



Otay Ranch Village 3 North and a Portion of Village 4

Preserve Edge Plan



**ADOPTED DECEMBER 6, 2016
BY RESOLUTION NO. 2016-254**

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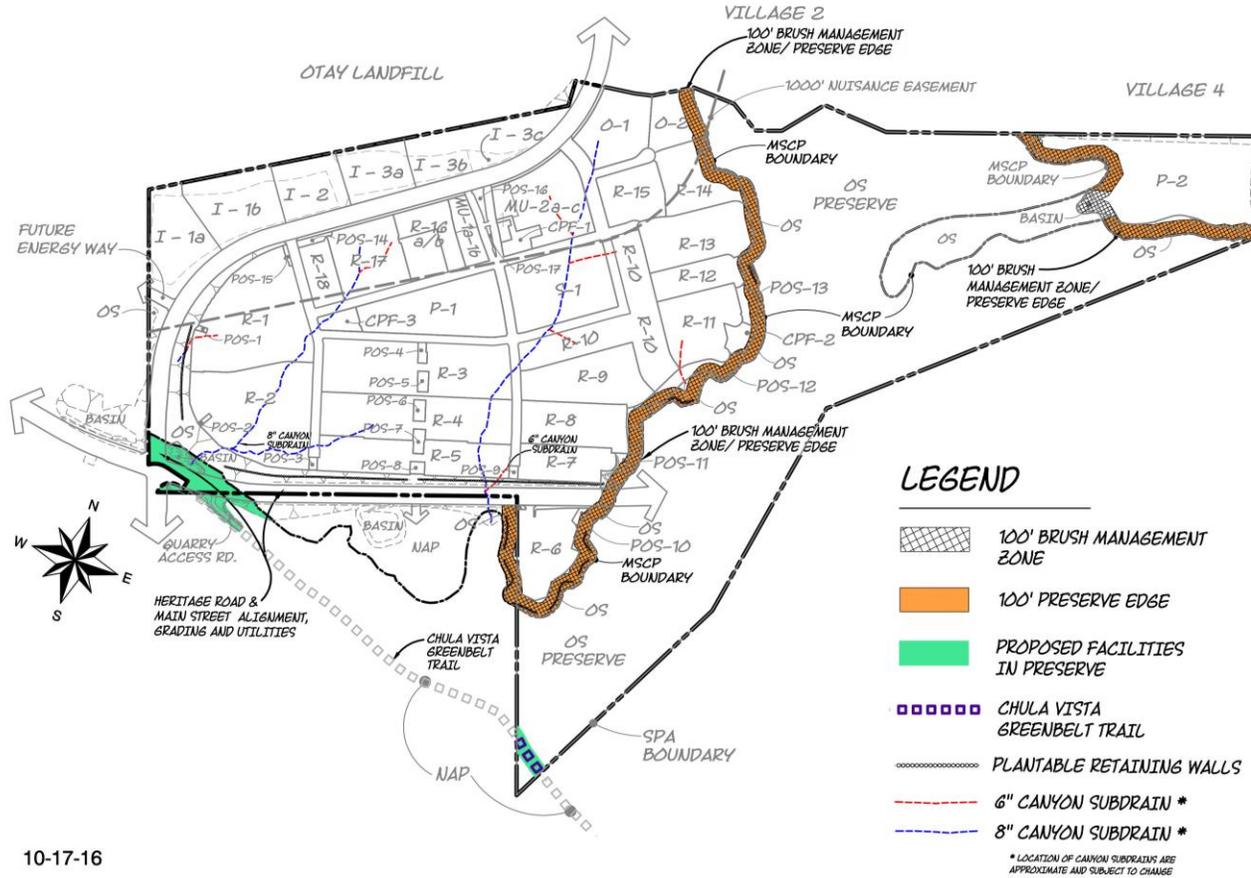
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A. INTRODUCTION

The purpose of the Preserve Edge Plan is to identify allowable uses within appropriate land use designations for areas adjacent to the Otay Ranch Preserve. In accordance with Policy 7.2 of the Otay Ranch Resource Management Plan, a Preserve Edge Plan is to be developed for all SPA Plans that contain areas adjacent to the Preserve. The Preserve Edge is a 100-foot wide strip of land adjacent to the Preserve. To provide further guidance relating to the content of the Preserve Edge Plan, the Chula Vista MSCP Subarea Plan contains policies related to land use adjacency. Otay Ranch GDP, RMP and Chula Vista MSCP Subarea Plan policies are summarized and evaluated below. Areas subject to the Preserve Edge Plan requirements are depicted on Exhibit 1 and further described below.





