



Trail Head:
The trailheads will have accent planting to reinforce a landmark for access to the County Water Authority trail.

Park Site "A":
As a mini-park within the neighborhood, the park will have amenities such as shade trees, colorful ornamental plantings, seating areas, a play structure and open play areas.

Park Site "B":
As a mini-park within the neighborhood, this will have amenities such as shade trees, colorful ornamental plantings, seating areas, a play structure and open play areas.

Neighborhood Entry:
Neighborhood Entries will be designated by unique species accentuating entries to individual streets.

Neighborhood Entry Monument:
Neighborhood Entry Monuments will be of natural materials blending into the site. Signage will be on walls identifying each neighborhood.

Community Entry:
The Community Entry will have landmark trees to provide a sense of arrival to a gateway into the neighborhoods to the north and south. Planting selections will also be tied into the Riparian Zone planting scheme to strengthen the connection to the natural site.

Detention Basins:
Side slopes will be re-vegetated with native and naturalized species. The bottom of the basin will be planted with bio-swale species to filter the storm water run-off.

Riparian Areas:
Riparian areas will be planted with indigenous species tolerant of higher soil moisture content.

Las Posas Road:
The entry road up to Street A will have groupings of trees to frame views and provided details as observed by the commuting motorist.

Community Trail:
New trail system to connect to existing trails on site to provide increased interactivity with nature.

Street A:
Street A is the spine road connecting the north and south neighborhoods within the Community. As a continuous street through the project, it will have a consistent Street Tree planting providing a unifying element connecting both neighborhoods. A break in the street tree planting theme occurs at the crossing of the riparian zone and will be planted to reflect and strengthen the positive effect the Riparian Zone on the project.

Interior Lot Slopes:
The slopes will be re-vegetated with naturalized small trees and shrubs with deep rooting characteristics to control erosion. Trees and shrubs will be located below the site lines of view lots. Both container and hydro-seed will be applied with temporary irrigation.

Streets B-F:
Streets B-F will have homes fronting the street with ornamental Street trees providing individual character to each neighborhood.

Community Trail:
New trail system to connect to existing trails on site to provide increased interactivity with nature.

AREA PLANT PAlettes

- STREET TREES - LAS POSAS ROAD (VEHICULAR EMPHASIS)**
 - Carroa occidentalis / Western Redbud
 - Platanus x mexicana / Mexican Sycamore
 - Podocarpus gracilis / Fern Pine - High Branching
 - Quercus virginiana / Southern Live Oak
 - Rhus lancea / African Sumac
 - Acerifolia colombica / London Plane tree
- STREET TREES - LAS POSAS ROAD (PEDESTRIAN EMPHASIS)**
 - Agave flexosa / Peppermint Tree
 - Cercidium x "Desert Museum" / Thornless Palo Verde
 - Lagerstroemia indica / Crape Myrtle
 - Prosopis pallida "Thornless" / Thornless Kawa
 - Quercus agrifolia / Coast Live Oak
 - Rhus lancea / African Sumac
- COMMUNITY ENTRY TREES**
 - Encelstera deflexa / Bronze Loquat Multi-Trunk
 - Koeleria laevigata / Chinese Flame Tree
 - Platanus racemosa / California Sycamore Multi-Trunk
- NEIGHBORHOOD ENTRY TREES**
 - Arbutus x "Mama" / Arbutus Standard
 - Cassia leptophylla / Gold Medalion Tree
 - Lagerstroemia indica "Catalpa" / Catalpa Tree Crape Myrtle
 - Magnolia grandiflora / Southern Magnolia
- STREET TREES - STREET A**
 - Brachyctenon populaceum / Bottle Tree
 - Jacaranda mimosifolia / Jacaranda
 - Koeleria laevigata / Chinese Flame Tree
 - Magnolia grandiflora / Southern Magnolia
 - Rhus lancea / African Sumac
- STREET TREES - STREET B - F**
 - Brachyctenon populaceum / Bottle Tree
 - Jacaranda mimosifolia / Jacaranda
 - Koeleria laevigata / Chinese Flame Tree
 - Magnolia grandiflora / Southern Magnolia
 - Rhus lancea / African Sumac
- INTERIOR SLOPE TREES**
 - Retelemia arbutifolia / Toyon
 - Prunus ilicifolia / Holly Leaf Cherry
 - Prunus ilicifolia yoni / Catalina Cherry
 - Rhamnus californica "Tee Case" / California Coffeeberry
 - Rhus integrifolia / Lemonade Berry
- EXTERIOR SLOPE TREES**
 - Quercus agrifolia / Coast Live Oak
 - Quercus dumosa / Coastal Shrub Oak
 - Rhus integrifolia / Lemonade Berry
 - Rhus laurina / Laurel Sumac
 - Rhus ovata / Sugar Bush
- RIPIARIAN ZONES TREES**
 - Alnus rhombifolia / White Alder
 - Platanus racemosa / California Sycamore Multi-Trunk
 - Quercus agrifolia / Coast Live Oak
 - Salix lasandra / Pacific Willow
- DETENTION BASIN TREES**
 - Retelemia arbutifolia / Toyon
 - Platanus racemosa / California Sycamore Multi-Trunk
 - Rhus integrifolia / Lemonade Berry
 - Rhus ovata / Sugar Bush
- PARK TREES**
 - Encelstera laevigata / Chinese Flame Tree
 - Lagerstroemia indica "Cherokee" / Cherokee Crape Myrtle
 - Tiparia tips / Tipu Tree
 - Ulmus parvifolia / Chinese Elm
- TRAIL TREES**
 - Retelemia arbutifolia / Toyon
 - Prunus ilicifolia yoni / Catalina Cherry
 - Rhus integrifolia / Lemonade Berry
 - Rhus laurina / Laurel Sumac
 - Rhus ovata / Sugar Bush

