SECTION 10. SOUTH LAGUNA COMMUNITY DESIGN AND LANDSCAPE GUIDELINES

Adopted by City Council on December 12, 1989
RESOLUTION No. 89.104

12/05/89

SOUTH LAGUNA COMMUNITY DESIGN AND LANDSCAPE GUIDELINES

The Community Design and Landscape Guidelines are comprised of two distinct and interrelated sections, which together provide the visual and aesthetic guidelines for new development, redevelopment, and rehabilitation of existing buildings and structures within South Laguna. The two basic sections which define the overall community design goals and objectives, are: 1) Landscape and Streetscape Master Plan; and 2) Community Design. Implementation plans and programs follow.

1. Landscape and Streetscape Master Plan

a. Introduction

The Landscape and Streetscape Master Plan is intended to address many of the detailed design concerns within the South Laguna community. The community has been involved with these design concerns for many years and participated in the development of the plan. It is the objective of this plan to establish development policies, design guidelines, and design standards for the planning, design, and construction of landscaping and other design elements within the road right-of-way and adjacent areas.

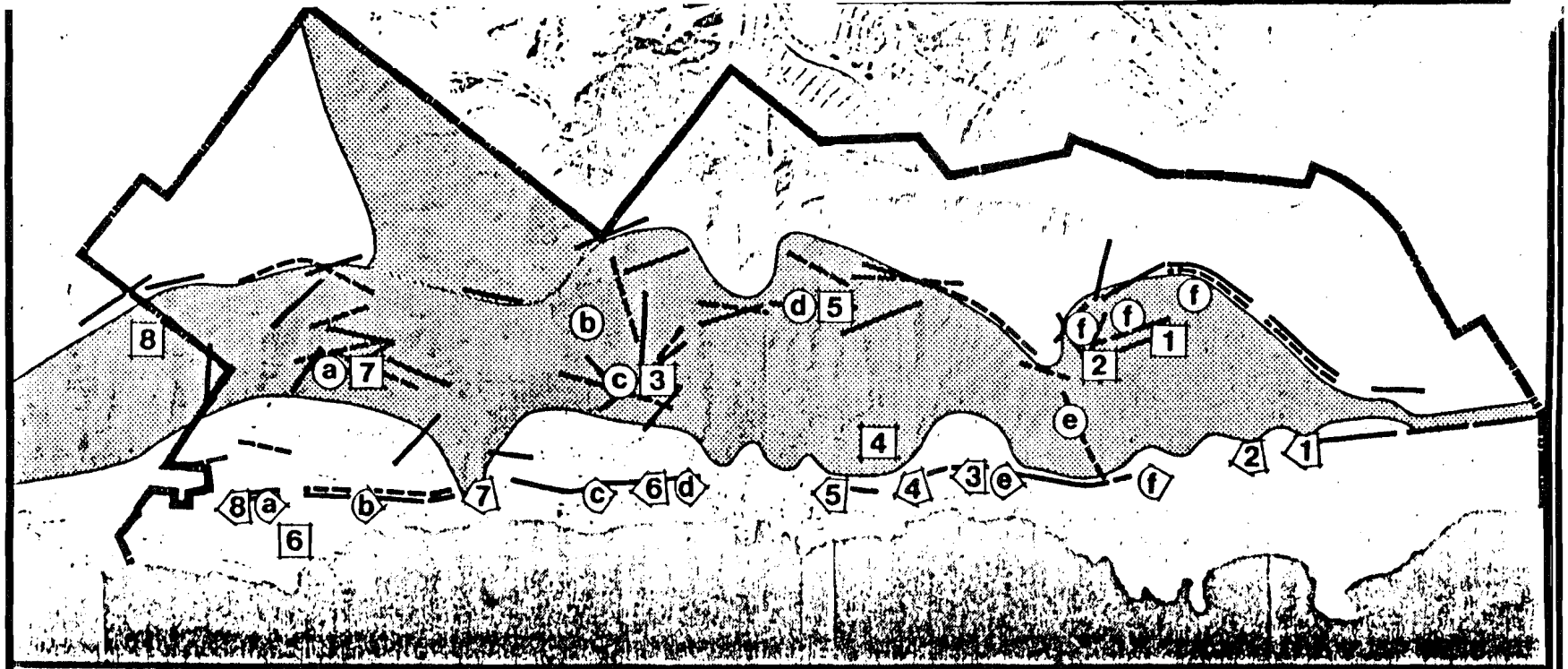
This study documents the scenic characteristics of the Coast Highway corridor, and makes specific recommendations. Various improvement configurations are suggested for planting, paving and grading along the Coast Highway edge. Recommendations are made regarding materials for pedestrian pavement, street furniture, signing and planting in the Coast Highway corridor.

In addition, the unique problems and issues related to the community streets are addressed. These issues include encroachments of public right-of-way, private street maintenance, signage, lighting, and planting of street trees. Suggested plant lists are presented along with the design characteristics of the recommended plants.

b. Landscape/Scenic Overview

1) Overall Existing Conditions

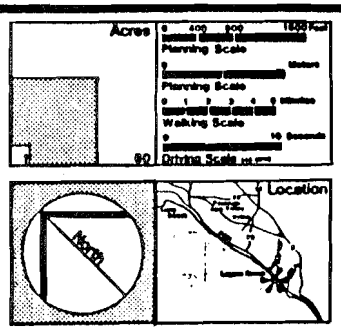
The scenic character of South Laguna is dominated by views of the ocean and surrounding hillsides from a variety of perspectives while traveling on Pacific Coast Highway. The underlying San Onofre Breccia rock formation of the South Laguna area produces the area's steep topography and results in coves, inlets and rocky outcrops at the interface of land and sea. Views of the ocean and coastline as well as other vital features along Pacific Coast Highway have been documented in Figure 10, existing features as viewed from Pacific Coast Highway.



SOUTH LAGUNA SPECIFIC PLAN / LOCAL COASTAL PROGRAM

Legend :

- VIEW ORIGIN POINT (LOOKING SOUTH FROM PCH)
- VIEW ORIGIN POINT (LOOKING NORTH FROM PCH)
- VISABLE TOPOGRAPHIC BOUNDARY (SOUTH)
- VISABLE TOPOGRAPHIC BOUNDARY (NORTH)
- VISABLE POINT (LOOKING SOUTH FROM PCH)
- VISABLE POINT (LOOKING NORTH FROM PCH)
- VISUAL CORRIDOR (VARIABLE EDGE)



Information Source:
GENGE, 1980

Prepared For:
County Of Orange

Prepared By:
Genge Consultants
Basmaciyan-Darnell, Inc.
Peter Bass &-Associates

VISUAL IMAGE

figure 4

SOUTH LAGUNA SPECIFIC PLAN / LOCAL COASTAL PROGRAM

EXISTING FEATURES as viewed from **Pacific Coast Hwy.**

Legend:

- PLANTED AREAS
- PAVED AREAS
- VACANT AREAS
- PAVED SIDEWALKS
- PEDESTRIAN TRAILS
- WALLS
- OPEN FENCES
- OVERHEAD WIRES
- SLOPES
- BUS STOP
- SPECIAL FEATURE
- SCENIC ZONE SEE TEXT
- COASTAL VIEW

Acres

Planning Scale

Planning Scale

Walking Scale

Driving Scale

Location

NORTH

Information Source:

Prepared For:
County Of Orange

Prepared By:
Ann Christoph,
Landscape Architect

EXISTING FEATURES
LANDSCAPE/STREETSCAPE MASTER PLAN
figure 10

Figure 4, Visual Image, supplements this exhibit and documents primarily the views of the hillsides, prominent land forms and Aliso Canyon.

Outstanding view points have been shown in the Visual Image and PCH Existing Conditions figures. Although much of the area adjacent to the highway is planted, or has natural vegetative cover, there are several locations where pavement or vacant, weedy lots are prevalent. In general, there is a lack of continuity in landscape treatment. With the exception of the trees planted by Elmer Crawford in the late 1920's there has been no attempt to unify the area through conscious implementation of an overall landscape theme.

There is a certain predominant theme in the older area, however. This may have resulted from the low maintenance given many of the properties which for many years were only occupied during the summer season. The landscaping may be described as informal with an emphasis on preservation of native shrubs and trees, and planting of drought-tolerant shrubs and succulents such as agaves, crassulas, aloes, some iceplant, bougainvillea, melaleuca and hibiscus. Frequently occurring trees are Eucalyptus, with accents of Torrey Pine and Mexican Fan Palms.

2. Scenic Zones, Coast Highway

Following is a description of the sequence of visual experiences along Pacific Coast Highway. Each scenic zone is identified on Figure 10.

a) Northbound Views

Zone 1. At the south boundary of Monarch Bay Plaza and the Monarch Bay residential area both sides of the highway have landscaped slopes. Planting on these slopes, north to the beginning of Three Arch Bay and Emerald Ridge, were designed by Bill Evans (a well known landscape architect who also designed Disneyland's landscaping). These plantings are informally grouped coastally adapted shrubs and trees -- Eucalyptus cladocalyx and citriodora, Monterey Pine, Tipuana tipu, and California sycamore, Echium (Pride of Madeira), Hibiscus, Acacias and Bougainvillea. This planting has been successfully maturing since 1963 but recently portions have been removed by private property owners and in conjunction with water line installation. The slope plantings at the Monarch Bay Plaza are interrupted at the service station and the Crown House Restaurant and the continuity of the highway is also disturbed by signing on the slope south of the entrance to Monarch Bay Plaza.

Zone 2. Northerly of Monarch Bay is Emerald Ridge. Here plantings of Eucalyptus, Myoporum and Coral

Trees adjoin one of the few lawn areas visible from Coast Highway. The large private park was required as part of Coastal Commission permit approval to be visible from Coast Highway. However, many of the shrubs planted along the fence line have now nearly completely obscured this large open area from view. Here is a good first view of the hillsides above Emerald Ridge and Three Arch Bay. See locations 1 and 2 on the Visual Image map.

Zone 3. The frontage along Three Arch Bay is a combination of vacant lots, low-key modestly landscaped professional/commercial buildings, and the landscaping for single family residences above and below the highway. The landscaping for the professional/commercial uses at Vista del Sol and Coast Highway inadequately screens the parking areas. Consequently, views from Coast Highway at that location are dominated by a large expanse of pavement.

Zone 4. Northerly of Three Arch Bay is an outstanding view of the ocean on the west. From the Three Arch Bay commercial area northerly to South Coast Hospital, the landward frontage of the highway is predominantly steep high cut slopes and bluffs which are partially covered with native and other drought tolerant plants. While many of these slopes are eroded and unstable, the visual appearance is rustic and pleasing. Very few structures can be seen on the east side of the highway in this area because most are located on top of the steep bluff and take access from Stonington or Virginia Way. The large South Coast Medical Center Building is visible in the background from several points along the highway. See location 3 on the Visual Image map.

Some landscaped areas and occasional ocean views can be seen to the ocean side of the highway, but the view of most of this frontage consists of garages, driveways and structures. Distant ocean views include the Laguna coastline, including Morrow Rock.

Zone 5. The foreground at the South Coast Medical Center complex includes a nonconforming pole sign and a lawn with topiary letters backed by a clipped privet hedge. Further back from the highway are Coral Trees, Torrey Pines, and Eucalyptus which are beginning to ameliorate the large scale of the structure.

On the ocean side of the highway a mixture of landscaping, residential driveways and structures continues.

Zone 6. The impression of the commercial uses in the village area is dominated by paving and structures with very little planting. Assorted signs, including

one large billboard adds confusion to the scene. In contrast to most of South Laguna, sidewalks do exist in most of this area, however, very little pedestrian activity is visible (as compared with Laguna Beach, for example). Many of the stores are vacant and the general impression is one of a run down, little used commercial area. Overhead power lines exist on the ocean side of the highway from West Street/Bluff Drive to the north end of Three Arch Bay. The hillsides, including Aliso Peak, are an important enclosing backdrop in all of this area.

Zone 7. On the east side of the highway, in the Coast Royale area, is again a steep bluff with plantings. Houses are visible close to the bluff top, but the scenic rock outcrops, plants and ocean view to Aliso predominate because the access to the houses is generally from Monterey Street.

On the seaward side of Coast Highway at Bluff Drive, a wood fence is constructed at the right-of-way lane. A direct path parallels the highway and the only buffer plantings are on the ocean side of the fence. The remainder of the frontage has well landscaped residential properties with the exception of the vacant Dolley property and Laguna Royale, a large condominium structure. Visible from the highway are two stories of the condominium building, and a parking structure roof and walls.

Zone 8. At Aliso Beach, a large beach parking area is visible. However, this is somewhat tempered by stunning views of the waves and coastline, Treasure Island and Aliso Rock. Inland is a quick view of Aliso Canyon, the stream, rocky cliffs, the fuel modification zone and undisturbed natural vegetation. As shown on the Visual Image map, there is a view from Aliso Creek to the major peak north of Aliso at Hobo Canyon.

Zone 9. North of Aliso Creek near the pedestrian bridge, a huge concrete block retaining wall looms on the inland side, while on the ocean side again are the landscaping, driveways, walls and structures of a single family residential area.

Zone 10. The slope bank of Aliso School which faces the highway on the inland side is a little maintained mixture of compact Blue Gum Eucalyptus, iceplant and Lemonade Berry. On the ocean side at Treasure Island, one glimpses the ocean through a continuous screen of informally planted Eucalyptus. Planting at the Alpha Beta Center north of Aliso School is a combination of Eucalyptus cladocalyx and Torrey Pines.

Zone 11. The communities of Blue Lagoon and Lagunita are located on the ocean side of Coast Highway. Blue Lagoon is planted with Evergreen pears and palms and a lawn slopes toward the condominiums at a lower level. The frontage at Lagunita is a planting of Junipers and iceplant with creeping fig on a long block wall. Acacias, Hollywood Junipers, and lawn accent the entrance. Oleanders and other shrubs and low trees are visible from behind the wall.

Laguna Hills Mobile Home Park, a small commercial area, and a steep planted slope occupy the inland side of Coast Highway. Along the inland side is a long expanse of asphalt with the eroded bluff of the Laguna Hills Mobile Home Park beyond. Asphalt paving continues to dominate the scene at the small commercial area at Hobo Canyon. At the extreme northeasterly end of the study area the steep slope is planted with Bougainvillea and Iceplant, with Pines and Acacia in another section.

Overhead wires exist on the island side from the Aliso School property to the north end of the study area.

b) The views traveling south on the highway would be a reversal of the previous description of features on either side of the right-of-way. Views to the hills and ocean would of course be different and occur in different locations as described below.

Views of Aliso Peak and hillsides occur from the vicinity of Lagunita and Blue Lagoon (Zone 11) as one travels south to Treasure Island. At Treasure Island (Zone 10) there is a picturesque view to the ocean across the grassy open space area at the entrance. Descending the hill at Aliso (Zone 10) there is a longer view of Aliso Canyon, including the cliffs above the telephone company, and a view of Aliso Beach (Zone 8). Climbing the hill south of Aliso Beach (Zone 7) one's view is channelled between single family residential walls and landscaping on the right, and the steep bluff on the left. Upon reaching the crest of the hill in the vicinity of West Street (Zone 6) the "bowl" of hillsides enclosing the village of South Laguna becomes visible on the inland side. There is a view to the ocean at the Dolley property, and a series of glimpses of the ocean at gaps between structures. South of the Central Village (Zones 5 and 4) views on the inland side continue to be those of the hillsides and homes, with small views of the ocean between buildings. The view of the ocean just north of Three Arch Bay noted in the description of Zone 4 is also outstanding when viewed from the north. Here is a view down to the coast, overlooking Three Arch Bay. Further south (Zones 3,2 and 1) the views are contained on the

ocean side with plantings. To the inland side are views of the hillsides with residences and skyline trees in the foreground. At the intersection of Pacific Coast Highway with Crown Valley Parkway a coastal view toward Salt Creek is a transition out of the South Laguna Community.

c. Master Plan

1. Recommendations

a) Pacific Coast Highway

The Landscape and Streetscape Master Plan, Figure 11, graphically depicts recommended improvements to correct problems previously noted and to upgrade scenic quality and unify the appearance of the scenic highway. The general recommendations below which apply to the entire length of highway in the study area are followed by detailed recommendations which apply to each zone. The case examples show how the general recommendations should be implemented given a variety of existing uses and topographic conditions along the highway. The pavement textures and more detailed treatment shown in Case E for the commercial areas will be further explained in the following section on Design Details.

General recommendations:

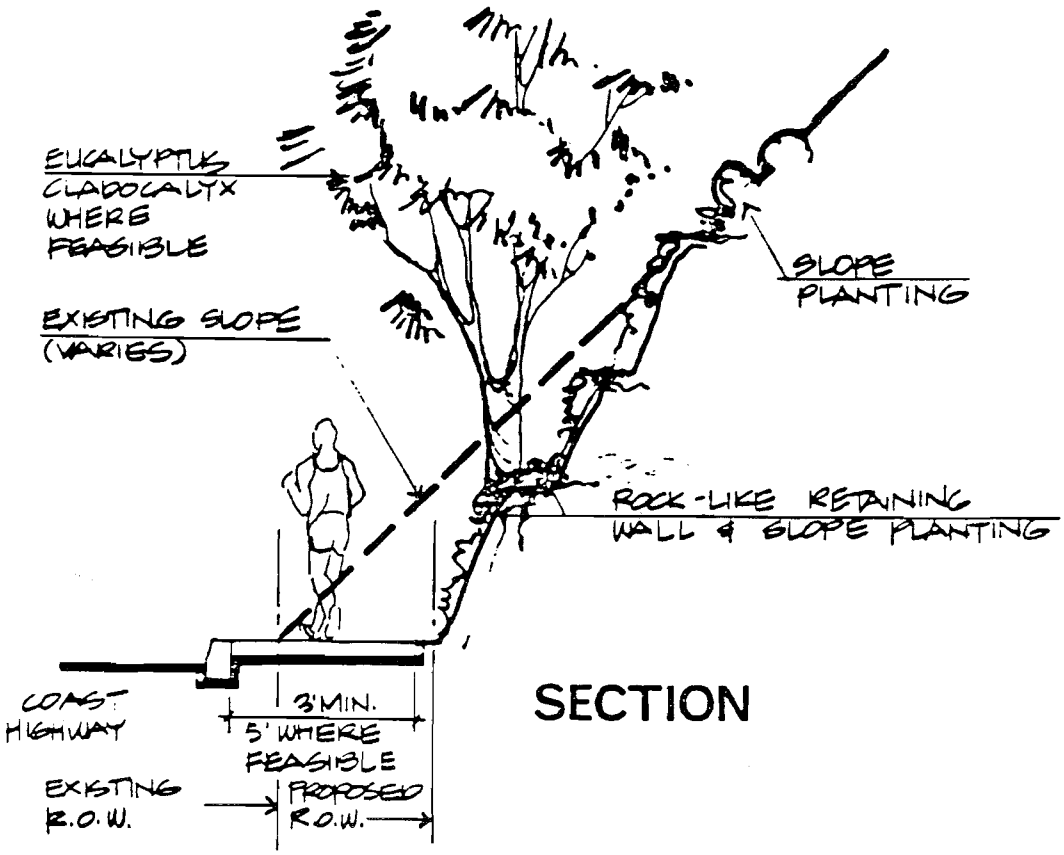
- Provide 5 foot wide sidewalk on both sides on Pacific Coast Highway, except where noted on the plan (Zone 7).

- Provided street trees Eucalyptus torquata at 25′ on center (o.c.) in areas noted as Case E, and Eucalyptus cladocalyx informally spaced at a 40′ o.c. average in the Scenic Highway setback area outside the right-of-way. (See Cases A through F)

- Provide striped bicycle trails along Pacific Coast Highway in conformance with the Access map, Figure 5 within the Access Component of the Specific Plan.

- Provide bus stop benches and bus shelters where indicated on the master plan and as detailed. Existing benches, bus shelters and other items not in conformance with this plan should be removed.

- Underground utilities where still above ground (areas shown on Figure 11). The area from Aliso Circle north to the City of Laguna Beach is scheduled for undergrounding in 1989. Schedule undergrounding in Zone 6 to correspond with streetscape improvements in the commercial area.