10-17-16

Exhibit 1
Areas Subject to the Preserve Edge Plan and Facilities Proposed in the Preserve



B. FACILITIES AND IMPROVEMENTS PROPOSED WITHIN THE PRESERVE

The facilities described below and depicted on Exhibit 1 are proposed within the MSCP Preserve and are not subject to this Preserve Edge Plan, but rather are discussed for context purposes only. Per the MSCP Subarea Plan, certain infrastructure and roads planned in conjunction with development will be allowed to be constructed, operated and maintained within the Preserve. The Subarea Plan anticipated these “Planned” and “Future” facilities and requires compliance with the siting criteria identified in Section 6.3.3.4 or the Subarea Plan. The Project’s Biological Report provides the siting criteria analysis. Facilities proposed within the Preserve include:

1. Pedestrian and Vehicular Access Facilities

The Village 3 North and a Portion of Village 4 SPA Plan (“Project”) includes the extension of Main Street and Heritage Road through the Project site. In conjunction with the extension of Main Street, modifications to the off-site Quarry Access (Wiley Road) are also proposed.

- a. Both Main Street and Heritage Road are 6-Lane Prime Arterials on the Chula Vista General Plan Circulation Element. These roadways are identified on Table 6.1 of the Chula Vista MSCP Subarea Plan as “Planned Facilities.” In addition to roadway improvements, utilities are co-located within the right-of-way to serve both Village 3 North and portions of Village 2. The Project’s Biological Technical Report includes a detailed analysis of the Heritage Road and Main Street grading impacts as they relate to the MSCP Planned and Future Facility Siting Criteria. (Exhibit 2)
- b. The Quarry Access (Wiley Road) located off-site south of Village 3 North has been redesigned to intersect with Main Street east of Heritage Road. This two lane improved road serves the existing Otay Quarry and has been designed at the steepest gradient physically possible in order to minimize grading impacts on the Preserve. The Project’s Biological Report includes a detailed analysis of the impacts as they relate to the MSCP Planned and Future Facility Siting Criteria. (Exhibit 2)

