will look better, thrive and survive the warmer months with infrequent, monthly, deep watering.

e. FULL SEASON PLANT WATER REQUIREMENTS

After drought tolerant plants have grown a full season, the water application rate should be diminished and the drought tolerant plant allowed to survive on less water.

f. MAINTENANCE

Drought tolerant and California native plants still need regular maintenance such as pruning, fertilizing, deep watering, and checking for pests and diseases.

3. Planting Time

Due to the climate extremes of the MORGAN HILL area, the installation of plant materials during the coldest winter months (December through March) and the hottest summer/fall months (July through September) can be difficult. Container plant materials not acclimated to the area can easily suffer from damage or sun/heat exposure resulting in partial or entire foliage loss even though such materials are perfectly suited to the temperature ranges once established. If planting must be done during these difficult periods, plant establishment may be difficult and require a prolonged period of time.

4. Climate Constraints

Plant material palettes for MORGAN HILL contained herein are compatible with the climatic setting of the area. The utilization of some materials, depending upon their site location, exposure and relationship to other influential factors may not be appropriate.

5. Horticultural Soils Test Requirements

Soil characteristics within the MORGAN HILL project may be variable. The owners of parcels which require landscape development shall procure a horticultural soils report in order to determine proper planting and maintenance requirements for proposed plant materials. Such a soils test shall be performed by a qualified agricultural laboratory and shall include a soil fertility and agricultural suitability analysis with pre-planting and post-planting recommendations.

6. Irrigation Standards

All landscaped areas shall be watered with a permanent underground irrigation system, except for slopes which may have a permanent above-ground irrigation system. Irrigation systems which adjoin a separate maintenance responsibility area shall be designed in a manner to ensure complete water coverage between the areas.

Proper consideration of irrigation system design and installation in the climate extremes of the MORGAN HILL area is critical to the success of the landscape investment. In particular, the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection.

Irrigation backflow prevention devices and controllers shall be located with minimum public visibility or shall be screened with appropriate plant materials