- SHRUBS - LAS POSAS ROAD (VEHICULAR EMPHASIS)**
 - Arctostaphylos spp. / Manzanita
 - Ceanothus spp. / Mountain Lilac
 - Forsythus graminifolia / Golden Barrel Cactus
 - Hesperaloe parviflora / Red Yucca
 - Ribes viburnifolium / Evergreen Currant
 - Salvia leucantha / Mexican Bush Sage
 - Salvia leucophylla "Point 5a" / Purple Leaf Sage
- SHRUBS - LAS POSAS ROAD (PEDESTRIAN EMPHASIS)**
 - Arctostaphylos spp. / Manzanita
 - Baccharis spp. / Coyote Brush
 - Ceanothus spp. / Mountain Lilac
 - Forsythus graminifolia / Golden Barrel Cactus
 - Muhlenbergia capillaris "Regal Mist" TM / Multy
 - Muhlenbergia rigens / Deer Grass
 - Yucca whipplei / Chaparral Yucca
- SHRUBS - COMMUNITY ENTRY**
 - Forsythus graminifolia / Golden Barrel Cactus
 - Lavatera assurgentiflora / Mallow
 - Salvia leucantha / Mexican Bush Sage
- SHRUBS - INTERIOR SLOPES**
 - Baccharis spp. / Coyote Brush
 - Ceanothus spp. / Mountain Lilac
 - Salvia clevelandii / Cleveland Sage
- SHRUBS - EXTERIOR SLOPES**
 - Encelia californica / California Encelia
 - Galearia spicata / Island Bush Broadwing
 - Garrya elliptica / Coast Diktaasel
 - Rhamnus ilicifolia / Hollyleaf redberry
 - Salvia clevelandii / Cleveland Sage
 - Yucca whipplei / Chaparral Yucca
- SHRUBS - DETENTION BASIN SLOPES**
 - Baccharis salicifolia / Sticky Sedge
 - Carex barbarens / Santa Barbara Sedge
 - iva hayesiana / San Diego Poverty Weed
 - Juncus effusus / Soft Rush
 - Juncus patens / California Gray Rush
 - Juncus polyanthemus / Australian Grey Rush
 - Scirpus cernuus / Low Bulrush
- SHRUBS - RIPIARIAN ZONE**
 - Encelia californica / California Encelia
 - Encelia californica / California Poppy
 - iva hayesiana / San Diego Poverty Weed
 - Lonicera subspicata / Southern Monoyocle
 - Lotus scoparius / California Deer Weed
 - Ribes viburnifolium / Evergreen Currant
 - Rosa californica / California Wild Rose
 - Vitis californica / California Wild Grape
- SHRUBS - PARKS**
 - Arctostaphylos spp. / Manzanita
 - Ceanothus spp. / Mountain Lilac
 - Engelmann karwinskianus / Fleabane
 - Forsythus graminifolia / Golden Barrel Cactus
 - Muhlenbergia capillaris / Pink Multy
 - Muhlenbergia rigens / Deer Grass
 - Yucca whipplei / Chaparral Yucca
- SHRUBS - TRAILS**
 - Gaura sootey / Farewell to Spring
 - Encelia californica / California Poppy
 - Limn. lewisii / Lewis Flax
 - Lotus scoparius / California Deer Weed
 - Lupinus bicolor / Mixture Lupine
 - Mimulus ponicosus / Red Monkey Flower
 - Nemophila menziesii / Baby Blue Eyes
 - Oenothera elata / Hooker's Evening Primrose
 - Phacelia campanularia / California Desert Bluebell
- PARK LAWN**
 - Festuca arundinacea "Marathon II" / Dwarf Cool Season Turf
- INTERACTIVE RIPIARIAN NATURE PARK**
 - DCS EUCALYPTUS REMOVAL
 - DCS ON-SITE REVEGETATION
 - DCS SLOPE RECONSTRUCTION
 - RIPIARIAN MITIGATION ENHANCEMENT
 - RIPIARIAN MITIGATION EUCALYPTUS REMOVAL
 - RIPIARIAN MITIGATION RESTORATION
 - WETLAND CREATION

Las Posas Road - DG Segment:
Northern Road extension will have a native hydro-seed mix applied to the graded slopes with temporary irrigation.

Las Posas Road - Pedestrian Segment:
Entry Road north of Street A will have a wider right of way shoulder enabling increased pedestrian activity and a unique parkway setting for trail-like activities. The path will connect to an existing trail connecting to Park 'A'.

Planting will be of native/naturalized species with potential for specimen fruit trees recalling the many orchards in the region.

Park Site 'C':
As the primary park within the Community, the park will have amenities such as a public restroom, picnic tables, play area, tot lot, cabana, shade trees, colorful ornamental plantings and open lawn areas.

Landscape Concept Design Approach:
San Marcos Highlands is a unique community of 100 single family home sites, three parks, riparian areas, detention basins and a featured Las Posas Road. The theme for San Marcos Highlands is to blend the character of the native hillsides into the community through a transitional progression of the landscape palette; from naturalized species to ornamental plants near the residents. The surrounding undisturbed hillsides landscape is honored and thoughtfully integrated into the project to emphasize the importance of the habitat and to bring the residents closer to Nature. The project's landscape has been organized into the functional uses in which the residents will experience by living, driving and walking through the project.

The various functional uses are identified around the project as noted.

Exhibit III-1