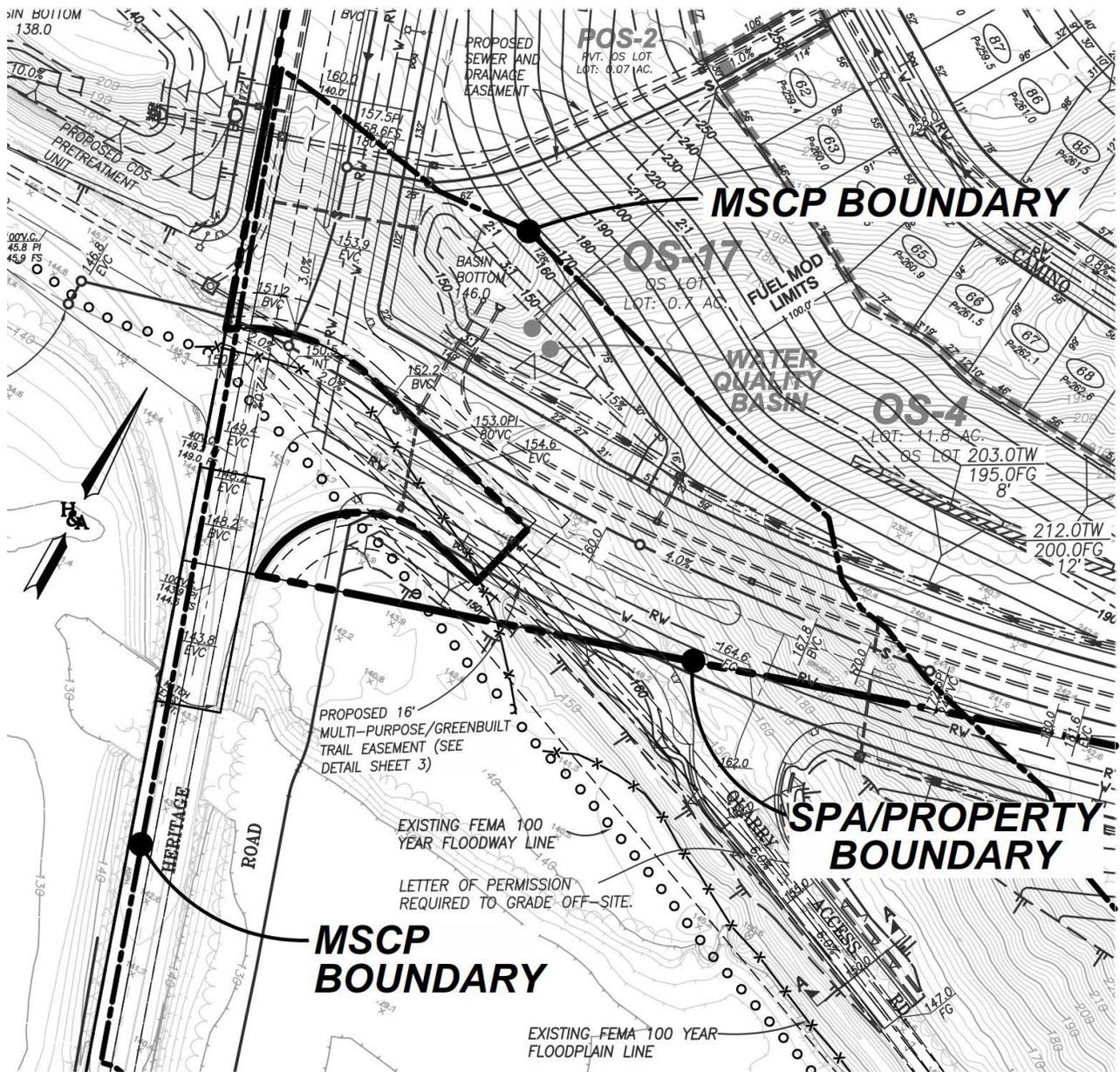


Exhibit 2
Heritage Road/Main Street, Off-site Quarry Access Facility within the Preserve



- c. The Chula Vista Greenbelt/OVRP Trail is co-located within the existing Salt Creek Sewer Easement on the north side of the Otay River Valley, south of Village 3 North. Village 3 North includes a small segment of this trail (289') located south of Village 3 North, within the MSCP Preserve. This trail is a Planned Facility within the MSCP Subarea Plan. Physical implementation of this trail facility would not create any additional impacts on the MSCP Preserve. See Biological Report for MSCP adjacency analysis.