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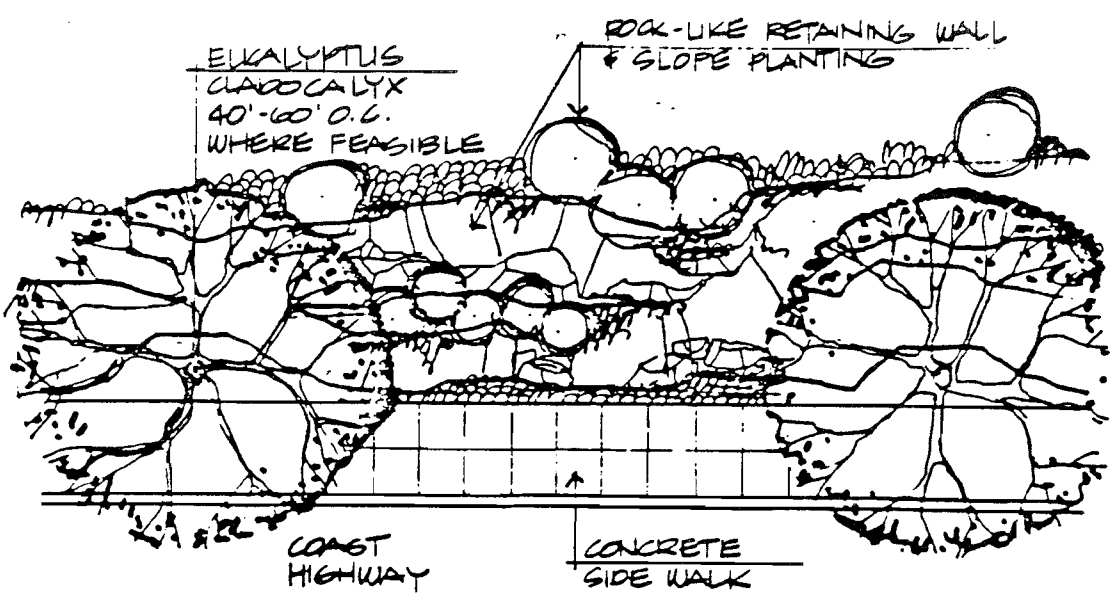

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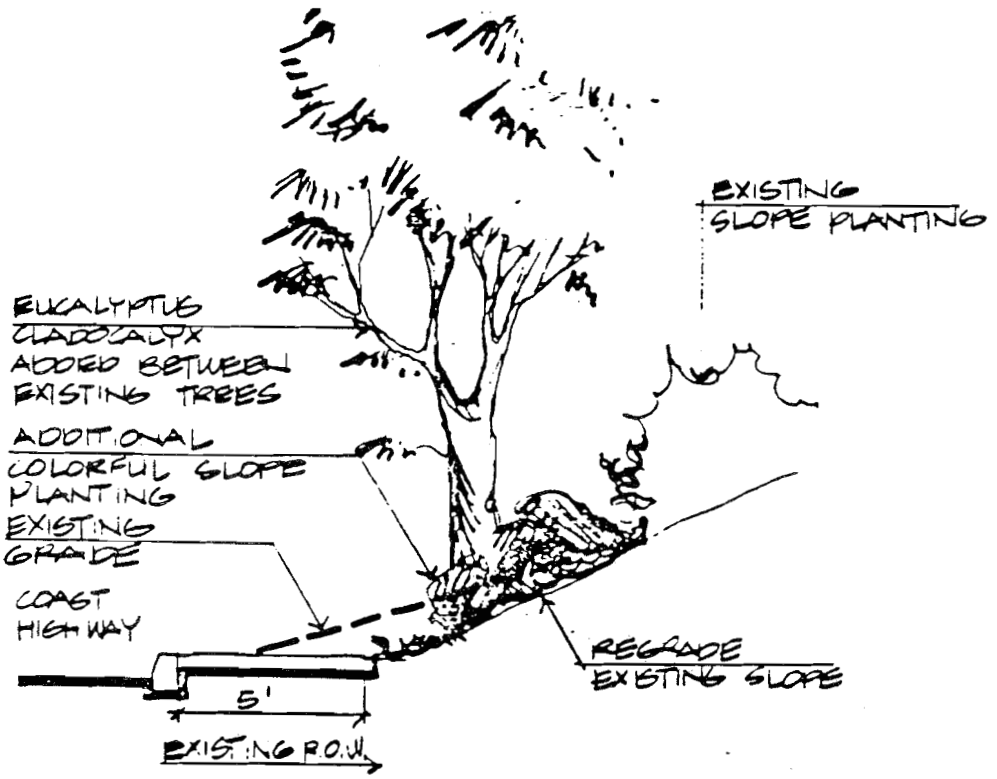
EXISTING
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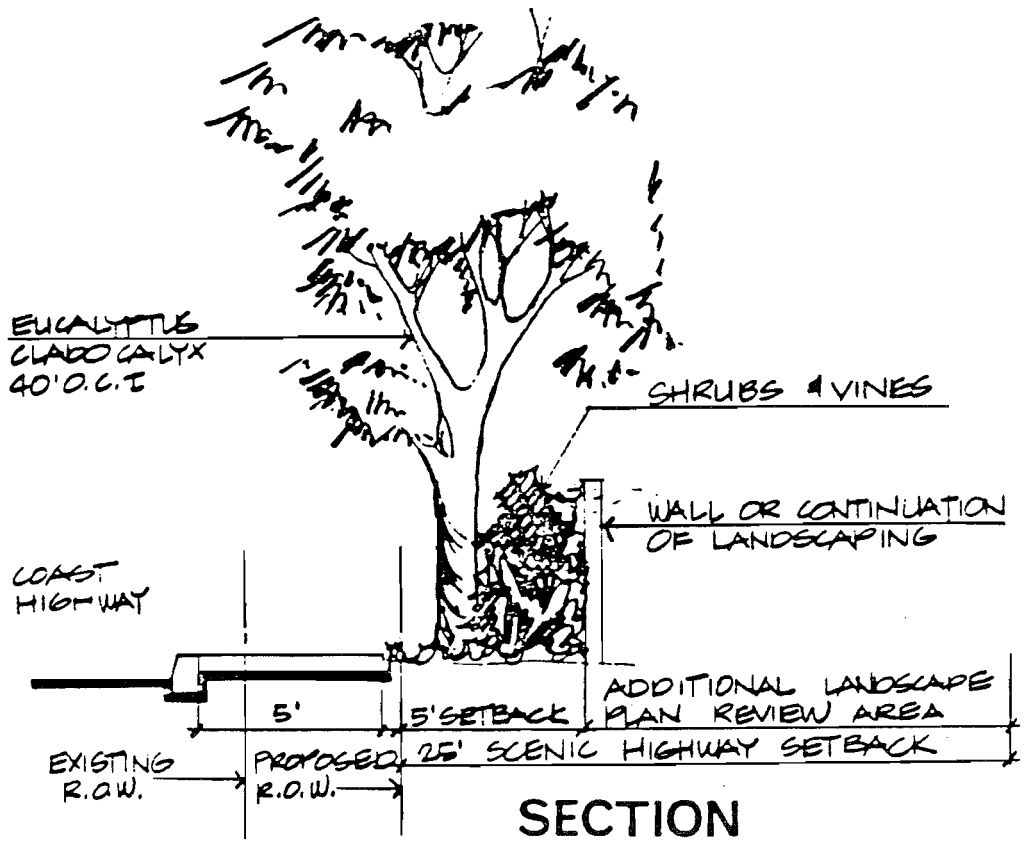

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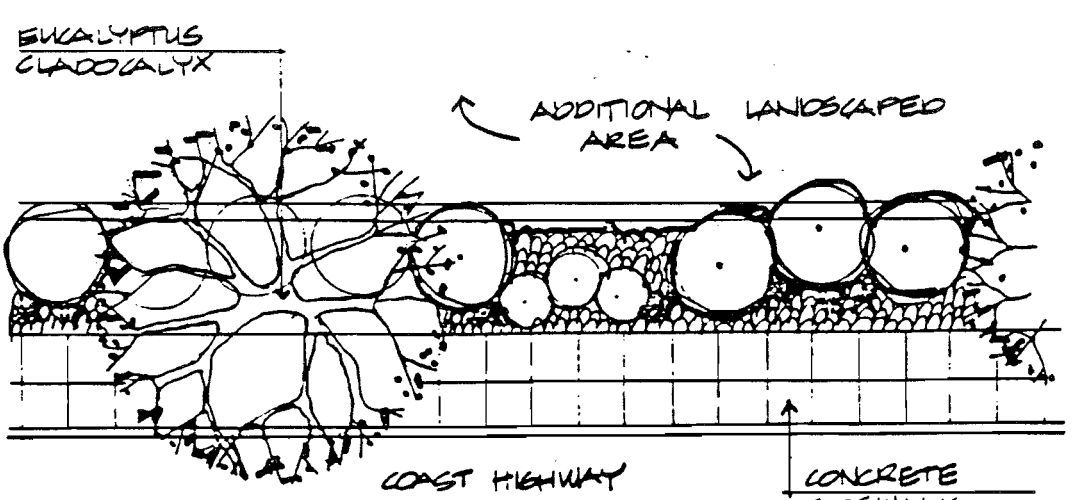

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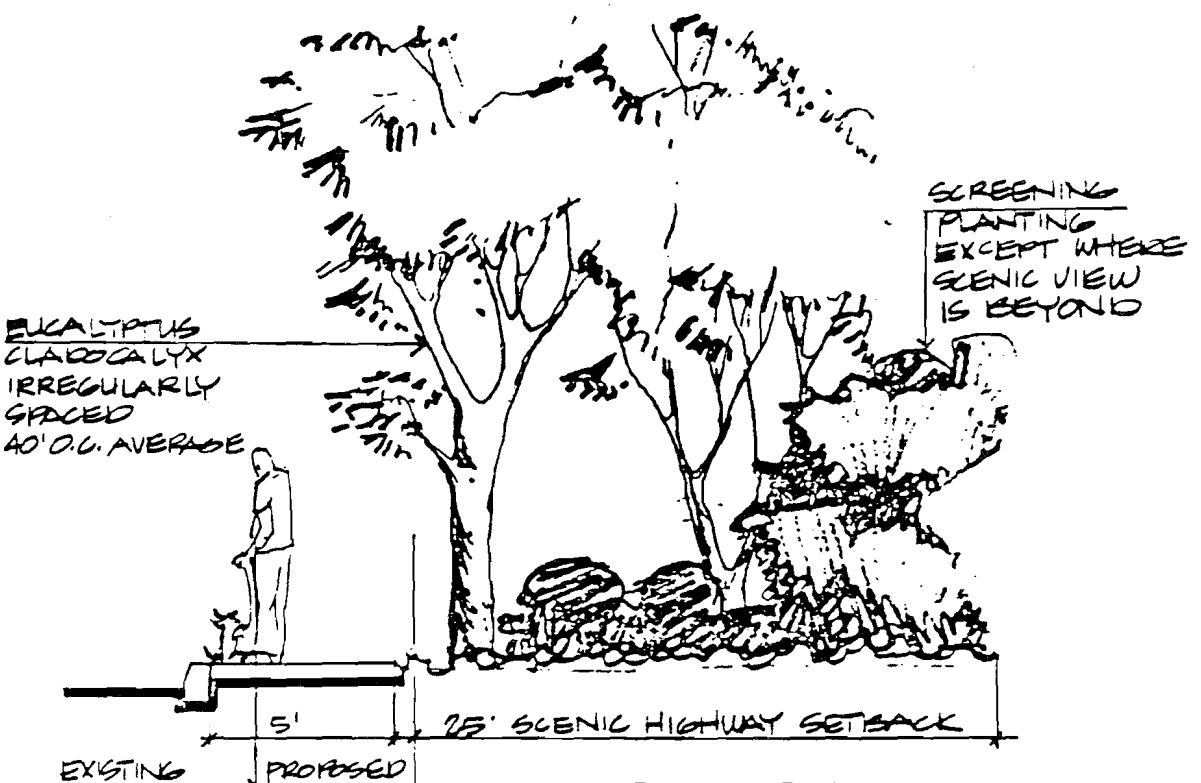

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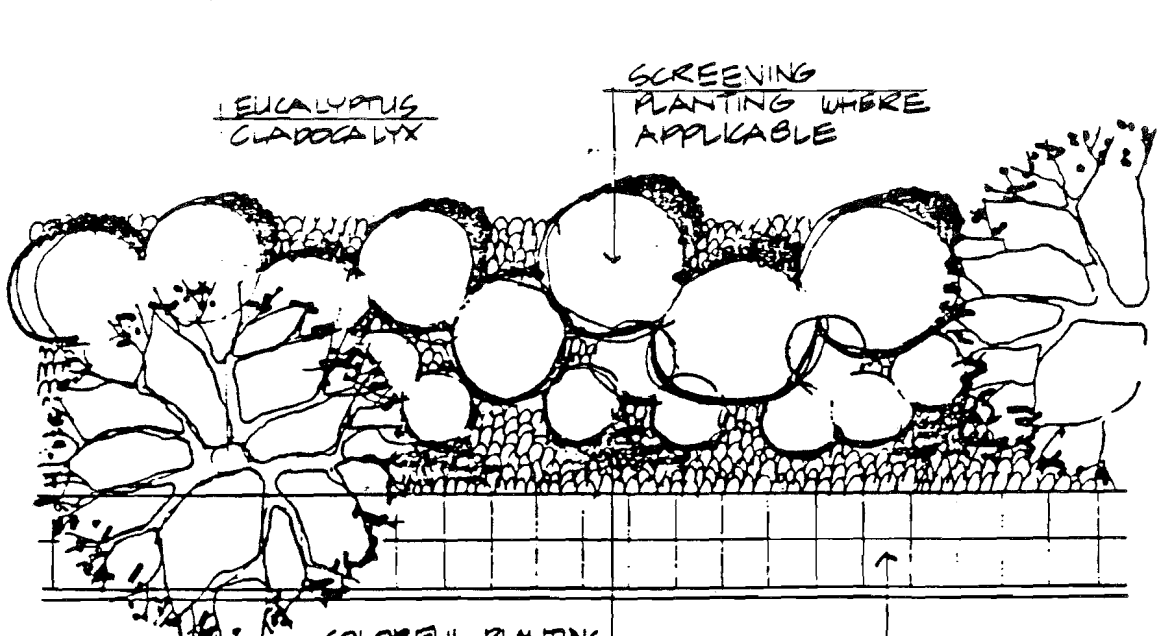

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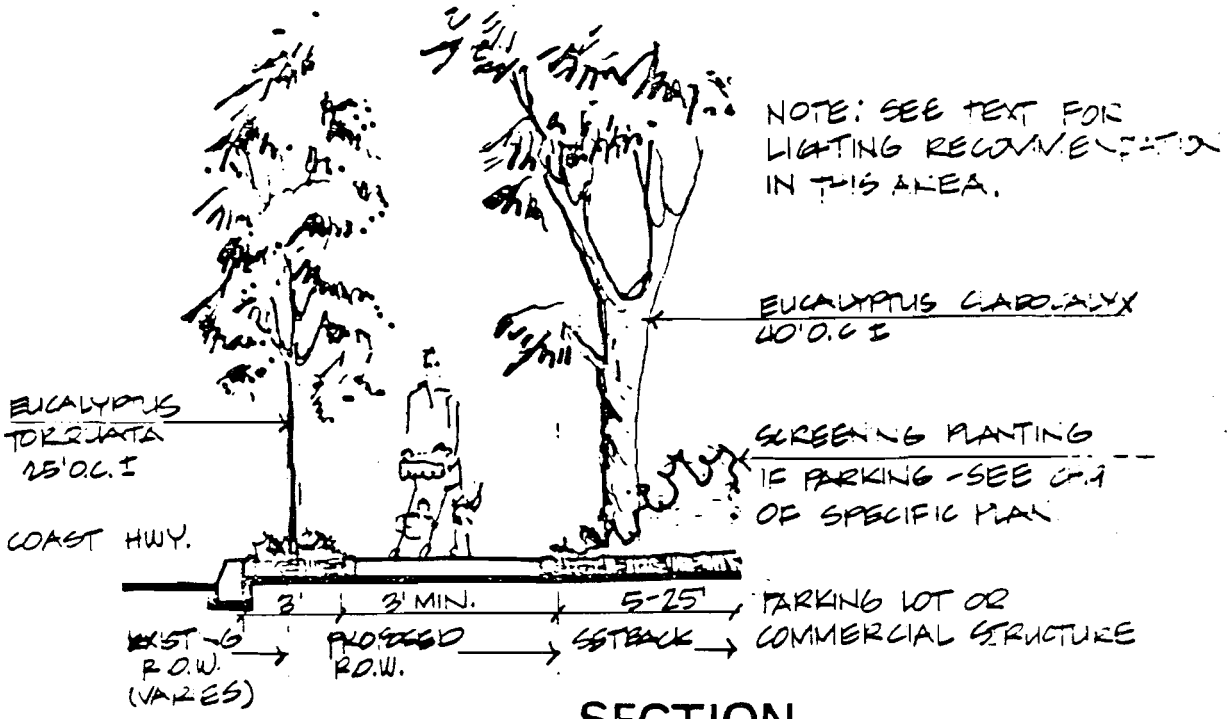

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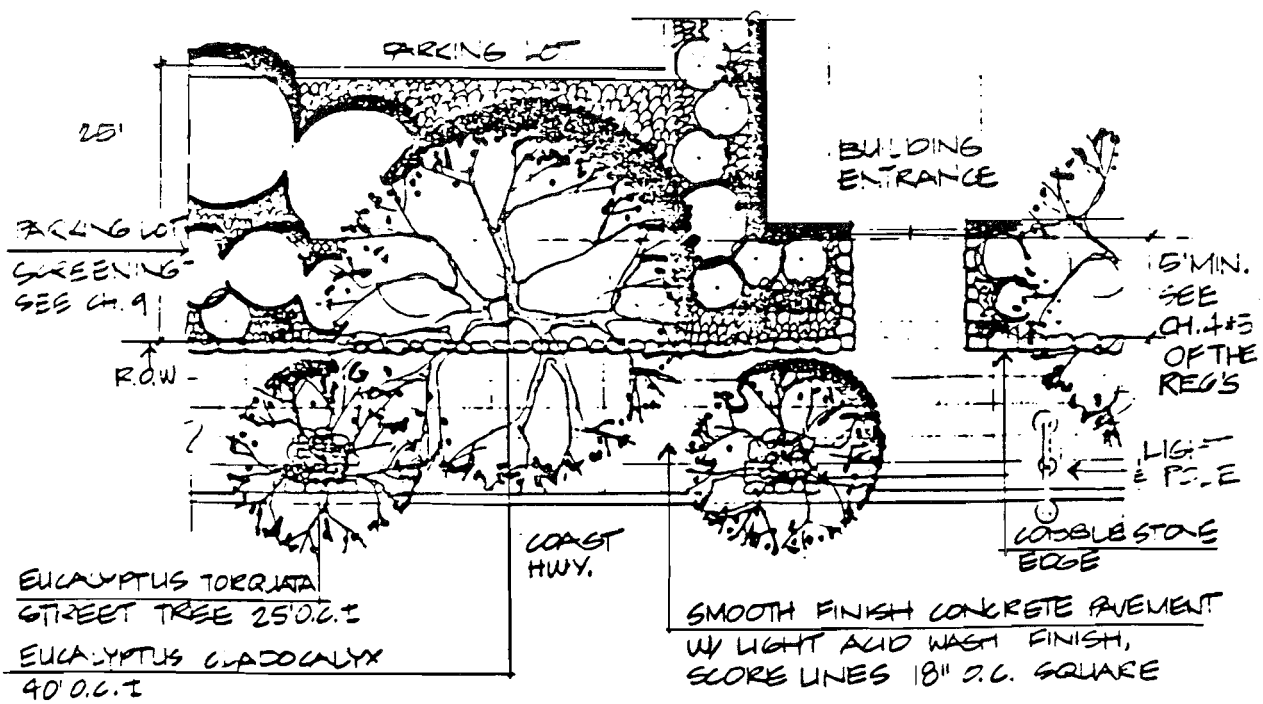

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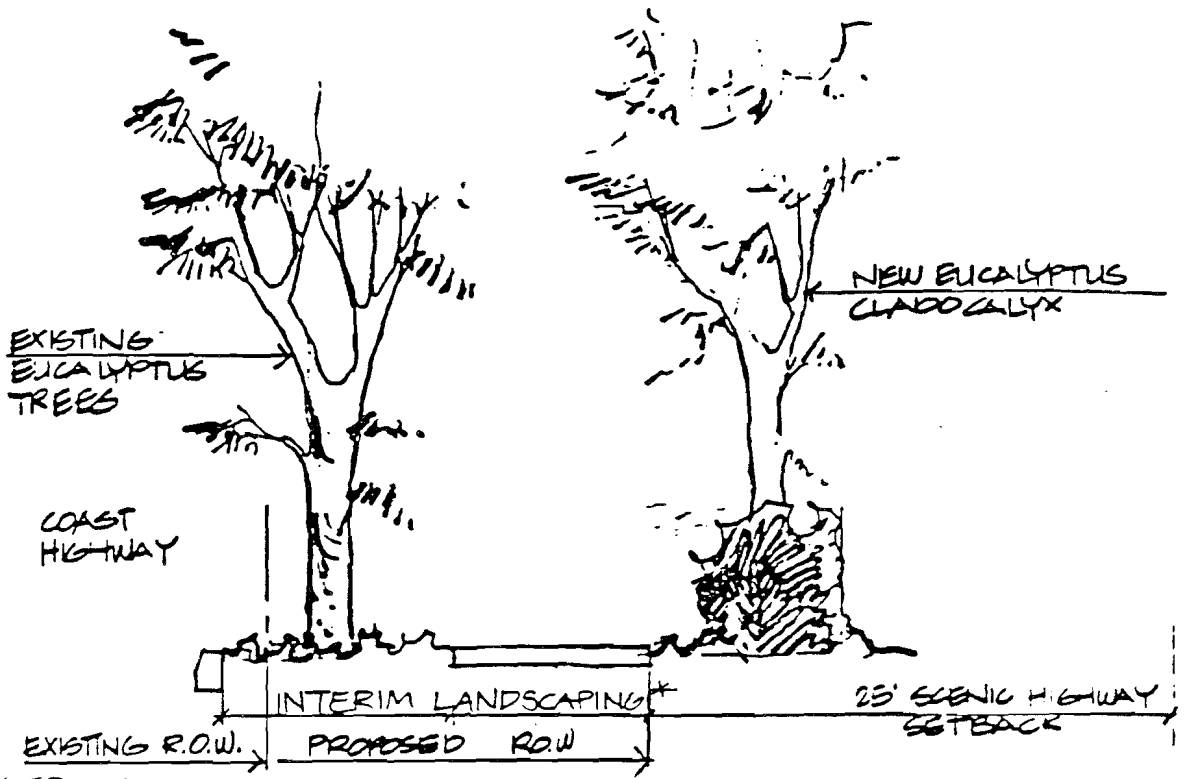

* TREES WILL HAVE TO BE REMOVED UPON ULTIMATE IMPROVEMENTS TO PCH

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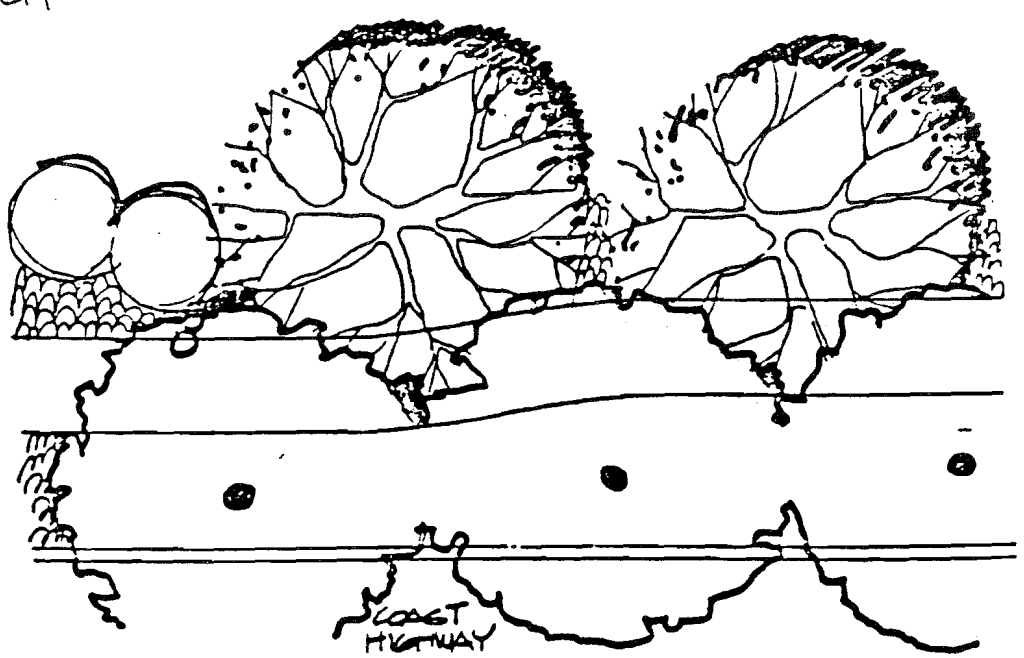


PLAN

Undergrounding in Zone 4, 5 and 6 is scheduled for 1986.

Specific Recommendations:

The following recommendations are numbered and correspond to numbered indications shown at the appropriate locations on the Landscape and Streetscape Master Plan, Figure 11.

Zone 1

Improve per Cases A and D when individual projects are approved or street improvements are made.

1.01 The following scenic improvements should be included as conditions of approval for the planned additions to and renovations of the Monarch Bay Plaza:

a. Remove existing signs on the slope and consolidate signing designed per the Specific Plan requirements.

b. Do minor renovations and additions to existing slope plantings.

c. Plant service station landscape areas in conformance with the Specific Plan.

1.02 Construct community entrance signs at approximate locations shown on the Landscape and Streetscape Master Plan.

1.03 The planted slopes bordering Monarch Bay and Monarch Terrace are part of individually owned lots. Those on the ocean side at Monarch Bay however, are maintained by the Community Association. The maintenance of these slopes has been adequate and the appearance has been rustic and attractive. However, now that the Water District has disturbed the area with its trenching some restoration and additional planting should occur to upgrade these slopes. A plan for this should be done and plants should be chosen from those used in the original planting. The Board of Review could assist in coordinating the efforts of the Community Association and the Water District.

At Monarch Terrace there is no organization having overall maintenance responsibility for the slopes. Since the tract has no common areas to oversee, the Monarch Terrace Association has no homeowner's fees with which to maintain landscape areas as a group. Individual owners have removed plants on their

portion of the slope and little has been replanted. A neglected, patchwork appearance has evolved. Some options to remedy this situation include:

a. A slope maintenance assessment district for the Monarch Bay Terrace area only. This would require approval of all property owners and would be difficult to get approved.

b. Inform property owners of the overall landscape, Scenic Highway concept and work toward informal compliance through meetings with the homeowners' association. The involvements of the County, a Scenic Highways Review may be helpful in implementing this option. The support of the homeowner's association is critical, but success of this option is problematical, because it would take only one noncompliance to disrupt the continuity of the landscape.

Zone 2

Improve per Case A

2.01 Emerald Ridge (Tract 4516) has dedicated to the County of Orange the following:

a. A variable width strip for pedestrian ways and bicycle trails paralleling Coast Highway.

b. Lot A, a 20.075 acre open parcel in the hillside area.

c. A variable width pedestrian access easement from Pacific Coast Highway to the open space parcel, paralleling Mentone Drive.

d. A scenic easement over Lot C, a 5.748 acre private park area adjacent to Coast Highway.

The open view of the private park should be maintained by thinning and removing portions of the existing landscaping as necessary. The Board of Review should work with the homeowners' association Coastal Commission, and appropriate County agencies to assure that the area is maintained in a manner consistent with the approved concept. Any additional permits by the developer in this area should be conditioned with requirements to thin and remove overgrown shrubs and trees.

Zone 3

Improve per Cases A, C, D and E when individual projects are approved or street improvements are made.

3.01 Landscaping should be installed per the requirements of the Specific Plan and Case E as part of the conditions for approval of development of parcels in the commercial/professional area.

3.02 Landscaping of existing projects (such as the Bank of America) should be coordinated with the new projects and should provide as much screening and canopy coverage to the parking lot as possible.

3.03 Maintain the open ocean view on the ocean side at the north end of Zone 3. Development proposals for this area should be reviewed with this criterion in mind.

Zone 4

Improve per Cases A and C when individual projects are approved or when street improvements are made.

Zone 5

Improve the inland side of Coast Highway at the South Coast Medical Center per Case D. On the seaward side, improve per Case C when individual projects are approved or when street improvements are made.

5.01 Nonconforming signs should be made consistent with City standards.

Zone 6

Provide streetscape improvements per Case C on the ocean side between the two entrances to Bluff Drive, and per Case A on the inland side between West and Catalina.

Provide streetscape improvements per Case E on both sides of the street in the local commercial area.

6.01 Nonconforming signs should be made consistent with City standards.

6.02 Provide median improvements per detail.

Zone 7

7.01 Provide sidewalk along the ocean side of Pacific Coast Highway in existing right-of-way, or provide 5' sidewalk if additional right-of-way can be obtained. Require planting and sidewalk construction per Case C as part of project approval for new proposed projects.

7.02 Provide sidewalk or signing and striping for pedestrian walkway along one side of Monterey Street, connecting to the County right-of-way from Monterey to Aliso Beach Park (Zone 8).

Zone 8

8.01 Improve existing trail in County right-of-way connecting Monterey Street with Aliso Beach Park.

8.02 Install new sidewalk on ocean side retaining existing landscaping. Provide slope retention where necessary.

Zone 9

Improve per Cases A and C when individual projects are approved or when street improvements are made.

9.01 Encourage the planting of vines such as Ficus Repens (creeping fig) to grow on the concrete block retaining walls. Work with the property owners to irrigate and maintain these vines. Improve per Case A if walls are altered or removed.

Zone 10

10.01 On the inland side at Aliso School, improve as per Case A. Work with the school district to provide better maintenance of this area.

10.02 On the ocean side at Treasure Island retain the existing Eucalyptus, constructing meandering walks away from the edge of the curb and maintain views of the ocean.

10.03 North of the new entrance to the Alpha Beta Center and extending to the Union 76 Station is the "buffer" area required to be landscaped as a Scenic Highway Park. The design should continue the theme planting of Pacific Coast Highway and should provide bus shelter without advertising, drinking fountains and benches as

well as a meandering pedestrian trail as per Case F.

10.04 Nonconforming signs should be made consistent with City standards.

10.05 A pedestrian bridge from Alpha Beta Center to Treasure Island should be considered.

Zone 11

Improve per Cases A, C, D and F.

The inland side north of Duke's restaurant should be improved per Case A and the ocean side at Lagunita should be improved per Case C.

11.01 When feasible, screening and parking lot planting should be added at the gas station and restaurant sites, including screening and entrance planting at Hobo Canyon Road.

11.02 Nonconforming signs should be made consistent with City Standards.

b) Community Streets

The small scale residential streets of South Laguna seem a world away from the busy Coast Highway. Here, there is a need for incremental improvement, and special attention to detail. The impression of Coast Highway is dominated by sparkling ocean views and a sense of the surrounding vegetation, but perceived at 40-50 miles per hour. The small streets in South Laguna are experienced most often by the pedestrian, the resident, and the driver at 10-25 miles per hour.

Special problems are posed at the interface of public and private property. The Village area is organized with public streets (50' right-of-way) perpendicular to the highway and a series of 35' wide private streets parallel to the highway.

o Public streets. The public streets are generally paved for only 20' of the total right-of-way, leaving an unpaved border of 15'+ on either side. Generally, residents have planted these areas, but in other cases they have been left to weeds, or they have been paved by adjacent residents for additional parking.

Recommendations:

1) Encroachment permits for additional paving in the right-of-way area should be required and should only be permitted for driveways, pedestrian entrances, or entrances to screened parking areas.

2) Off street parking areas should be screened.

3) Unpaved areas of the County right-of-way should be planted either through the efforts of neighbors, the Civic Association or as part of a funded street planting program.

o Private Streets Private streets pose other problems. The ownership of the private streets is divided among a multitude of owners since the owners of every lot facing the privately owned cross streets also owns one-half of the section of "street" fronting the lot. Street paving projects are major problems, since each owner must agree to help fund the project, and some willing person or persons on the street must handle all the negotiations and fund raising. Because such willing persons are rare, many of the streets have a neglected appearance, and some have little trace of ever having been paved. Recommendation: Set up an assessment district for the Tract 849 area, or a Community Facilities District to handle street paving and maintenance on a regular basis.

2) Design Details

a) Selection Factors

In selecting proposed streetscape materials, methods of construction, furniture and planting, consideration was given to the following:

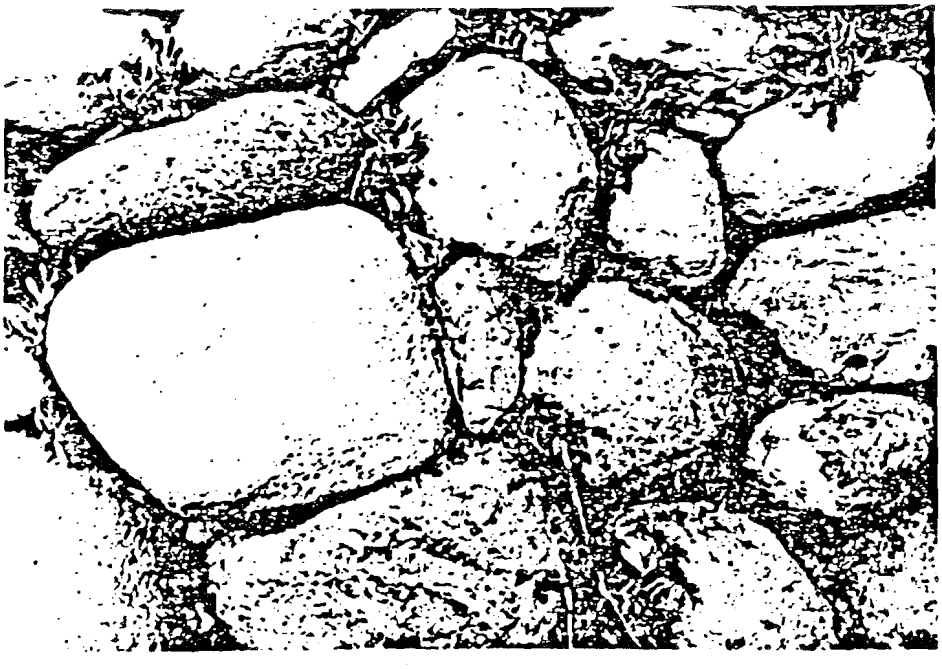
o the existing character, prevailing materials, methods of construction which have been used in the community. A visual survey of the community revealed a prevalence of low stone walls built with a variety of native stones and boulders, wood detailing in the form of fences, benches (South Laguna Village Green) and structures.

o the expressed desires of community members during the development of the General Plan, the Specific Plan and the plans for the South Laguna Village Green for an informal, rustic character.

o function, ruggedness, and simplicity.

o common materials and methods of construction used in the area during the 1930's. Materials such as Bowmanite, stamped concrete, annodized aluminum, plexiglass, etc., do not fit with the older character of most of the community.

o genuine rather than materials which are imitations of other materials.



- o modularity the ability of a design to be divided into phases constructed at different times and still retain continuity.

b) Materials and Details

- o Coast Highway

The following materials and details were selected:

1) Walk paving. Smooth finish concrete pavement, with heavily tooled joints 18" o.c. both ways would be provided in the commercial areas (Case E), and 30" o.c. both ways in other areas. After the concrete has set up the surface should be acid washed and wire brushed to lightly expose the fine aggregate on the surface.

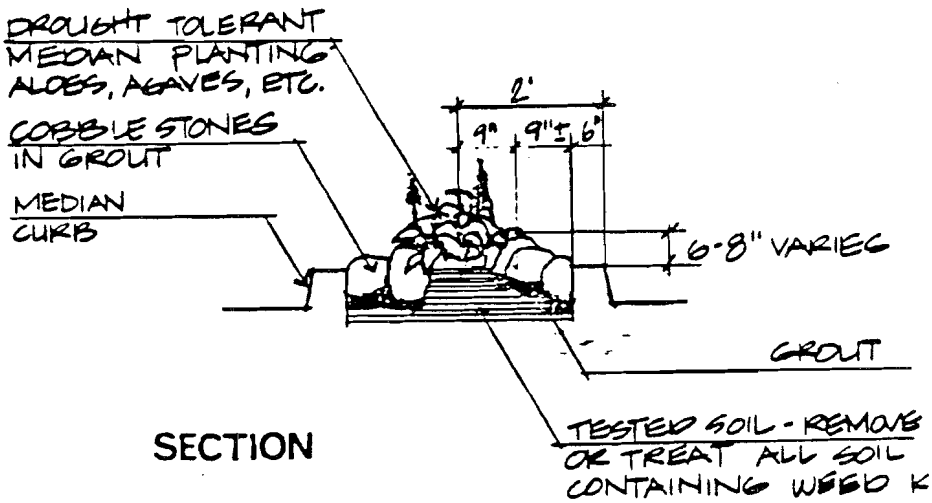
2) Walk edges. In commercial areas where Case applies, all walk edges adjoining planting areas would be paved with flat cobblestone paving similar to the photograph (without the small pebbles shown).

3) Tree wells. Tree wells would be edged with flat cobblestone paving and would be planted with herbaceous plants and groundcovers per the recommended list in addition to the recommended street tree.

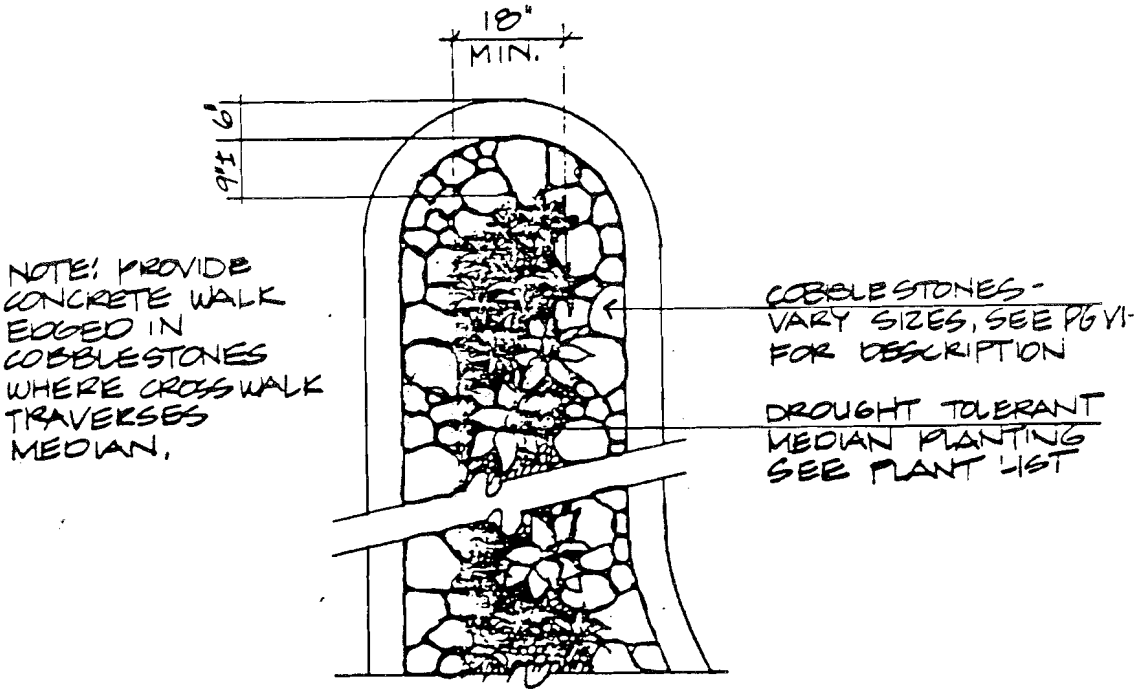
4) Medians. Medians would be edged with grouted stone paving and planted with drought tolerant planting (see plant list). This treatment should be implemented wherever medians occur on the Pacific Coast Highway. Existing median locations are noted on the master plan (see note 6.01). Future medians may be constructed as part of Pacific Coast Highway improvements and should be no wider that 4 feet in Zone 7.