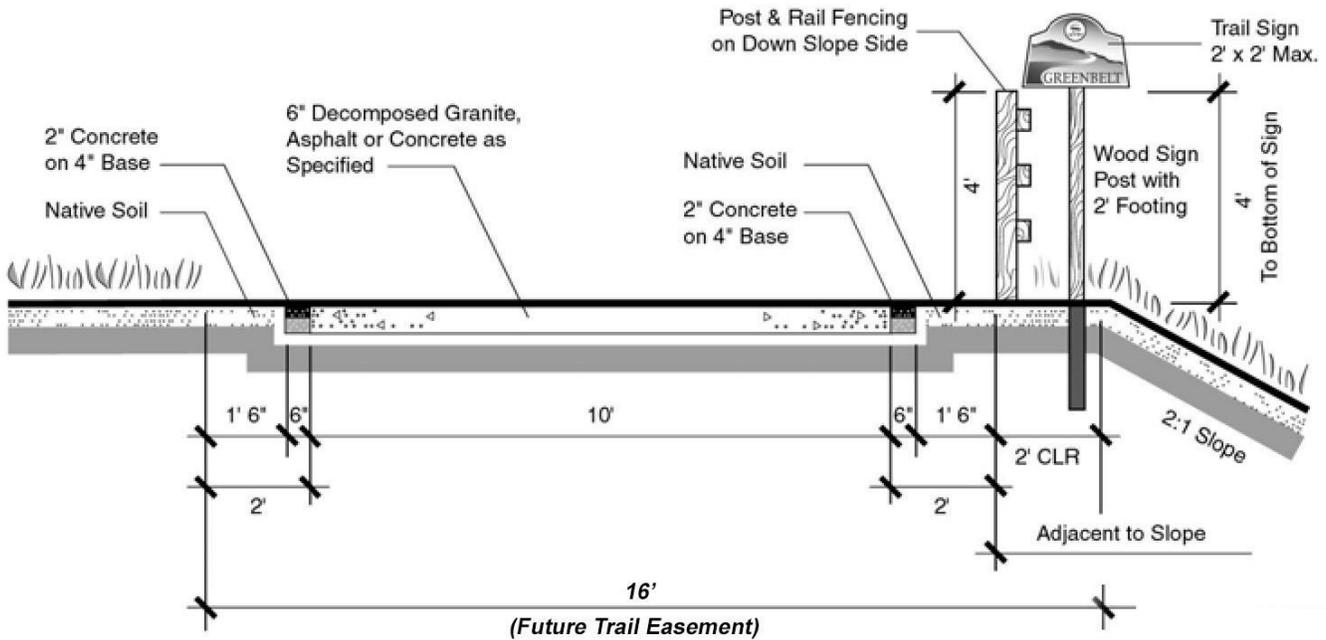


Exhibit 3
Chula Vista Greenbelt Trail



C. FACILITIES PROPOSED WITHIN THE 100-FOOT PRESERVE EDGE

Several facilities are proposed within the 100' Preserve Edge as depicted on Exhibit 1 and described below:

1. Residential Street

Portions of a residential street at the Project perimeter is proposed within the 100' Preserve Edge. These improvements include two travel lanes, parking and sidewalks. Post and rail fencing is provided outside the right-of-way, behind the planting area/sidewalk. Standard City streetlights are also proposed along these residential streets. Lighting within the 100' Preserve Edge is subject to the Village 3 North Design Plan, Exhibit 44, Lighting within the 100' Preserve Edge.