5) Bus benches. Bus benches would use stone wall or stone base support with a heavy redwood seat and back as detailed. Permanent or movable bench should be selected depending on the amount of space available and the likelihood of changes in bus stop location. Concrete platforms for bus benches should be detailed per Case E.

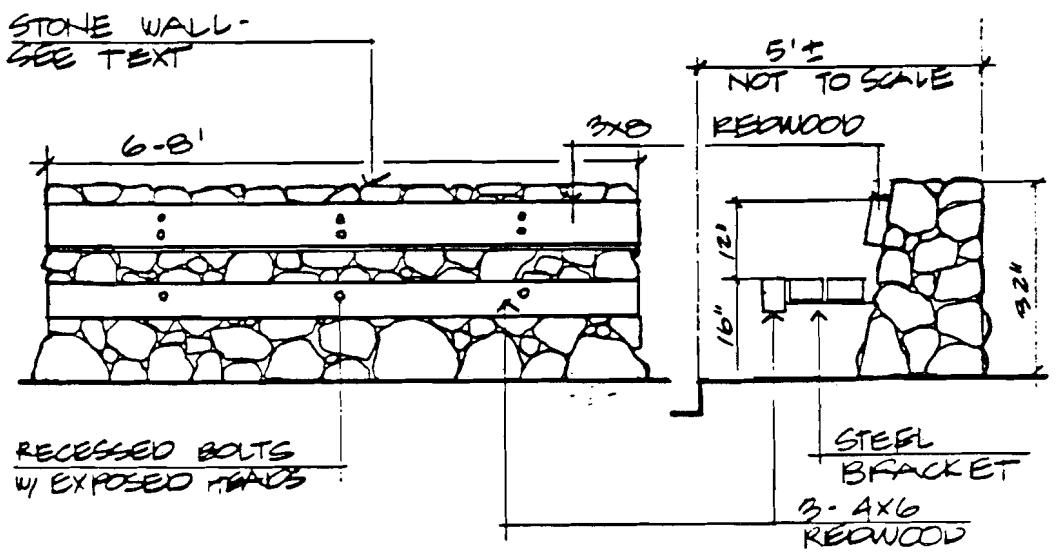
6) Bus shelter. Bus shelters would include a stone wall enclosure with planter and trash receptacle built on either side of a heavy redwood bench. Wood posts, solid roofing with trellises support vines on three sides. The shelter design may be adapted to fit wider or shorter spaces as required.



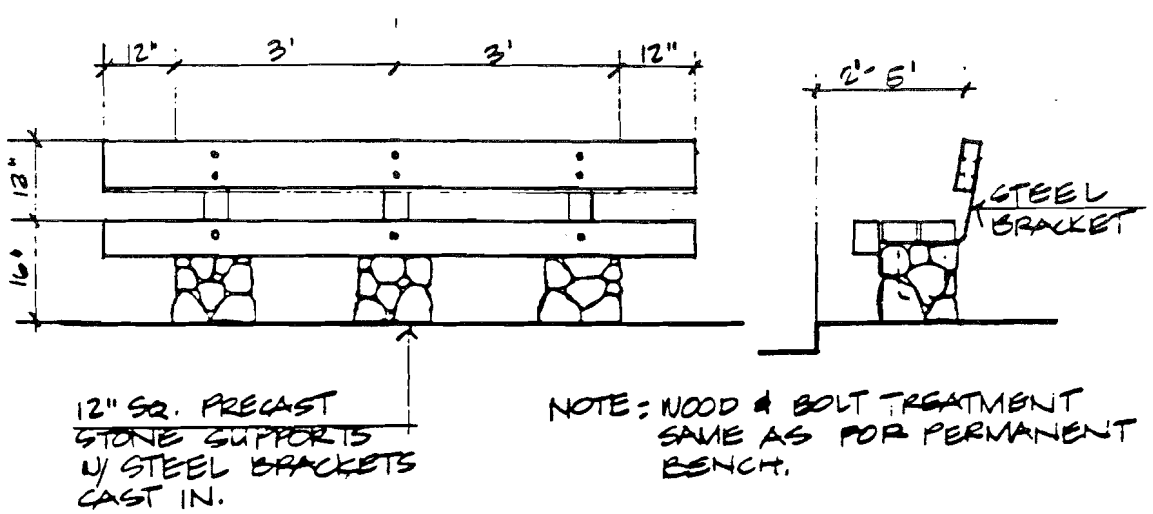
SECTION



PLAN



BUS BENCH - PERMANENT

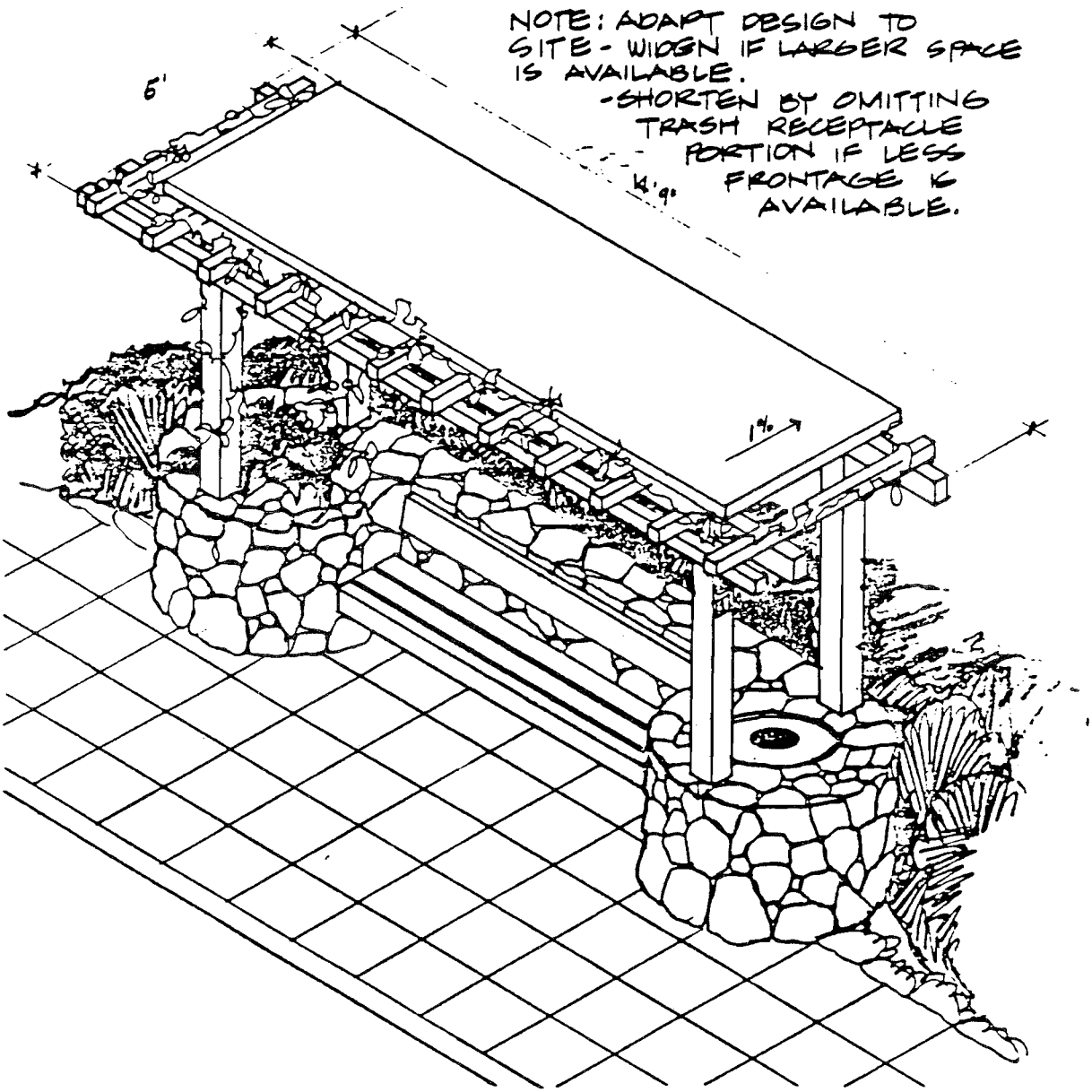


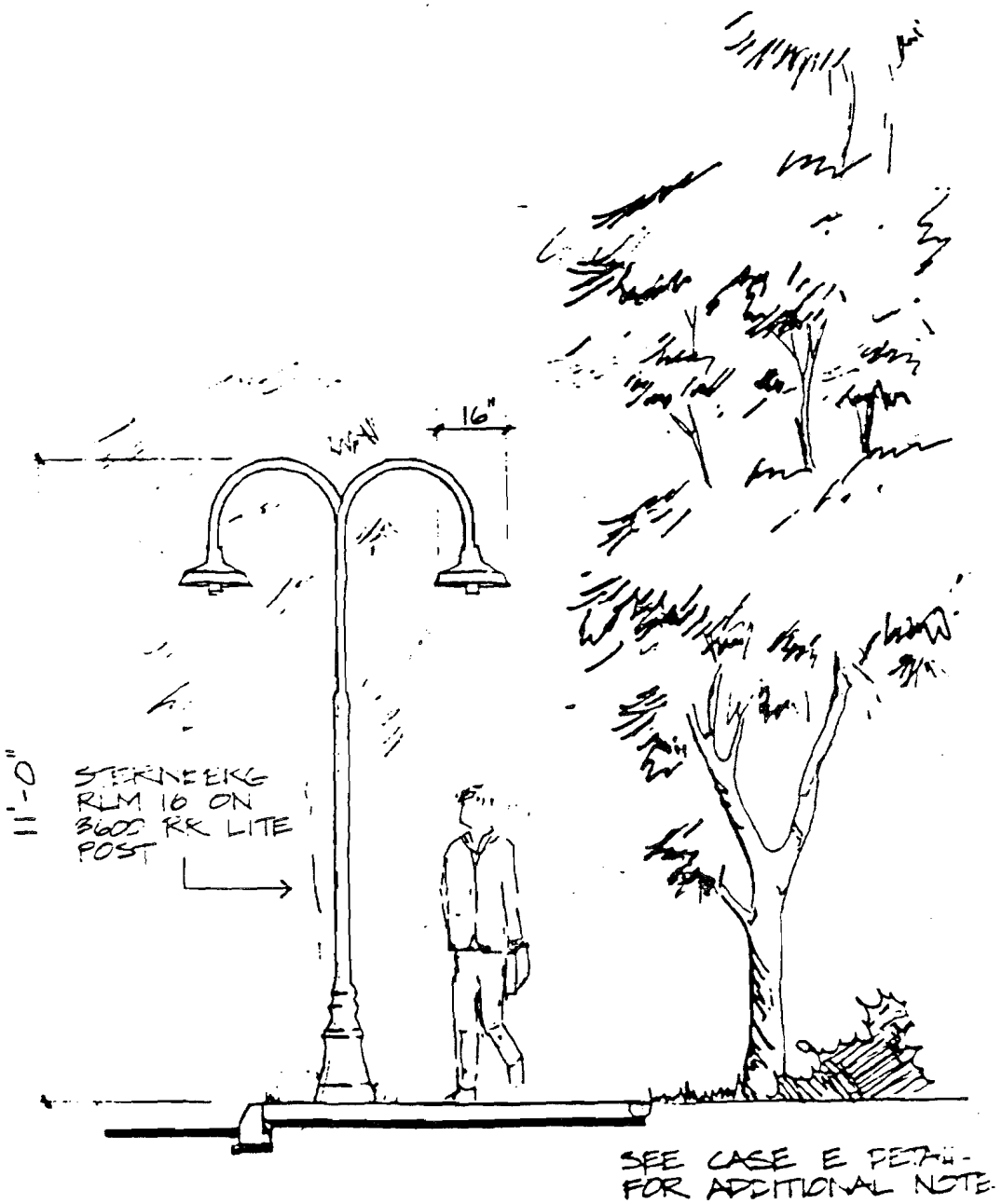
BUS BENCH - MOVABLE

DESCRIPTION:

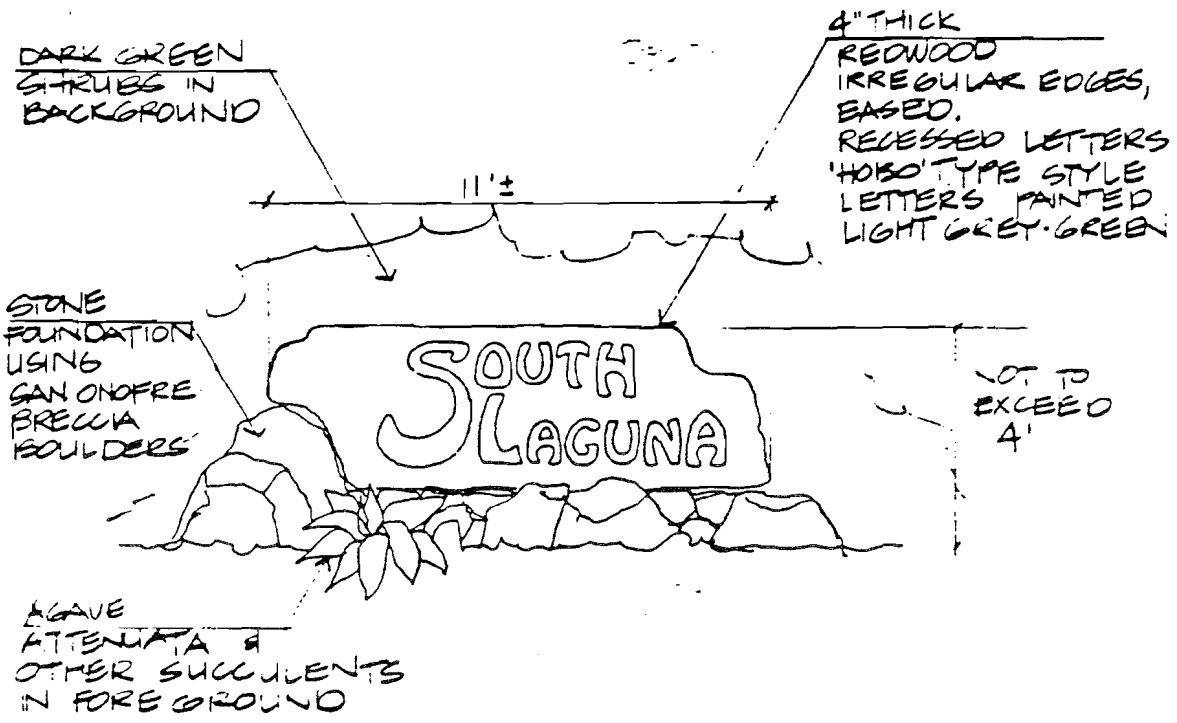
- STONE WALL, PLANTER ON LEFT TRASH RECEPTACLE ON RT.
- 6x6 REDWOOD POSTS W/ TRELLIS & BUILT UP SOLID ROOF
- 8' REDWOOD BENCH, SIMILAR TO PERMANENT BENCH
- PAVING PER CASE E

NOTE: ADAPT DESIGN TO SITE - WIDEN IF LARGER SPACE IS AVAILABLE.
-SHORTEN BY OMITTING TRASH RECEPTACLE PORTION IF LESS FRONTAGE IS AVAILABLE.




16"
1"=1'-0"
STERNBERG
RLM 16 ON
3600 RR LITE
POST
SEE CASE E DETAIL
FOR ADDITIONAL NOTE

CASE E AREAS


DARK GREEN SHRUBS IN BACKGROUND
4" THICK REDWOOD IRREGULAR EDGES, EASED. RECESSED LETTERS 'HOBO' TYPE STYLE LETTERS PAINTED LIGHT GREY-GREEN
11'±
STONE FOUNDATION USING SAN ONOFRE BRECCIA BOULDERS
SOUTH LAGUNA
NOT TO EXCEED 4'
AGAVE ATTENUATA & OTHER SUCCULENTS IN FOREGROUND

7) Trash receptacle. Trash receptacles would be built into bus shelter as detailed. If a free-standing receptacle is needed a heavily sand blasted round concrete trash container with metal insert and ring, such as J.C.F. TR-R-3030 (712-541-888), would be appropriate.

8) Lighting. Lighting along Coast Highway should be the minimum necessary for highway safety. Care should be in the placement and design of lights to minimize the glare on to adjoining properties. Full cut off, non-glare fixtures should be used. Telephone pole supports for lights should be replaced with the exposed aggregate concrete poles, the same as those recently installed when undergrounding was done near Aliso Beach. However, lighting where Case E applies should utilize a low level pedestrian oriented fixture such as Sternberg RLM 16 on a 3600RR Lite Post, or Sternberg 1910 Acorn with 508 filter on 3900 RRT Lite Post.

   Lighting of areas remote from the highway can also affect the scenic quality. In regards to hillside areas:

   a) Lighting fixtures should be located on the development side when open space occurs adjacent to development.

   b) Street lighting and residential flood lighting in new hillside developments should not be visible from Pacific Coast Highway, and should be kept to a minimum.

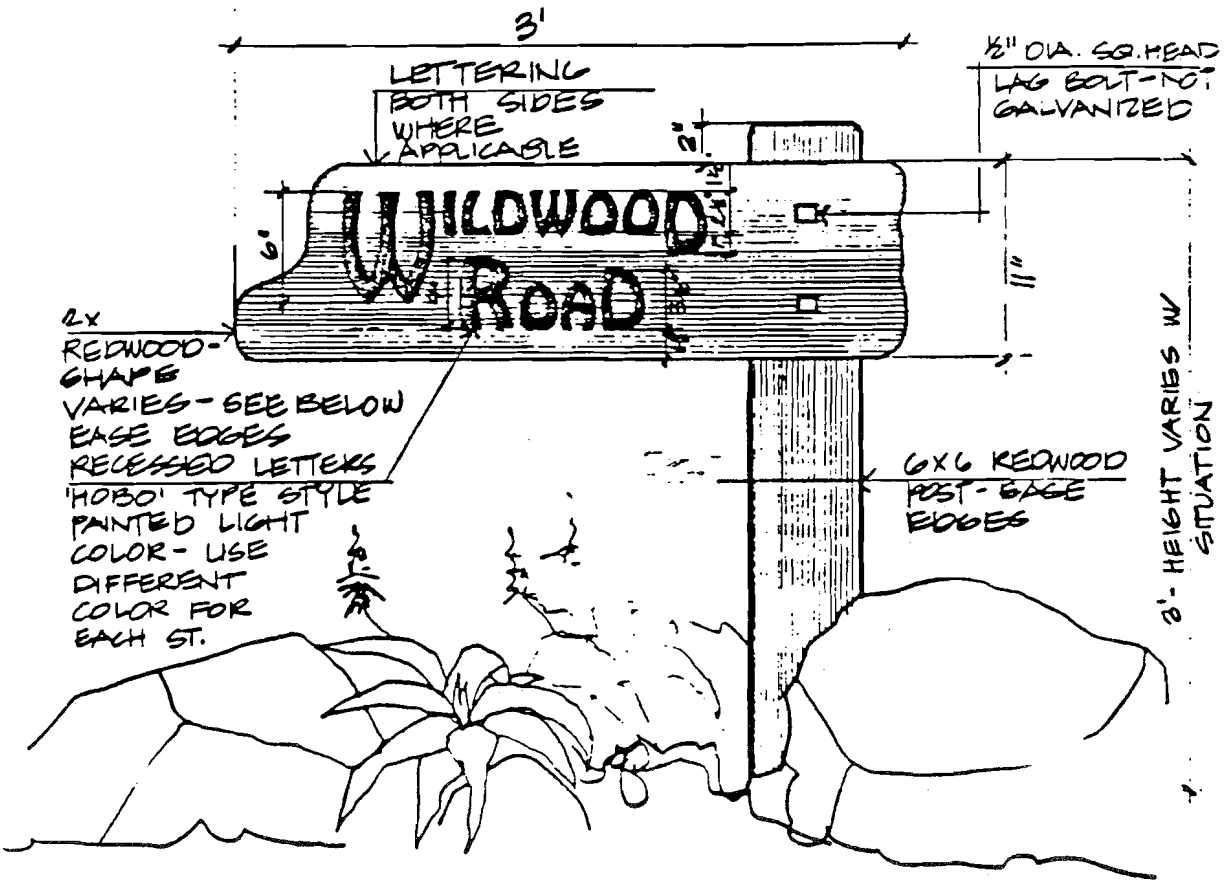
   c) All lighting should be designed to avoid glare.

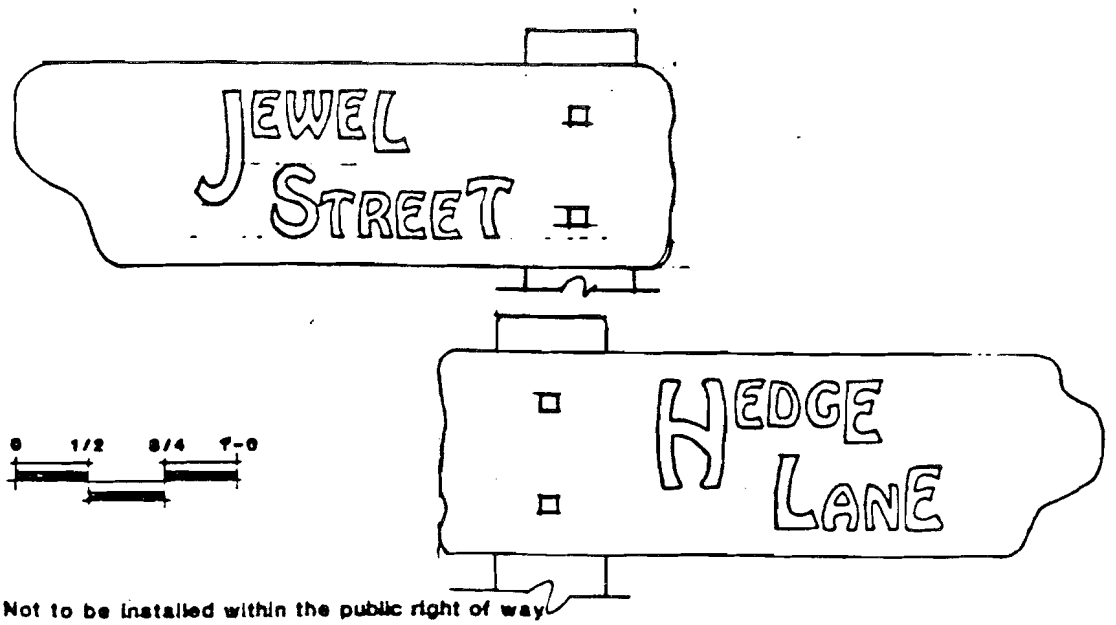
9) Other street furniture. Telephone booths, newspaper racks and other street furniture should be designed using design themes established in the design for other items shown. All street furniture should require approval of a Coastal Development Permit and should be reviewed by the Board of Review.

   Existing benches, bus shelters and other items not in conformance with this plan should be removed.

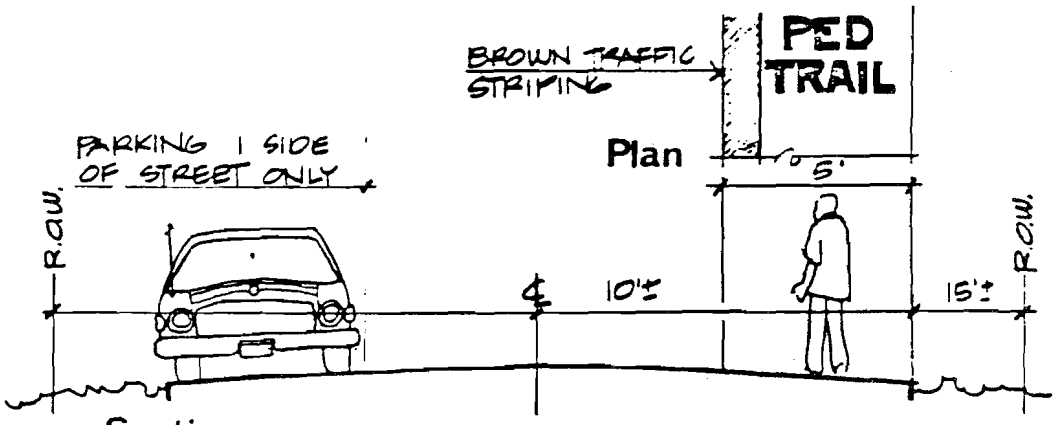
10) Signing. Community entrance signs in the form of a monument sign, with a stone boulder base and carved wood insert are shown in the detail. These signs should be designed to minimize and reduce any traffic hazard or liability problems if placed within the right-of-way. Free standing pole signs are not permitted. Such signs should

AVE
Mountains
Beach

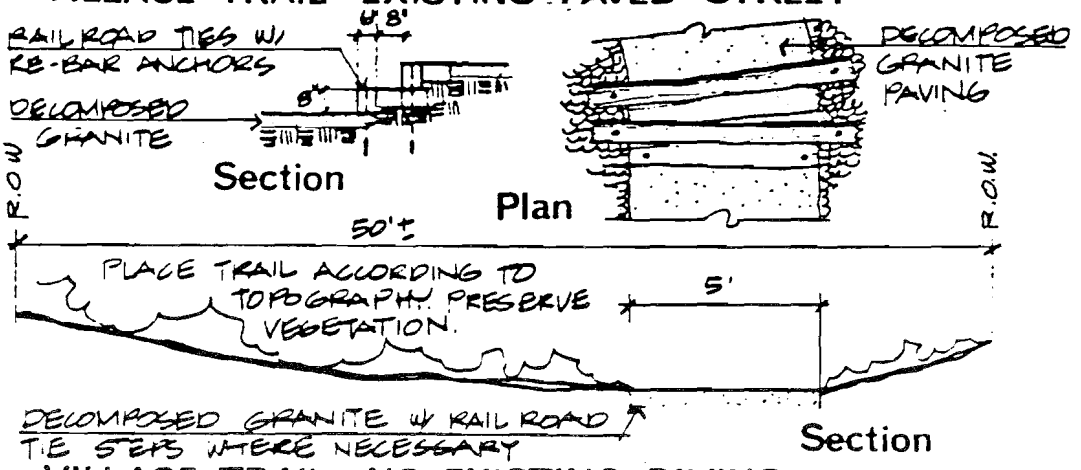




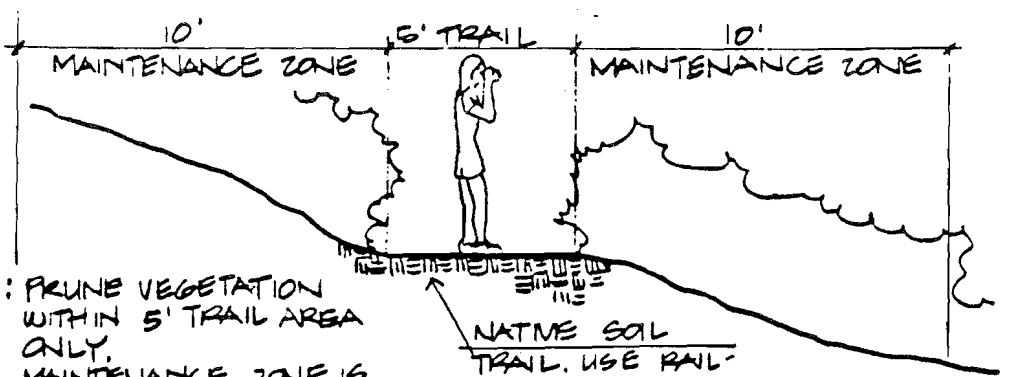
Not to be installed within the public right of way



VILLAGE TRAIL - EXISTING PAVED STREET



VILLAGE TRAIL - NO EXISTING PAVING



HILLSIDE TRAIL

be converted to monument or wall signs. Monument signs using wood, stone and concrete are preferable to those using plexiglass and plastic. Back-lit signs where the background is light colored should be avoided. Back lighting, if any, should be for the letters only. Signage programs should complement the main use of a property and should not disrupt nearby visual amenities or vistas. Signage should be set back from roadways so as not to interfere with drive vision or the visual corridor to the hills or the ocean. Advertising within the right-of-way should be prohibited.

o Community Streets

Materials and details for the community streets would repeat those proposed for Pacific Coast Highway where applicable. Following is a discussion of special issues and details which apply mainly to the community streets.

1) Signs. Direction finding in the Village area is a constant problem due to the lack of street signs on the private cross streets. Some of the existing signs are shown on the adjacent page, but many of the intersections are simply unmarked. The County cannot install street signs, because they are for private property. The following course of action is possible.

   o Construction of street signs on a volunteer basis; however, they should not be installed within the public right-of-way. Since the lack of signing is such an ever-present problem, there is community interest in such a project. The design suggested here is an elaboration of one of the existing street signs on the corner of Summit and First Avenue.

2) Overhead wires. The unsightly poles and wires which still exist in many areas of South Laguna could be undergrounded. This is expensive and would have to be funded through an assessment district. (See Implementation Section). Utility undergrounding could do much to upgrade the area, and enhance the Village character.

3) Trails. Community trails both on Coast Highway and other streets are shown on the Landscape and Streetscape Master Plan and on the Access Map. The section shows the extent to which these trails may be developed. In some cases they may be striped on existing pavement, or they may be signed using a

similar design as the street sign design. Some links in the community trail system are unpaved at present. These unpaved links occur at the South Coast Medical Center/Virginia Way connections, at Eleventh Avenue and Pacific Coast Highway, and at the pedestrian easements in Coast Royale. To the extent that these areas are within County road right-of-way and they substitute for sidewalks, they could be improved using County Road funds if such funds were available for this type of work. Hillside trails connecting to the open space areas should be improved by developers as a condition of project approval.

4) Lighting. Since the absence of street lighting is considered by residents to be one of the aspects of the "rural village environment" which they enjoy, no new street lighting within the Village area should be installed unless requested by the residents serviced by such lighting. Due to the shortage of road funds, some other means of paying for any requested installation, maintenance and energy would have to be found.

c) Planting

o Planting Selection

Recommended plant lists have been developed for trees, shrubs, herbaceous materials and groundcover. While the planting designs should not be completely limited to these lists, the lists indicate which will help to implement the unstructured (but harmonious), colorful (but not flashy), rustic (but not weedy), character desired for the community.

Plants have been chosen in several categories:

1) Native plants which reinforce the existing natural vegetation.

2) Plants which repeat existing plantings in the Community Eucalyptus, Bougainvillea, succulents, etc.

3) Plants of botanical interest, plants which are particularly adapted to the frost free coastal environment, flowering sub-tropical trees.

o Planting Guidelines

General

1) Plant selection should emphasize reinforcement of the existing informal, rustic planting in the area, with use of a range of sub-tropical, coastally adapted plant material, including re-establishment of native plants.

2) Plant selection and planting design shall relate to and repeat where possible the existing planting in the neighborhood, and the community.

3) Informal planting schemes are encouraged. This may be achieved by

   a) diversity in form, texture, and color of plant material

   b) mixture of container sizes

   c) choice of plant materials which do not have formal shapes

   d) maintenance without shearing or clipping

   e) the use of vegetation of varying heights and textures along walls and fences to soften hard planes and to create interest and variety.

4) Plants should be selected from those which are long-lived, disease and pest resistant.

5) Views to and over the site by travelers on streets and Pacific Coast Highway, and by neighboring residents shall be respected and accounted for in the selection and placement of trees and large shrubs.

6) Landscaping should be used to accentuate, preserve and frame the scenic view "windows" into neighborhoods, to hillsides, parks and the ocean.

7) Heritage trees shall be preserved in accordance with the guidelines contained in the Heritage portion of the Community Design and Landscape Guidelines.

8) Existing trees and shrubs which enhance the scenic character should be preserved wherever possible.

9) Provide street trees and planting areas in accordance with the Landscape and Streetscape Master Plan.

10) Vegetation shall not obstruct driver sight distance.

Hillside areas

1) Where new urban development occurs adjacent to undeveloped, natural open space, landscape planting shall provide a gradual transition from new ornamental material to native types. Hard, defined plant "edges" should not be allowed. Ornamental planting of California natives should be encouraged, especially at these urban "fringes".

2) Property line fencing or fencing beyond the immediate area of the house should not be permitted in areas adjacent to hillside open space.

o Street Trees

1) Street Tree Policies

As noted in the Heritage Tree section of the Community Design and Landscape Guidelines, portions of the community have existing street trees remaining from plantings in the late 1920's and early 1930's.

Many areas of South Laguna do not have street trees. These areas could receive the benefits of shaded streets and continuity in planting provided by street trees, if a planting program were instituted.

Placement of street trees within the pattern of existing--streets, driveways and mature plantings will require detailed planning and coordination with owners. The following factors should be considered.

a) Views -- In general, small trees have been selected for streets parallel to the ocean. The intent of this was that the street trees could be placed

in areas where views are already blocked by houses, and not placed in view corridors between houses. The trees recommended should not grow higher than the existing 1 1/2 to 2 story houses.

On streets perpendicular to Coast Highway, taller, sparsely foliaged trees were chosen to allow views through, similar to the lemon-scented Eucalyptus planted at the entrance to Upper Three Arch Bay.

In all cases, trees should be carefully placed to avoid future view blockage.

b) Existing plantings -- In choosing street trees, visual surveys were done of each street to evaluate existing planting. If some plantings were predominant on a street and they included a suitable street tree, that tree appears on the list as a recommended tree for that street. This gives some streets a head start on street tree planting, and prevents some future conflicts in planting.

However, there is little uniformity of planting and some existing planting will undoubtedly conflict with possible street tree locations. In general, street trees should be placed in locations without other major shrubs or trees.

Exceptions may be locations where an inappropriate tree, such as Evergreen Ash for example, may have been planted. In these cases the inappropriate tree should be removed and the street tree substituted.

Implementation of this program may be incremental with planting of street trees being required as conditions of permits, or as a community project sponsored by the South Community Development Funding (See Implementation section).

2) Street Tree Recommendations

Listed in Table 1 are the recommended street trees for Coast Highway and the community streets in South Laguna.

TABLE 1

Street Tree Recommendations

Street Name	Street Tree
Coast Highway	Eucalyptus cladocalyx @ 40' o.c. ±
	Eucalyptus torquata @ 25' o.c. ± in Case E areas only
Community Streets:	
First	Eucalyptus ficifolia
First (above Mar Vista)	Heteromeles arbutifolia
Second	Eucalyptus citriodora
Third	Angophora lanceolata
Fourth	Jacaranda acutifolia
Fifth	Eucalyptus erythrocorys
Eighth	Hibiscus arnotianus
Ninth	Callistemon viminalis
Tenth	Angophora lanceolata
Aliso Circle	Erythrina humeana
Alta Loma	Tecoma stans
Bluff	Melaleuca nesophila
Brooks	Melaleuca nesophila
Camel Point	Arbutus unedo
Catalina	Metrosideros tomentosa
Ceanothus	Ceanothus megacarpus
Circle	Leptospermum laevigatum
Crestwood	Callistemon viminalis
Cypress	Hibiscus arnotianus
Driftwood	Eucalyptus ficifolia
Egan	Tecoma stans
Fairview	Feijoa sellowiana
Florence	Erythrina humeana
Hedge	Hibiscus arnotianus
Holly	Heteromeles arbutifolia
Ivy	Hibiscus arnotianus
Jewel	Thevetia thevetioides
Lagunita	Hibiscus arnotianus
Laurel	Hibiscus arnotianus
Lupin	Callistemon viminalis
Marilyn	Eucalyptus ficifolia
Mar Vista	Heteromeles arbutifolia
Meadow	Hibiscus arnotianus
Monterey	Eucalyptus ficifolia
Ocean View	Tecoma stans
Ocean Vista	Eucalyptus citriodona
Pasodel Sur	Dodonea viscosa 'Purpurea'

Street Tree Recommendations (cont.)

Community Streets:

Street Name	Street Tree
Pedro	Duranta repens
Point Place	Leptospermum scoparium 'Keatleyi'
Rico	Dodonea viscosa 'Purpurea'
Santa Rosa	Datura candida
Sea Bluf	Erythrina humeana
Sea Cliff	Metrosideros tomentosa
Sea Cove	Leptospermum scoparium 'Keatleyi'
Scenic	Eucalyptus forrestiana
Seaview	Hibiscus arnotianus
Summit	Eucalyptus ficifolia
Sunset	Heteromeles arbutifolia
Valido	Dodonea viscosa 'Purpurea'
Virginia	Eucalyptus ficifolia
Wesley	Eucalyptus erythrocorys
West	Erythrina lysistemon
Wildwood	Dombeya cacuminum

TABLE 2

Recommended Plant List - Street Trees

BOTANICAL NAME (COMMON NAME)	HEIGHT	SPREAD	FLOWER/SEASON	REMARKS
ACACIA PENDULA (WEEPING ACACIA)	20	10	YELLOW/SPRING	BLUE-GRAY FOLIAGE
AGONIS FLEXUOSA (PEPPERMINT TREE)	25	25	WHITE/SPRING	
ANGOPHORA LANCEOLATA (GUM MYRTLE)	35	30	WHITE/SUMMER	
BAUHINIA BLAKEANA (HONG KONG ORCHID TREE)	20	20	PURPLE/FALL	
CALLISTEMON VIMINALIS (WEEPING BOTTLEBRUSH)	20	15	RED/SPRING	
CASSIA LEPTOPHYLLA (GOLD MEDALLION TREE)	20	20	YELLOW/SUMMER	
CEANOTHUS MEGACARPUS (BIG POD CEANOTHUS)	10	10	WHITE/WINTER	
DATURA CANDIDA (ANGEL'S TRUMPET)	10	10	WHITE/SUMMER	FRAGRANT
DODONEA VISCOSA 'PURRUREA' (PURPLE HOPSEED)	15	10	--	
DOMBEYA CACUMINUM	25	15	PINK/SPRING	
DURANTA REPENS (SKY FLOWER)	15	10	BLUE/FREQUENT	THORNY, ORANGE BERRIES
ERYTHRINA CORALLOIDES (NAKED CORAL TREE)	30	30	RED/SPRING	DECIDUOUS
ERYTHRINA HUMEANA (NATAL CORAL TREE)	25	25	ORANGE/FALL	
ERYTHRINA LYSISTEMON	30	45	ORANGE/WINTER	DECIDUOUS
EUCALYPTUS CITRIODORA (LEMON GUM)	50	35	--	FAST GROWING
EUCALYPTUS ERYTHROCORYS (RED CAP GUM)	20	20	YELLOW/WINTER	RED CAPS
EUCALYPTUS FICIFOLIA (RED FLOWERING GUM)	30	25	RED, ORANGE/SUMMER	
EUCALYPTUS FORRESTIANA (FUCHSIA EUCALYPTUS)	12	10	RED/OCCASIONAL	
EUCALYPTUS LEHMANII (BUSHY YATE)	20	20	GREEN	

TABLE 2 (cont.)

Recommended Plant List - Street Trees

OTANICAL NAME (COMMON NAME)	HEIGHT	SPREAD	FLOWER/SEASON	REMARKS
UGENIA SMITHII (LILLY-PILLY)	20	15	WHITE/FALL	LAVENDER BERRIES
EIJOA SELLOWIANA (PINEAPPLE GUAVA)	20	20	WHITE, RED/SPRING	EDIBLE FRUIT
ETEROMELES ARBUTIFOLIA (TOYON)	20	20	WHITE/SUMMER	RED BERRIES (NATIVE)
IBISCUS ARNOTIANUS	20	20	WHITE/SUMMER, FALL	
YMENOSPORUM FLAVUM (SWEET SHADE)	35	20	YELLOW/SUMMER	FRAGRANT
ACARANDA ACUTIFOLIA (JACARANDA)	30	30	BLUE/SUMMER	
EPTOSPERMUM LAEVIGATUM (AUSTRALIAN TEA TREE)	20	20	WHITE/SPRING	PICTURESQUE FORM
EPTOSPERMUM SCOPARIUM 'KEATLEYI' (NEW ZEALAND TEA TREE)	8	8	PINK/SPRING	
ARKHAMIA HILDEBRANDTII	25	15	YELLOW/FALL	
ELALEUCA NESOPHILA (PINK MELALEUCA)	20	10	PINK/FREQUENT	ATTRACTIVE BARK
ETROSIDEROS TOMENTOSA (NEW ZEALAND CHRISTMAS TREE)	25	20	RED/SPRING	GOOD SEASIDE
UERCUS AGRIFOLIA (COAST LIVE OAK)	40	40	--	DRAMATIC FORM
OPHORA SECUNDIFLORA (MESCAL BEAN)	25	10	VIOLET/SPRING	
ECOMA STANS (YELLOW BELLS)	20	20	YELLOW/JUNE-JAN.	
IEVETIA THEVETIOIDES (GIANT THEVETIA)	12	12	YELLOW/SUMMER, FALL	
IPUANA TIPU (TIPU TREE)	40	40	YELLOW/SUMMER	
IRGILIA CAPENSIS (CHOICE TREE)	30	20	PURPLE/SPRING	FAST GROWING

TABLE 3

Recommended Plant List - Pacific Coast Highway Street Trees

BOTANICAL NAME (COMMON NAME)	HEIGHT	SPREAD	FLOWER/SEASON	REMARKS
EUCALYPTUS CLADOCALYX* (SUGAR GUM)	40	30	--	LAYERED FOLIAGE, LACY SILHOUETTE
EUCALYPTUS TORQUATA	20	10	CORAL/FREQUENT	

TABLE 4

Recommended Plant List - Specimen Trees

BOTANICAL NAME (COMMON NAME)	HEIGHT	SPREAD	FLOWER/SEASON	REMARKS
ARAUCARIA ARAUCANA (MONKEY PUZZLE TREE)	60	30	--	SLOW GROWING
CALODENDRUM CAPENSE (CAPE CHESTNUT)	30	25	LILAC/SPRING	SCREEN FROM WIND
CHIRANTHODENDRON PLATANOIDES (MONKEY HAND TREE)	45	25	RED/MAR-OCT	AVOID NEAR PAVING
CITRUS VAR. (LEMON, ORANGES, ETC.)	VARIES	VARIES	FRAGRANT	
ERYTHRINA CAFFRA (CORAL TREE)	40	60	RED/WINTER	NEEDS ROOM
PHOENIX CANARIENSIS (CANARY ISLAND DATE PALM)	40	30	YELLOW/FALL	NEEDS ROOM
PHOENIX RECLINATA (SENEGAL DATE PALM)	30	10	--	DRAMATIC FORM
PINUS TORREYANA* (TORREY PINE)	60	60	--	NATIVE
STENOCARPUS SINUATUS (FIRE WHEEL TREE)	25	15	RED/SPRING	SLOW GROWING
STRELITZIA NICOLAI (GIANT BIRD OF PARADISE)	25	10	WHITE/FREQUENT	

* OFTEN FOUND AS HERITAGE TREE IN SOUTH LAGUNA

TABLE 5

Recommended Plant List - Canopy Trees

OTANICAL NAME (COMMON NAME)	HEIGHT	SPREAD	FLOWER/SEASON	REMARKS
CACIA DEALBATA	40	35	YELLOW/WINTER	FEATHERLY GRAY FOLIAGE
NGOPHORA LANCEOLATA (GUM MYRTLE)	40	35	WHITE/SUMMER	SIMILAR TO EUCALYPTUS
ALODENDRUM CAPENSE (CAPE CHESTNUT)	30	25	LILAC/SPRING	SCREEN FROM WIND
UCALYPTUS CITRIODORA (LEMON GUM)	50	35	--	FAST GROWING
UCALYPTUS CLADOCALYX* (SUGAR GUM)	40	30	--	
UCALYPTUS MACULATA	50	40	--	SPOTTED TRUNK
UCALYPTUS VIMINALIS (MANNA GUM)	60	45	WHITE/CONSTANT	
ARPEPHYLLUM CAFFRUM (KAFFIR PLUM)	25	20	WHITE/SUMMER	RED FRUIT
HOENIX CANARIENSIS (CANARY ISLAND DATE PALM)	40	30	YELLOW/FALL	NEEDS ROOM
ITTOSPORUM UNDULATUM (VICTORIAN BOX)	40	30	WHITE/SPRING	FRAGRANT
IPUANA TIPU (TIPU TREE)	40	40	YELLOW/SUMMER	

OFTEN FOUND AS HERITAGE TREE IN SOUTH LAGUNA

TABLE 6

Recommended Plant List - Large Shrubs/Small Trees

BOTANICAL NAME (COMMON NAME)	HEIGHT	SPREAD	FLOWER/SEASON	REMARKS
CORYNOCARPUS LAEVIGATA (NEW ZEALAND LAUREL)	20	15	--	ORANGE FRUIT POISONOUS
COTONEASTER LACTEUS (PARNEY COTONEASTER)	8	8	WHITE/SPRING	RED BERRIES/FALL
DURANTA REPENS (SKY FLOWER)	15	10	BLUE/FREQUENT	THORNY, ORANGE BERRIES
ELAEAGNUS PUNGENS (SILVERBERRY)	10	10	--	BERRIES, FRAGRANT
EUCALYPTUS LEHMANII (BUSHY YATE)	25	25	GREEN	INTERESTING PODS
HETEROMELES ARBUTIFOLIA (TOYON)	20	20	WHITE/SUMMER	RED BERRIES (NATIVE)
HIBISCUS ROSA SINENSIS (HIBISCUS)	12	12	WIDE RANGE	
MELALEUCA NESOPHILA (PINK MELALEUCA)	20	10	PINK/FREQUENT	ATTRACTIVE BARK
METROSIDEROS TOMENTOSA (NEW ZEALAND CHRISTMAS TREE)	25	20	RED/SPRING	GOOD AT SEASIDE
PITTOSPORUM CRASSIFOLIUM	12	10	RED/SPRING	GOOD NEAR OCEAN
PITTOSPORUM VIRIDIFLORUM (CAPE PITTOSPORUM)	25	20	YELLOW/SPRING	FRAGRANT
PRUNUS LYONII (CATALINA CHERRY)	20	15	WHITE/SPRING	FRUIT
TECOMA STANS (YELLOW BELLS)	20	20	YELLOW/JUNE-JANUARY	

TABLE 7

Recommended Plant List - Medium Shrubs

TANICAL NAME (COMMON NAME)	HEIGHT	SPREAD	FLOWER/SEASON	REMARKS
SSIA DIDYMOBOTRYA (SENNA)	3	8	YELLOW/DEC-APRIL	RANGY GROWER
PROSMA BAUERI (MIRROR PLANT)	8	8	--	GOOD AT SEASIDE
HIUM FASTUOSUM (PRIDE OF MADEIRA)	6	8	PURPLE/SPRING	GRAY-GREEN FOLIAGE
RYOPS PECTINATUS	3	4	YELLOW/CONSTANT	GRAY FOLIAGE
MOLEPIS CHRYSANTHEMOIDES	5	6	YELLOW/CONSTANT	
US INTEGRIFOLIA (LEMON BERRY)	3	8	WHITE/WINTER	GOOD NEAR OCEAN (NATIVE)
MNEYA COULTERI (MATILIJA POPPY)	7	7	WHITE/SUMMER	FRAGRANT (NATIVE)

TABLE 8

Recommended Plant List - Screening Shrubs

TANICAL NAME (COMMON NAME)	HEIGHT	SPREAD	FLOWER/SEASON	REMARKS
RISSA GRANDIFLORA (NATAL PLUM)	7	7	WHITE/FREQUENT	RED FRUIT
EWIA CAFFRA (LAVENDER STAR FLOWER)	8	8	LAVENDER/SUMMER	
GUSTRUM TEXANUM (WAXLEAF PRIVET)	8	8	WHITE/SUMMER	UNSHEARED
RRAYA EXOTICA (ORANGE JESSAMINE)	7	7	WHITE/SUMMER-FALL	
NDINA DOMESTICA (HEAVENLY BAMBOO)	6	6	WHITE/SUMMER	RED BERRIES IN FALL
TTOSPORUM TOBIRA (TOBIRA)	7	7	WHITE/SPRING	FRAGRANT
PHIOLEPIS OVATA	6	6	WHITE/WINTER	

TABLE 9

Recommended Plant List - Small Shrubs, Herbaceous Plants, Groundcovers

BOTANICAL NAME (COMMON NAME)	TYPE OF PLANT	FLOWER COLOR	REMARKS
AGAVE ATTENUATA (AGAVE)	SUCCULENT	YELLOW	
ALOE SP.	SUCCULENT	RED/ORANGE	
BACCHARIS PILULARIS (COYOTE BRUSH)	GROUNDCOVER	--	
CEANOTHUS GRISEUS HORIZONTALIS (CARMEL CREEPER)	GROUNDCOVER	BLUE	
CENTRANTHUS RUBER (RED VALERIAN)	PERENNIAL	ROSE RED	
CISTUS SP. (ROCKROSE)	SMALL SHRUBS	VARIES	
CORREA SP. (AUSTRALIAN FUCHSIA)	SMALL SHRUBS	VARIES	
CRASSULA ARGENTEA (JADE PLANT)	SUCCULENT	PINK	
DUDLEYA SP.	SUCCULENT		NATIVE
ENCELIA CALIFORNICA (BUSH SUNFLOWER)	SMALL SHRUB	YELLOW	NATIVE
FELICIA AMELLOIDES	PERENNIAL	BLUE	
KALANCHOE BLOSSFELDIANA	SUCCULENT	RED/ORANGE	
LIMONIUM PEREZII (STATICE)	PERENNIAL	BLUE	
PELARGONIUM PELTATUM (IVY GERANIUM)	GROUNDCOVER	WIDE RANGE	
PENTAS LANCEOLATA	PERENNIAL	VARIES	
RIBES VIBURNIFOLIUM (CURRANT)	GROUNDCOVER	PINK	

TABLE 10

Recommended Plant List - Vines

OTANICAL NAME (COMMON NAME)	FLOWER/SEASON	GROWTH RATE	REMARKS
OUGAINVILLEA	WIDE RANGE	FAST	
SSUS CAPENSIS (EVERGREEN GRAPE)	--	SLOW	GRAPE-LIKE FOLIAGE
TOSTOMA CALLISTEGIODES (VIOLET TRUMPET VINE)	VIOLET/SPRING-FALL	FAST	
STICTIS 'RIVERS' (ROYAL TRUMPET VINE)	PURPLE, ORANGE/ SUMMER	FAST	
AEDRANTHUS BUCCINATORIUS (RED TRUMPET VINE)	RED/SUMMER	FAST	
ROSTEGIA VENUSTA (FLAME VINE)	ORANGE/FALL	FAST	
OLANDRA GUTTATA (CUP-OF-GOLD)	YELLOW/WINTER	FAST	LARGE CUP-SHAPED FLOWERS
OLANUM RANTONETTI	VIOLET/SUMMER	FAST	

TABLE 11

Recommended Plant List - Drought Tolerant Median Planting

BOTANICAL NAME (COMMON NAME)	TYPE OF PLANT	FLOWER COLOR
AGAVE ATTENUATA (AGAVE)	SUCCULENT	YELLOW
ALOE SP.	SUCCULENT	RED/ORANGE
CENTRANTHUS RUBER (RED VALERIAN)	PERENNIAL	ROSE RED
CRASSULA SP.	SUCCULENT	VARIES
MALEPHORA CROCEA (ICE PLANT)	PERENNIAL	RED/YELLOW
SEDUM SP. (STONECROP)	SUCCULENT PERENNIALS/ SUBSHRUB	VARIES
LIMONIUM PEREZII (STATICE)	PERENNIAL	BLUE

d) Implementation/Funding

Following is a summary of programs which could be utilized to fund specific components of the Landscape and Streetscape Master Plan.

a) Off Site Mitigation Measures

Specific improvements identified in this streetscape plan may be designated for implementation as part of a condition of approval for development projects in the area. An example of this is the condition on the Hobo Canyon project to improve the buffer strip along Coast Highway north of the entrance to the Alpha Beta Center to create a scenic highway park as set forth in the development intensity policies on the Land Use Plan Map.

o Recommended Plant Lists

In addition to the above specific street tree recommendations listed in Tables 2-11 are examples of plant materials and uses which would contribute to the desired landscape character.

b) Conditions on Permit Approvals

On-site streetscape improvements may be required as part of a condition of project approval. This would apply particularly to areas within the 25' wide Scenic Highway (SCH) overlay zone for Pacific Coast Highway and Crown Valley Parkway, but also to projects bordering other streets. These required improvements could include sidewalks, trails, street trees and landscaping of set-backs and parking areas in accordance with this Streetscape Plan and Landscape Plan Requirements specified in these guidelines.

2) Undergound Utilities

Many areas of South Laguna have overhead utility lines. These include the Wesley Drive/Ocean Vista area, Coast Royale, The Village, small areas on the ocean side of Coast Highway, as well as major segments of highway frontage. The communities of

Lagunita and Three Arch Bay have already implemented undergrounding projects.

Utility companies are required to budget funds each year for undergrounding. These budgets are approved by the Public Utilities Commission and assigned to specific projects in each area based on priorities developed by local government. Since funding is limited and a high priority has been assigned to scenic highways, this funding is limited to utilities on the Coast Highway frontage. The area from Aliso Circle to the City of Laguna Beach is scheduled for undergrounding in 1989. The area from West Street south to La Senda (Three Arch Bay) is scheduled to be started in 1986 and finished in 1987.

The remaining areas above and below the highway would have to establish assessment districts to fund the undergrounding of utilities. Assessment districts provide for levying a lien on real property within their boundaries for the purposes of funding infrastructure improvements. They allow for financing of those improvements over a specified time period through the use of tax free bonds.

An assessment district could be established with signatures of 60 percent of the area owned by property owners and approval of the City. The property owners would have to work with the utility company and a private engineer to accomplish the undergrounding. The City would handle the processing necessary to create an assessment district if there was sufficient community support. To pay for staff time and consultants, the affected property owners would make a deposit to the City.

3) Community Development Block Grants

These grants issued from the Federal Housing and Urban Development Department (HUD) are available to areas in which at least 50 percent of the households have a low-moderate income (income less than 80 percent of the Orange County median).

The first step in obtaining such funding is to establish a target area. The

establishment of a target area would have to be requested by a community agency such as the City Council.

The County's Housing and Community Development Program Office (HCD) would then analyze the proposed target area to ascertain that it meets the federal criteria.

In the village area (First through Tenth Streets) 46 percent of the households meet the HUD standard for low-moderate income based upon the 1980 census. A door-to-door survey could be done by the HCD staff to see if the 50 percent criteria might be satisfied.

If the area qualifies as a target area, grants for various types of public works improvements could be applied for, including such projects as parks, street improvements, street trees, community centers, and day care centers.

4) Redevelopment Area or Community Facilities District

Establishment of a redevelopment area is a tool provided for by the California Redevelopment Law which is designed to assist "blighted" areas. The advantages to establishment of a redevelopment area are:

a) It focuses attention on and provides systematic planning for specific areas.

b) It provides for power of eminent domain (condemnation) of properties as needed for plan implementation.

c) It can include tax increment financing. This means that increases in taxes generated after establishment of the redevelopment area can be used to finance improvements within the redevelopment district.

Designation of a redevelopment area could be considered as a device to implement a plan for the Village commercial area, using concepts proposed in this streetscape plan. However, there are some difficulties

with this approach. Since tax increment financing withholds increased property tax revenues from the County, and other governmental agencies, objections will be made. This, in addition to the lack of precedent, are likely to make the redevelopment district an unusable tool.

Establishment of a Mello-Roos Community Facilities District is another device to implement improvements for a limited area. A Community Facilities District can provide financing in a similar way as the assessment district except that a broader range of facilities is provided for, and a two-thirds vote of approval is required. This is also a possibility for funding improvements in the commercial area.

5. Federal Funding Bus Shelters

Funding for bus shelters can be obtained by submitting details and cost estimates for the proposed structures to the Orange County Transit District (OCTD). OCTD would submit this information to the Urban Mass Transportation Administration (UTMA). The guidelines however, prohibit advertising within the right of way, and the County would have to agree to maintain the shelters in order to be eligible for the federal funding.

2. Community Design

a. Introduction

The success of South Laguna's future will depend in part on the sensitivity with which the development takes place and the accommodation of the development to the land. These guidelines and recommended criteria are intended to define and emphasize the qualities unique to South Laguna. The design guidelines are presented in written and graphic form and demonstrate how the South Laguna Village character can be maintained and further enhanced.

b. South Laguna Village Character

Every community has, as its core, existing elements which give it form and "a sense of place". The conceptual framework, recommended to guide the community of South Laguna, requires a synthesis of: existing physical characteristics of the

community; relationship to surrounding communities; location along the Pacific Coast; land planning criteria; and policies directed by jurisdictional agencies.

The preservation and enhancement of the existing South Laguna village character is a major goal. South Laguna's coastal orientation, backdrop of chaparral-covered hills, historical qualities and diversity of structures combine to create a unique community setting. Preserving this unique combination of characteristics will be accomplished through maintenance of a limited commercial character, conservation of hillside areas and expansion of a network of open space and trails. Accommodating proposed growth in a manner consistent with the community will involve the application of the Community Design Guidelines and Pacific Coast Highway Landscape and Streetscape Plan.

c. Community Design Objectives

General objectives of the Community Design Guidelines include the following:

1) Development of a community form emphasizing a hillside/Aliso Creek open space belt, identifiable residential communities and four limited commercial nodes.

2) Preservation of continuous areas of chaparral or coastal sage scrub and minimizing intrusions into these areas by fuel modification programs.

3) Preservation of significant historic, unique topographic and natural sites in a natural state or including them in a park site, permanent open space or other use to assure preservation and accessibility.

4) Preservation of views of the hillsides areas, ocean and coastline of South Laguna.

d. Community Design Guidelines

The following guidelines shall be used in review of projects within South Laguna:

1) Hillside Open Space Trails Guidelines

a) Hillside open space trails should generally be 5 feet wide.

b) A maintenance zone for the hillside open space trails should be 10 feet on each side of the trail.

c) Operation and maintenance shall include trash removal and clean up in the maintenance zone and pruning of vegetation which grows onto the 5-foot trail area. Vegetation should not be thinned beyond the trail tread.

2) Architectural Guidelines

General Provisions

a) All architectural planning and design should maintain and/or enhance the diverse architectural character of the South Laguna community. The aim is to achieve this without creating severe visual disparities among buildings or structures that form part of a streetscape grouping or highly visible ensemble.

These guidelines are not intended to prevent approval of a building design which is of compelling architectural merit, or has appropriateness unforeseen in the guidelines -- even though the design may conflict with specific provisions.

b) Beyond owners' personal needs and wants, designs for all buildings should be sensitive to:

o Climate and microclimate:

Climate is: Mediterranean
"Summer-dry subtropical"
Arid -
minimum rainfall
variability of rainfall
high mean duration of sunshine
high solar radiation
importation of water for urban use

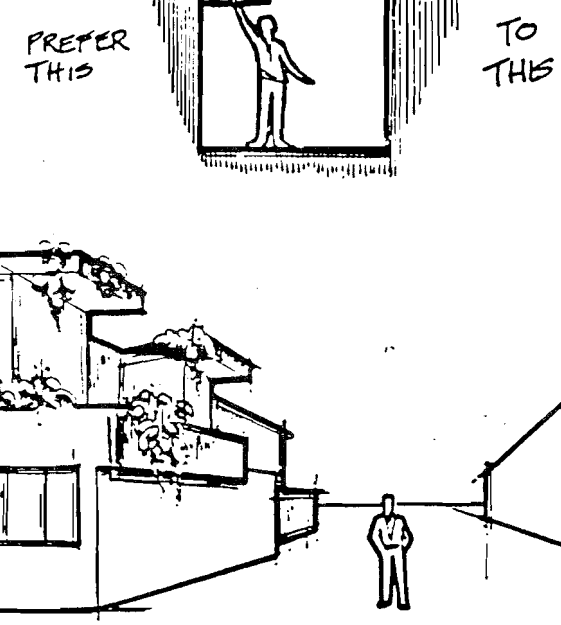
Climate responsive building design:

To sun -- Shading - construction and vegetation
Glass area ratio
Wall materials - thermal capacitance
Outdoor living spaces - in relation to enclosed space
Ventilation - stack effect
Color - white or light

To wind -- To avoid mechanical air conditioning - orientation to wind patterns for ventilation (westerlies)
Avoidance of canyon cold currents at night and early morning (Aliso)
Shaping for best cross-ventilation

To rain -- Shelter for pedestrian arrival/departure
Collection of water from roofs -- cistern
Less need for emphasis on sloping roofs for shedding water

ARTICULATION AND DETAILING IN HUMAN SCALE



To hazards-- Wood damage from termites
Fire damage -- roofs particularly

- o Sloping terrain:

  Cut building into steep terrain rather than building up from terrain.

  Do not use thin tall posts to support structures high above the natural slope. Use the cantilever, full foundation walls or more massive piers.

  Work with topographic variations within site, adapting a design to them with split levels, offsets in plan, courtyards to contain existing rock outcrops or trees, rather than obliterating topographic variations.

- o Vicinity topography

  Minimize bulk of profile on skyline by sloping roofs with terrain, stepping levels and avoiding unvaried rectilinear masses.

- o Solar orientation:

  Provide glass orientation and roof overhangs to promote passive solar functioning of design.

  Confine shadows of building on its own overhangs to promote passive solar functioning of design.

- o Mass and form of adjacent structures.

  If adjacent structures are single level, avoid major disparities of height and bulk.

- o Articulation and detailing in human scale:

  Make gradual or stepped transitions.

- o Appropriate colors:

  Mass color in the general color ranges of natural building materials, off-whites and beige. Appropriate to the scale, detail and articulation of the structure as well as its location in the community. Accent colors used sparingly and in scale with overall building.

- o The present time:

  Response to place, climate, indigenous forms, materials and colors should take precedence over formal design and stylistic predilections. The former considerations can shape a design appropriate

to South Laguna without resort to overt historical influences.

Exception: Remodeling of existing structures on historic register should be done in a style and manner compatible with the structure. (LCPA: 17-0388)

- o Visual privacy of neighbors

- o The location of mechanical equipment in order to eliminate noise projected off-site.

At the time of submittal of plans, documentation of incorporation of these criteria shall be submitted. Applications will be considered incomplete and will not be acted upon by the Board of Review until all information has been supplied.

c) Designs should not be determined by:

- o Architectural styles transplanted from locales, topography and climates dissimilar to South Laguna.

- o Flatland planning solutions on sloping sites.

- o Architectural styles mimicking non-architectural themes (nautical, storybook, etc.)

d) Avoid architectural styles which parody those of historical periods. If inspiration is sought from historical architectural periods, consider forms generated traditionally in climates and topography similar to Southern California and South Laguna, such as the Mediterranean region -- Spain, Italy, Greece, parts of North America -- and Mexico. Do not seek stylistic examples in the architectural expressions of areas with non-mediterranean climates. They are incompatible with South Laguna's environmental conditions.

e) Architectural design shall be conceived in concert with the Landscape Guidelines to provide an integrated environmental approach.

Form

f) Building design should be sensitive to views from all sides.

g) Irregular and stepped facade depths and heights are encouraged to articulate a structure and break-up its apparent bulk.

h) On sloping roofs, try to locate mechanical, plumbing vents and skylight curbs so they do not visually interrupt roof planes or profiles. Use flat roofs as roof gardens or decks as much as practicable, particularly if open to view from above.

i) The reflectivity of all exposed surfaces (walls, roofs, windows, frames, and paved surfaces) should be mitigated by proper orientation and such devices as overhangs, awnings, grills, trellises, plantings and similar features.

j) Walls, fences, and/or landscaping should be used to screen utility and maintenance structures/facilities, storage, parking, etc. These surfaces should be compatible with the exterior finish of any structures with which they are in contact, both physically and visually.

k) Roof protrusions, such as roof-mounted air conditioning units and solar collector panels, should be screened from view or otherwise incorporated into the design of the structure.

5) Landscape and Landscape Preservation Guidelines

a) Eucalyptus cladocalyx, Sugar Gum, should be planted along Pacific Coast Highway as a 'theme' tree and unifying visual landscape element.

b) Clustered, informal planting schemes are encouraged to reflect a natural, unstructured theme.

c) For the community as a whole, diversity in form, texture and color of plant material is encouraged.

d) Landscape schemes, especially those highly visible to the public, should incorporate a mixture of container sizes for particular plant types to achieve an informal theme.

e) Where new urban development occurs adjacent to undeveloped, natural open space, landscape planting shall provide a gradual transition from new ornamental material to native types. Hard, defined plant "edges" should not be allowed. Ornamental planting of California natives should be encouraged, especially at these urban "fringes".

Property line fencing or fencing beyond the immediate area of the house should not be permitted in areas adjacent to hillside open space.

f) Landscaping should be used to accentuate, preserve and frame the scenic view "windows" into neighborhoods, hillsides, parks and ocean. Vegetation of varying heights and textures should be place along perimeter walls and fences to soften hard planes and to create interest and variety.

g) Parking lots should generally be planted with a majority of one species of tree, unifying the area visually.

h) Drip irrigation systems are encouraged wherever feasible, to conserve water and prevent runoff.

i) The use of reclaimed water is encouraged for irrigation wherever possible.

j) Existing landscape which enhances the scenic character should be preserved wherever possible.

k) Guidelines established in the 1976 Orange County Fire Protection Planning Task Force and the Fuel Modification Program developed for the Monarch Point subdivision should be utilized in the generation of fuel modification programs. Emphasis within these programs should be placed upon the use of a graduated clearing concept with selective thinning. Clustering of specimen trees and shrubs, and the installation of irrigation systems is encouraged. Rare or endangered plant species shall not be removed or altered in any form by a fuel modification program.

l) The general recommendations and specific recommendations made in the Pacific Coast Highway landscape and Streetscape Master Plan with respect to landscaping and street tree requirements should be implemented.

m) Design options to provide for fire safety on the hilltops are outlined in the Seismic and Public Safety Element, Fire Hazard policy provisions.

4) Streetscape Guidelines

Outdoor furniture may be defined as all of the necessary stable and portable articles in the outdoor space necessary for 24-hour outdoor living including the man-made floor of the community (streets and sidewalks), lights, traffic signs, landmarks, kiosks, and bus shelters.

a) All outdoor furniture, plant material, etc., should reflect and enhance the character of South Laguna.

b) All elements (furniture, signage, etc.) within specific projects should be harmonious with respect to color, texture, form, and relate to applicable streetscape plans.

c) Whenever possible, individual pieces of furniture should be combined to form an integrated group.

d) All furniture should be appropriately designed to fulfill a specific functional need and be consistent with the Materials and Details portion of the Landscape and Streetscape Master Plan.

e) Signage should be consistent with the Materials and Details portion of the Landscape and Streetscape Master Plan.

f) Public access signs should use a standard bold type face and color and be provided at each public access point.

g) Provide a low-intensity lighting program consistent with the Materials and Details portion of the Landscape and Streetscape Master Plan.

h) The general recommendations and specific recommendations made in the Pacific Coast Highway Landscape and Streetscape Master Plan with respect to streetscape improvements shall be implemented.

3. Cultural Resource Management Program

a. Introduction

The scenic character of South Laguna is largely determined by its mature plantings, the variety of architecture, much of it pre-1940, and the surrounding hillsides with their virgin mantle of chaparral and coastal sage scrub vegetation. This Program will outline the heritage trees and natural vegetation inventories and will make policy recommendations for preserving and enhancing these assets as South Laguna develops.

b. Characteristics of Existing Resources

1) Natural Vegetation

Inventories and assessments of the vegetation in South Laguna Hills have been prepared by numerous biologists and ecologists. A summary of reports follows:

Letter	David S. Verity, UCLA	07/22/71
"Proposed Natural Area South Laguna General Plan"	Gordan A. Marsh, UCI	01/11/72
Letter	Ted L. Hanes, CSUF	01/20/72
"Ecological Analysis of South Laguna"	John R. Price & Associates	10/27/72

"Biological Resource Study"	Dr. Philip W. Rundel & Associates	01/11/74
"South Laguna Community Plan - Biological Assessment	EDAW, Inc.	08/01/79

The reports generally agree that the vegetation represents a botanical as well as visual and slope stabilizing resource. "The chaparral and coastal sage shrubs are some of the best examples of their type remaining in Orange County. They are relatively high in species diversity and contain several unique botanical features." (P.2 EDAW Report) These features include:

a) Unusual Plant Species Occurrence

An unusual mixture of vegetation of California mixed chaparral, and South Coastal mixed chaparral associations. The California mixed chaparral is found from the Klamath Mountains and Coast range of Northern California to the foothill and mountains in Southern California usually at elevation in excess of 1,000 feet above sea level (Rundel). The South Coast mixed chaparral is found in the coastal foothills of San Diego County and Northern Baja, California. Thus its South Laguna occurrence is well outside its normal range.

The South Laguna area is the northern most known location of the South Coastal mixed chaparral and of several of its characteristic plant species: bush rue (cneoridium dumosum), small flowered mountain mahogany (Cercocarpus minitiflorus), warty-stemmed ceanothus, (Ceanothus verrucosus), summer holly (Comarostaphylis divesifolia), and a geographical variety of chamise (adenostoma fasciculatum var. obtsifolium). Bipodded ceanothus (C. megacarpus), which normally grows well inland, is found in abundance in South Laguna Hills.

b) Rare and Endangered Species

Three species of rare and endangered plants occur in the South Laguna Hills. These are the Laguna Beach Live-Forever (Dudleya stolonifera), Many Stemmed Live-Forever (D. muliticaulis) and Orange County Turkish Rugging (Chorizanthe staticoides spp. chrysacantha). Those plants occur in specific and limited habitats, the Dudleyas (small rosette shaped succulents) are found in steep moist, usually north facing slopes. The Dudleya stolonifera

occurs in the South Laguna portion of Aliso Canyon and in Laguna Canyon and has not been sited anywhere else. Turkish rugging typically occurs on sandy bluffs near the coast, and has been noted on or near fire roads and trails on the ridges in the South Laguna Hills.

c) Wildlife Habitat

The vegetation associations provide excellent wildlife habitat areas: mountain lion and golden eagles have been sited in the past; deer, small birds, small and medium mammals and a limited number of reptiles inhabit the site (EDAW report).

d) Frequently Occurring Plants

Frequently occurring plants and a description of their visual aesthetic characteristics follows:

Ceanothus megacarpus - White Flowering California Lilac Large shrub (6 - 10') with small evergreen leaves and fragrant white flowers in the early spring. This plant is so prevalent and the flowers so abundant that the effect of the white blossoms can be seen from Pacific Coast Highway. Ceanothus verrucosus and Ceanothus spinosus (blue flowers) are two other California Lilacs which have been sited in the South Laguna Hills.

Rhus integrifolia - Lemonade Berry
Evergreen shrub 6 - 8' with fleshy, holly shaped leaves and pinkish red stems. Pink to white flowers are followed by berries having a lemon flavor.

Rhus laurina - Laurel Sumac
Evergreen shrub 6 - 15' with long curved leaves, red stems and snowy white flowers in summer.

Quercus dumosa - Scrub Oak
Small evergreen tree to 15' occurring in clumps of many trees, 20' or more in diameter. This is the largest tree of the so called "elfin forest". These clumps are isolated from each other and are relatively rare in the South Laguna Hills appearing as dome shaped mounds. One can stoop to enter a group of these "trees" and experience in miniature the canopy produced by the more majestic Coast Live Oak.

Heteromeles arbutifolia - Toyon, California Holly Evergreen shrub, small tree to 15' with

toothed edge leaves, white flowers in June, followed by a mass of red berries which persist most of the winter.

Cneridium dumosum - Bush Rue, Spice Bush
Small evergreen shrub to 5′ with distinctive chartreuse colored foliage, small white flowers and a spicy tasting fruit which looks like a very miniature orange. Where this shrub is prevalent, the chartreuse color is very obvious from a distance, particularly in the dry season when other surrounding plants tend to be more drab in color.

Erigonum fasciculatum - California Buckwheat
Low, spreading shrub with small needle like leaves, white flowers in summer. The red brown clusters which follow remain on the plant, and add a rich texture to the plant. Buckwheat is very prevalent, and it is responsible for much of the green/brown khaki appearance of much of the hillside area.

Cercocarpus minutiflorus - San Diego Mountain Mahogany. A large evergreen shrub - 6 - 12′ tall with bright green, birch-like leaves, and interesting branching pattern.

Adenostoma fasciculatum var. obtusifolium - Chamise Evergreen shrub 3 - 4′ tall occurring in almost pure strands on sandy areas. It has small (1/4") needle-like leaves. White flowers produce clusters of needle-like leaves. White flowers produce clusters of brown seeds which remain on the plant. The interesting feature about this plant (aside from its unusual occurrence at this elevation) is its allelopathic properties which prevent the establishment of most other plants within its area of growth. Growing with the chamise are individual Dudleya lanceolata. In addition, under the chamise, several lichens serve to bind the soil. (A rare occurrence in Southern California). (Rundel)

Encelia California - California Encelia
Small (2-4′) bright green leaved shrub with yellow daisy flowers in spring. These plants are noticeable growing from the cut slopes along Coast Highway and, the ocean bluffs and the slopes along Country Club Drive in Aliso Canyon.

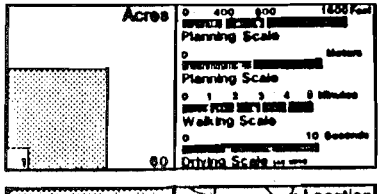
In addition, there are California Buckthorn (Rhamnus crocea), several sages, Salvia mellifera (Black sage), Salvia apiana (White sage), Artemisia californica (Sage brush), Opuntia (Prickley pear)

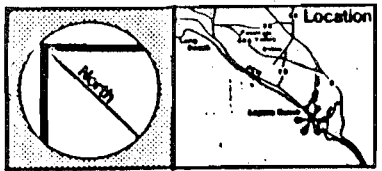
SOUTH LAGUNA SPECIFIC PLAN / LOCAL COASTAL PROGRAM

HERITAGE INVENTORY

Legend:

- STRUCTURE LISTED ON HISTORIC RESOURCES INVENTORY
- STRUCTURE ELIGIBLE FOR NATIONAL REGISTER
- REFERENCE NUMBER FOR STRUCTURE
- HERITAGE & SCENICALLY IMPORTANT TREES
- HERITAGE & SCENICALLY IMPORTANT GROVES
- REFERENCE NUMBER FOR TREES & GROVES





Information Source:

Prepared For:
County Of Orange

Prepared By:
Ann Christoph,
Landscape Architect

and a number of other semi-woody shrubs which are listed in the previously cite reports.

There are several species of Dudleya, a small rosette shaped succulent plant sometimes called Hen and Chickens or Live Forever. These include:

Dudleya pulverulenta - Chalk Lettuce
Very whitish gray with pink flowers which can be seen on the south facing slopes of Aliso Canyon; Dudleya lancelata, smaller (4-5" rosette) green leaves with orange to red flowers.

Dudleya stolonifera, and Dudleya edulis
Grow in similar moist shaded areas and have hybridized naturally with various plants showing a gradual transition of one species to the other.

A number of wild flowers brighten the late winter and spring scene:

Calochortus Weedii (Mariposa lily), Indian Paint Brush
Mimulus puniceus (Chaparral Monkey Flower),
Sisirynchium bellum - (Blue Eyed Grass)
Penstemon,
Brociaea pulchella (Wild Onion).

2) Heritage Trees

A heritage tree inventory was made in the summer of 1983 by Cy Carlberg, Arborist, Fred Lang, Landscape Architect and Ann Christoph, Landscape Architect. The criteria for including a tree on the heritage inventory were:

- o Known age of the tree - pre-1940
- o Large size of specimen compared with commonly seen sizes of that particular tree
- o Large size remnants of original vegetation - mainly Heteromeles, Arbutifolia Toyon
- o Association of tree with event of community-wide significance.
- o Scenically prominent trees
- o In addition to the above, the trees were visible from streets or other public places.

During process of surveying the heritage trees, many trees and shrubs which are considered rare or unusual horticulturally were sited. These, however, were not included in the inventory unless they met one of the criteria outlined above. A separate, future inventory of such unusual exotic plants would produce date of use to botanists, horticulturalists, and plant enthusiasts; and could

be used in generating walking tour guides or publications similar to the "Trees of Santa Barbara" or "Trees of Claremont". On this inventory, each tree was located as well as possible on the correct lot on the Heritage Inventory map, Figure 12. The address for each tree is listed in Table 13. In several cases, where groves occur the individual trees were not plotted. The grove is listed as such on the inventory.

This heritage tree inventory is intended to bring to public attention the role that all of the community's planted vegetation plays within the developed areas - and it does this by spotlighting the most outstanding specimens. The 151 entries (groves and trees) on the inventory are an indication of the wealth of plant material which enriches the environment of South Laguna. Decisions regarding the inclusion or exclusion of trees on the list were difficult, since the degree to which plants meet the established criteria exists on a continuum. The individual characteristics of the plants vary, and comparisons were difficult to evaluate. The trees included on the inventory meet the criteria indicated, however, many additional very worthy trees exist in the community as well.

Forty-four species of trees are included on the list, however, the list is dominated by 5 types which are seen repeatedly throughout the community. These are described as follows:

Eucalyptus

There are more than 6 species of Eucalyptus on the inventory. Of the tall growing types, Eucalyptus cladocalyx (Sugar gum) occurs most frequently. This tree is distinguished by its beige and brown scaled bark and many delicate branches supporting layers of lacey foliage. Its prominent, distinctive silhouette can be easily spotted from Coast Highway on the Coast Royale hillside. This tree was originally planted in the 1920's by Elmer Crawford as a Pacific Coast Highway street tree. Survivors of this planting can be seen along PCH and Coast Royale, in front of the Village Pharmacy and near the PCH intersection with 5th Street.

Other tall growing Eucalyptus include: Eucalyptus viminalis (Manna Gum) planted as a street tree on South La Senda, Eucalyptus citriodora planted as a street tree on Vista del Sol, and Eucalyptus globulus mixed with other Eucalyptus planted in groves throughout the community. The lower growing red flowering Eucalyptus (Eucalyptus ficifolia) on First Avenue and Monterey Street, was also planted at Crawford's suggestion in the 1920's. This

Eucalyptus cladocalyx (Sugar Gum)

Eucalyptus viminalis (Manna Gum)

Eucalyptus ficifolia (Red flowering Eucalyptus)

EUCALYPTUS

planting is spectacular when the trees are in bloom, and the orange tone trunks, low branches and thick foliage add a rusty shady character for these streets all year long.

Pines

Although there are few Allepo, Stone and Canary Island pines, and slightly more than few Monterey Pines listed, by far the most abundant pine is the giant gray needled Torrey Pine. Torrey Pine is native to Coastal San Diego County and is very well adapted to the South Laguna environment. It is fast growing with an open branching structure. Three of these pines were planted on the former Crawford property in the late 1920's/early 1930's. These have now become the focal point of the South Laguna Village Green. Torrey Pines are favorite of Landscape Architect Fred Lang and many of the trees in South Laguna are due to his planting plans dating back to 1940 for Aliso School, the Central Village area and Three Arch Bay.

Palms

These trees contribute silhouette and texture which to many is the essence of the Southern California landscape. The tall Mexican Fan Palm, (Washingtonia robusts) the thicker shorter trunked California Fan Palm, (Washingtonia filifera) and the broad dramatic feather palm, Canary Island Date Palm (Phoenix canariensis) occur as individuals and groups in various areas throughout the community.

The more unusual Guadalupe Palm (Brahea edulis) occurs only at Vista del Sol in Lower Three Arch Bay where it was planted as a street tree. This light-green leaved Fan Palm is slow growing, ultimately reaching a height of 30 feet. These heritage trees in Three Arch Bay are today only 12-15 feet in height even though they were planted in the late 1920's.

New Zealand Christmas Tree (Metrosideros excelsus)

This gray leaved small tree (to 25' tall) was planted by Crawford as a street tree on Catalina Street. These trees appear as large shrubs and have become integrated with other surrounding landscape. They are usually not noticeable by the lay person until summer when they produce their crop of red bottle brush like flowers. This tree is very well adapted to coastal and ocean front conditions.

Toyon or California Holly (Heteromeles arbutifolia)

This native tree, which is described in detail in the previous section on the natural vegetation of the hillsides, exists as a landscape tree, and slope cover in many sites throughout the developed portion of South Laguna. (It is often seen with other remnants of the chaparral, the Lemonade Berry or the Laurel sumae.) These trees are the most genuine heritage trees, in that many of them pre-date the development of South Laguna and thus are more than 60 years old.

4) Archaeological Sites

South Laguna was occupied in pre-historic times. There are a number of archaeological sites in various degrees of preservation throughout the area. Specific locations have not been depicted on the Heritage Map due to the sensitivity and vulnerability of the sites. Recommendations for protection of these sites are included in the recommendations for Rehabilitation of Historic Structures. Policies for protection are included in the Open Space Element.

c. Goals, Objectives and Policies

1) Goals

a) To raise awareness and appreciation for South Laguna's cultural and historic heritage.

b) To encourage through a resource management effort the preservation of South Laguna's cultural and historic heritage.

2) Objectives

a) To strengthen the local economic base by stabilizing and improving values through the identification and protection of historic areas.

b) To foster community pride through identification and aesthetic improvement of historic sites and areas.

3) Policies

a) Heritage trees should be protected from removal and damage and should be maintained so that they will attain optimum shape and character for their species.

b) Maintenance pruning should be undertaken with the supervision of a landscape architect and/or

recommended arborist. Generally, the natural shape and branching pattern of the trees should be encouraged, with removal only of dead wood, broken or overcrossing branches. A regular program of inspection and maintenance on Heritage Trees should take place on trees within the public right-of-way.

d. Implementation

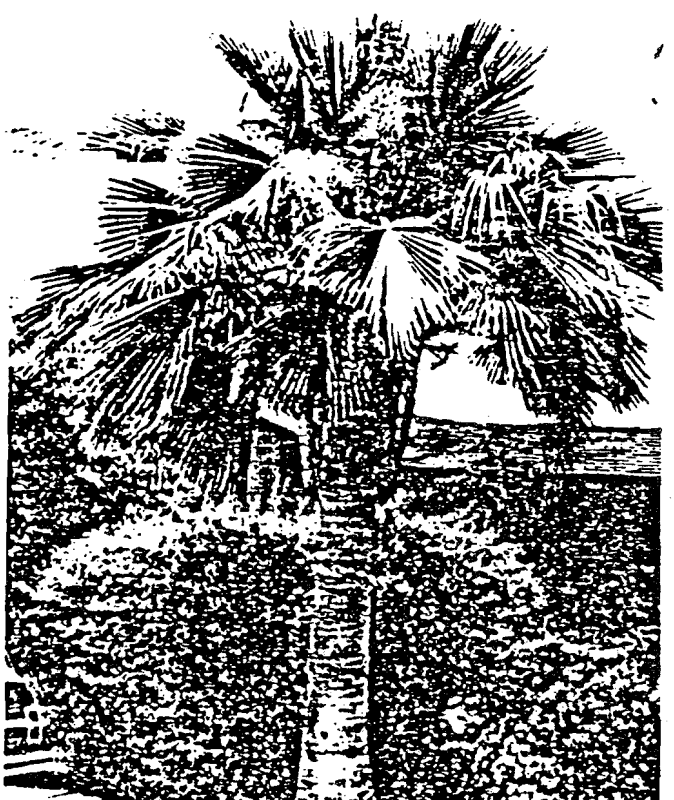
1) Site Plan Review

Site plan review provides a mechanism whereby environmentally sensitive areas including significant vegetation and habitat may be identified and preserved.

Pinus torreyana (Torrey Pine)

PINE

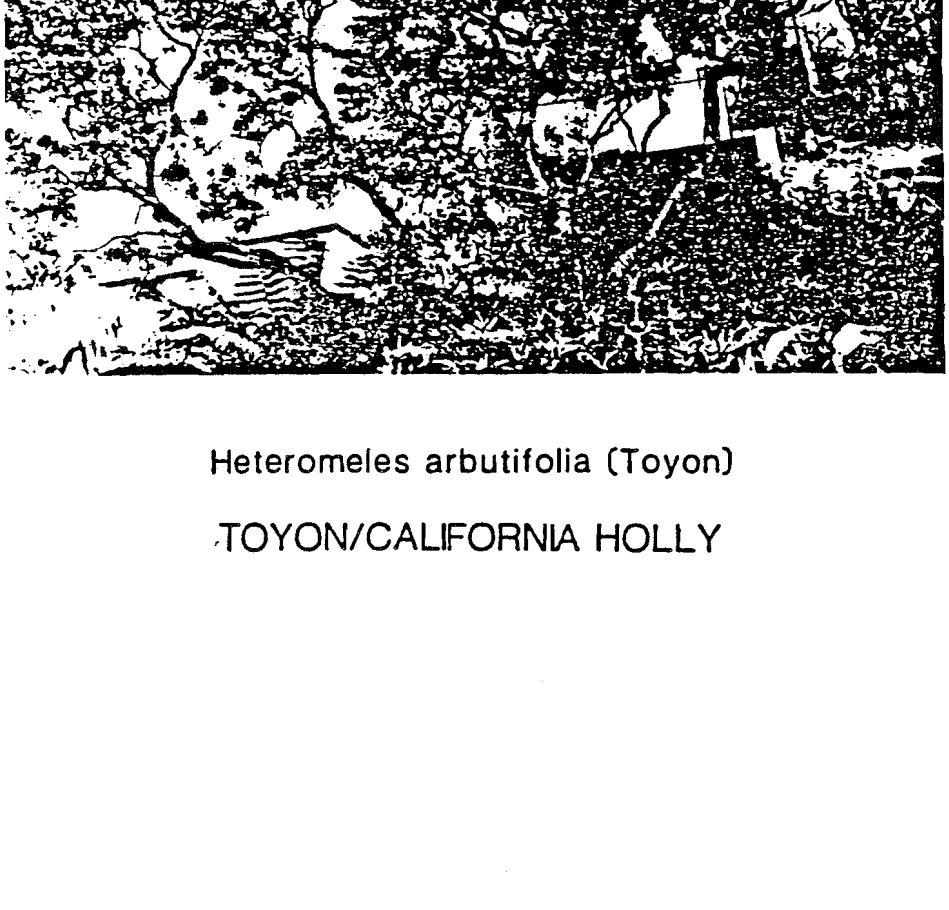
Washingtonia robusta (Mexican Fan Palm)



Brahea edulis (Guadalupe Palm)

PALM

Metrosideros excelsus (New Zealand Christmas Tree)



Heteromeles arbutifolia (Toyon)

TOYON/CALIFORNIA HOLLY

TABLE 13

HERITAGE TREES

Numbers refer to numbers on Heritage Inventory map, Figure 12

1.	PINUS HALEPENSIS	#63 Lagunita
2.	EUCALYPTUS GLOBULUS	#61 Lagunita
3.	SCHINUS TEREBINTHIFOLIUS	#59 Lagunita
4.	QUERCUS ILEX	#38 Lagunita
5.	SCHINUS TEREBINTHIFOLIUS	#58 Lagunita
6.	WASHINGTONIA ROBUSTA (2)	#51 Lagunita
7.	WASHINGTONIA ROBUSTA	#54 Lagunita
8.	WASHINGTONIA ROBUSTA (14)	30781 Coast Highway
9.	MIXED GROVE OF EUCALYPTUS	30801 South Coast Highway
10.	PHOENIX CANARIENSIS	"
11.	PHOENIX CANARIENSIS	"
12.	PHOENIX CANARIENSIS	"
13.	PHOENIX CANARIENSIS	"
14.	ARAUCARIA HETEROPHYLLA	"
15.	PHOENIX CANARIENSIS	30801 South Coast Highway
16.	PHOENIX CANARIENSIS	"
17.	WASHINGTONIA ROBUSTA (2)	"
18.	PHOENIX CANARIENSIS	"
19.	METROSIDEROS EXCELSUS	"
20.	PHOENIX CANARIENSIS	"
21.	PHOENIX CANARIENSIS	"
22.	GROVE OF PINUS TORREYANA, PINUS RADIATA, EUCALYPTUS SP.	21542 Wesley Dr.
23.	PINUS TORREYANA (2)	31028 Aliso Circle
24.	EUCALYPTUS GLOBULUS	31132 Ceanothus
25.	PINUS TORREYANA, HETEROMELES ARBUTIFOLIA	31172 Ceanothus
26.	HETEROMELES ARBUTIFOLIA	31132 Holly
27.	EUCALYPTUS CLADOCALYX	31152 Holly
28.	EUCALYPTUS CITRIODORA EUCALYPTUS VIMINALIS	31162 Holly
29.	CUPRESSUS MACROCARPA	31252 Holly
30.	GROVE OF EUCALYPTUS CLADOCALYX	31291, 31293 Holly
31.	GROVE OF EUCALYPTUS GLOBULUS	31322 Holly, 31311 Ceanothus
32.	HETEROMELES ARBUTIFOLIA	31425 Holly
33.	GROVE OF EUCALYPTUS CLADOCALYX	31311 Holly, 31322 Brooks
34.	EUCALYPTUS CLADOCALYX	31382 Monterey
35.	EUCALYPTUS LEHMANNII	31102 Monterey
36.	PINUS TORREYANA	31271 Monterey
37.	EUCALYPTUS CLADOCALYX	Coast Highway ROW
38.	EUCALYPTUS CLADOCALYX	"
39.	PHOENIX CANARIENSIS	31421 Monterey
40.	FICUS RUBIGINOSA, PHOENIX CANARIENSIS, WASHINGTONIA FILEFERA, METROSIDEROS EXCELSUS	31281 Camel Point Dr.
41.	PODOCARPUS MACROPHYLLA	31285 Camel Point Dr.
42.	GROVE OF CUPRESSUS MACROCARPA ILEX WILSONII, PINUS PINEA, VIBURNUM JAPONICUM	31301 Camel Point Dr.

43.	PINUS HALEPENSIS, EUCALYUPTUS GLOBUS (3),PHOENIX CANARIENSIS (2), GROVE OF CUPRESSUS MACROCARPA	31351 South Coast Highway
44.	FICUS NITIDA	31365 South Coast Highway
45.	GROVE OF EUCALYPTUS CLADOCALYX AND CAMALDULENSIS	Paso del Sur
46.	EUCALYPTUS CLADOCALYX (Grove)	31612 Mar Vista
47.	PINUS TORREYANA	Mar Vista and Third
48.	GROVE OF EUCALYPTUS CLADOCALYX	South of Mar Vista and Third Existing in 1928 (Harriet Wolf)
49.	GROVE OF HETEROMELES ARBUTIFOLIA	31732 Mar Vista
50.	EUCALYPTUS VIMINALIS	31596 Brentwood
51.	AGONIS FLEXUOSA	31641 Third
52.	GROVE OF EUCALYPTUS CLADOCALYX, PINUS TORREYANA	31746 Scenic Dr.
53.	PINUS TORREYANA	31769 Fifth
54.	VITEX LUCENS	31518 Egan
55.	EUCALYPTUS VIMINALIS	31536 West
56.	LIQUIDAMBAR STYRACIFLUA	31541 Summit
57.	PINUS TORREYANA	31552 West
58.	GROVE OF EUCALYPTUS CLADOCALYX	West and Catalina. Possibly existing pre-1928, Egan Ranch (Harriet Wolf)
59.	PHOENIX CANARIENSIS (5)	31542 Catalina
60.	PINUS TORREYANA (3)	31547 First
61.	AGONIS FLEXUOSA	31612 Second
62.	PHOENIX CANARIENSIS	31670 Jewel
63.	PINUS TORREYANA	31592 Wildwood (County ROW)
64.	HETEROMELES ARBUTIFOLIA, CEDRUS DEODORA	31632 Wildwood
65.	CERATONIA SILIQUA	31651 Jewel
66.	EUCALYPTUS CITRIODORA, QUERCUS AGRIFOLIA	31632 Second
67.	METROSIDEROS EXCELSUS	31567 Catalina 31565 Catalina 31553 West 32542 Catalina 31542, 31552 Catalina 31552 Catalina Above 31568 Catalina (Lot 175)
68.	GROVE OF PINUS TORREYANA	Catalina and Monterey
69.	MACADAMIA INTEGRIFOLIA	31563 First
70.	ACACIA MELANOXYLON	31768 First
71.	EUCALYPTUS FICIFOLIA AS STREET TREE ON MONTEREY AND FIRST STREETS (47 TOTAL). PLANTED CIRCA 1930 (Harriet Wolf)	
	(5)	Catalina and Monterey on park property
	(3)	31562 Monterey
	(2)	31582 Monterey
	(7)	31575 First
	(1)	On property line between 31575 and 31573 First
	(3)	31602 Virginia Way

	(1)	31570 First
	(2)	31573 First
	(1)	31566 First
	(1)	On property line between 31562 and 31566 First
	(1)	On property line between 31560 and 31562 First
	(1)	On property line between 31563 and 31561 First
	(2)	31562 First
	(2)	31560 First
	(1)	31561 First
	(2)	31559 First
	(1)	31557 First
	(1)	31555 First
	(3)	31551 First
	(1)	31552 First
	(2)	31550 First
	(3)	31547 First
	(1)	31534 First
		Note: All Eucalyptus ficifolia appear to be within the County R.O.W.
72.	PINUS RADIATA	31611 Florence
73.	FICUS RUBIGINOSA (3)	31787 Fifth
74.	GROVE OF EUCALYPTUS GLOBULUS	31791 Fifth
75.	EUCALYPTUS CLADOCALYX	Coast Highway ROW
76.	EUCALYPTUS CLADOCALYX	"
77.	EUCALYPTUS CLADOCALYX	"
78.	PINUS TORREYANA	31521 Bluff
79.	EUCALYPTUS SIDEROXYLON	31581 Bluff
80.	OLEA EUROPAEA	31571 Bluff
81.	METROSIDEROS EXCELSUS	31595 Bluff
82.	EUCALYPTUS CLADOCALYX (1), EUCALYPTUS POLYANTHEMOS (2)	31755 South Coast Highway
83.	EUCALYPTUS CLADOCALYX	31808 Anderson. Grove existing 1928 at Bob Anderson property (Harriet Wolf)
84.	SCHINUS TEREBINTHIFOLIUS	31862 Sunset
85.	CALLISTEMON VIMINALIS	31886 Sunset
86.	GROVE OF EUCALYPTUS CLADOCALYX	31925 Sunset
87.	PODOCARPUS GRACILIOR	31926 Sunset
88.	PINUS TORREYANA	32052 Sunset
89.	ULMUS PARVIFOLIA	31853 Eighth
90.	GROVE OF EUCALYPTUS CLADOCALYX	31897 Ninth
91.	PHOENIX CANARIENSIS	31917 Virginia Way
92.	EUCALYPTUS CLADOCALYX	31942 Virginia Way
93.	PINUS TORREYANA	31954 Virginia Way
94.	EUCALYPTUS GLOBULUS (3)	32031 Point Place
	HERITAGE TREES--THREE ARCH BAY	
95.	EUCALYPTUS VIMINALIS	#10 Vista del Sol
96.	EUCALYPTUS VIMINALIS	#5 South Vista de la Luna
97.	EUCALYPTUS VIMINALIS	#6 South Vista de la Luna
98.	EUCALYPTUS VIMINALIS	#12 North Vista de la Luna

99.	EUCALYPTUS VIMINALIS	#6 South Vista de Catalina
100.	ERYTHRINA CAFFRA	#10 South Vista de Catalina
101.	GROVE OF HETEROMELES ARBUTIFOLIA	#42 North Stonington
102.	EUCALYPTUS CITRIODORA	#1 North Stonington
103.	SCHINUS TEREBINTHIFOLIUS	#18 South Stonington
104.	EUCALYPTUS CITRIODORA (17)	Street Tree, Vista del Sol
105.	EUCALYPTUS POLYANTHEMOS	#15 Callecita
106.	PINUS RADIATA, EUCALYPTUS CLADOCALYX	#1 Cabrillo
107.	PINUS CANARIENSIS	#17 North Encino
108.	PINUS TORREYANA (3), EUCALYPTUS CLADOCALYX	#16 North Encino
109.	EUCALYPTUS CLADOCALYX	#3 North Encino
110.	PINUS RADIATA	#8 South Encino
111.	PINUS RADIATA	#11 South Encino
112.	EUCALYPTUS CLADOCALYX	#12 South Encino
113.	PINUS RADIATA	#20 South Encino
114.	EUCALYPTUS CLADOCALYX	#26 South Encino
115.	EUCALYPTUS CLADOCALYX	#35 South Encino
116.	EUCALYPTUS CLADOCALYX	#33 South Portola
117.	ULMUS PARVIFOLIA	#44 South Portola
118.	PLATANUS RACEMOSA	#20 Cabrillo
119.	ARBUTUS UNEDO	#10 Cabrillo
120.	EUCALYPTUS VIMINALIS (3)	#15 Cabrillo
121.	MELALEUCA ARMILLARIS, GROVE OF METROSIDEROS EXCELSUS	#88 North La Senda
122.	PINUS TORREYANA (2)	#74 North La Senda
123.	ARAUCARIA HETEROPHYLLA	#68 North La Senda
124.	PINUS TORREYANA	#29 North La Senda
125.	PINUS TORREYANA	#58 North La Senda
126.	WASHINGTONIA ROBUSTA (3)	#27 North La Senda
127.	ARAUCARIA HETEROPHYLLA	#50 South La Senda
128.	PINUS TORREYANA	#44 South La Senda
129.	PINUS RADIATA	#40 South La Senda
130.	TRISTANIA CONFERTA	#11 North La Senda
131.	EUCALYPTUS CLADOCALYX	#9 North La Senda
132.	CUPRESSUS MACROCARPA	#1 North La Senda
133.	BRAHEA EDULIS AS STREET TREE (21 TOTAL)	
	(1)	At parking garage south of security hut
	(2)	#1 South Encino
	(2)	#1 North Encino
	(2)	#2 South Encino
	(2)	#2 North Encino
	(2)	#1 South Alta Mira
	(2)	#1 North Alta Mira
	(2)	#2 South Alta Mira
	(2)	#2 North Alta Mira
	(2)	#1 North Portola
	(1)	#2 South Portola
	(1)	#2 North Portola
134.	SCHINUS TEREBINTHIFOLIUS	#1 South La Senda
135.	PINUS PINEA	#18 South La Senda

136.	EUCALYPTUS CLADOCALYX	#40 South La Senda
137.	EUCALYPTUS VIMINALIS	#39 South La Senda
138.	EUCALYPTUS VIMINALIS	#43 South La Senda
139.	ARAUCARIA HETEROPHYLLA	#53 South La Senda
140.	EUCALYPTUS GLOBULUS	#57 South La Senda
141.	GROVE OF PINUS TORREYANA	#75 South La Senda
142.	CUPRESSUS MACROCARPA	#100 South La Senda
143.	PINUS TORREYANA AND GROVE OF PINUS RADIATA	#106 South La Senda
144.	PINUS TORREYANA	#1 La Senda Place
145.	EUCALYPTUS FICIFOLIA	#3 La Senda Place
146.	WASHINGTONIA FILIFERA (2)	#7 La Senda Place
147.	EUCALYPTUS GOLBULUS	#11 La Senda Place
148.	PINUS TORREYANA (2)	#104 South La Senda
149.	PINUS TORREYANA	#105 South La Senda
150.	METROSIDEROS EXCELSUS	#116 South La Senda
151.	FICUS MACROPHYLLA (2)	N/E corner of Crown Valley and Coast Highway, N/W corner of Monarch Bay Dr. and Coast Highway