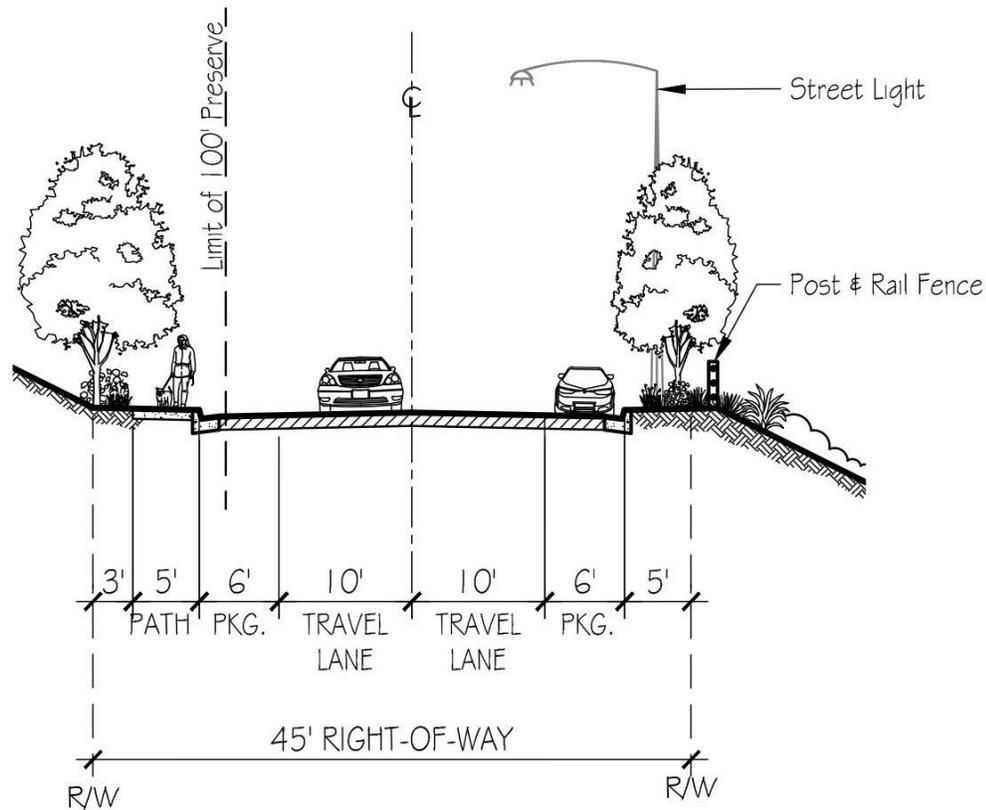


Exhibit 4
Private Residential Street Section)



2. Perimeter Open Space Plan

A comprehensive plan for the eastern perimeter of Village 3 is comprised of portions of the parcels and neighborhoods depicted below on Exhibit 5, Perimeter Open Plan Space Key Map. Conceptual designs for each area are provided below in Exhibits 6 to 12b. No structures other than fencing and walls shall be allowed within 100-foot Preserve Edge. Perimeter fences and walls within the 100-foot Preserve Edge shall be built and landscaped to minimize visual impacts on the Preserve and the Otay Valley Regional Park. Landscape plans for areas adjacent to the MSCP Preserve must be consistent with the “Approved Plant List” (Attachment A) and the Preserve Edge Plan landscaping and irrigation requirements. Any proposed use within the Preserve Edge shall be subject to review and approval of the Development Services Director. Post & rail fencing and signage will be implemented along the outer edge of the Perimeter Open Space Plan area. A full-sized Conceptual Village 3 Perimeter Plan is also attached to the Preserve Edge Plan for reference.

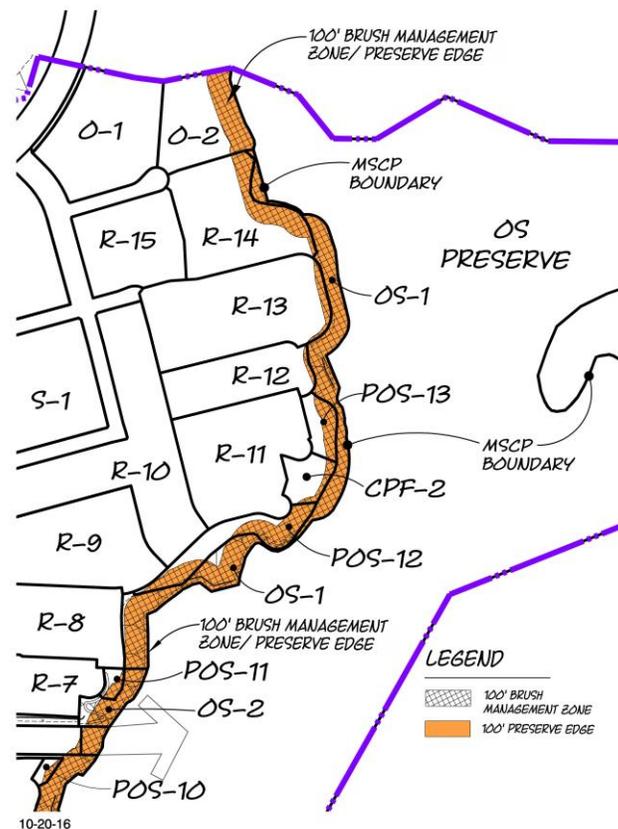


Exhibit 5
Perimeter Open Space Plan Key Map



a. Office (O-2)

Passive recreational facilities, including a trail, benches and a picnic area are proposed within the 100' Preserve Edge within the O-2 Office Parcel. The conceptual design is presented below in Exhibit 6.

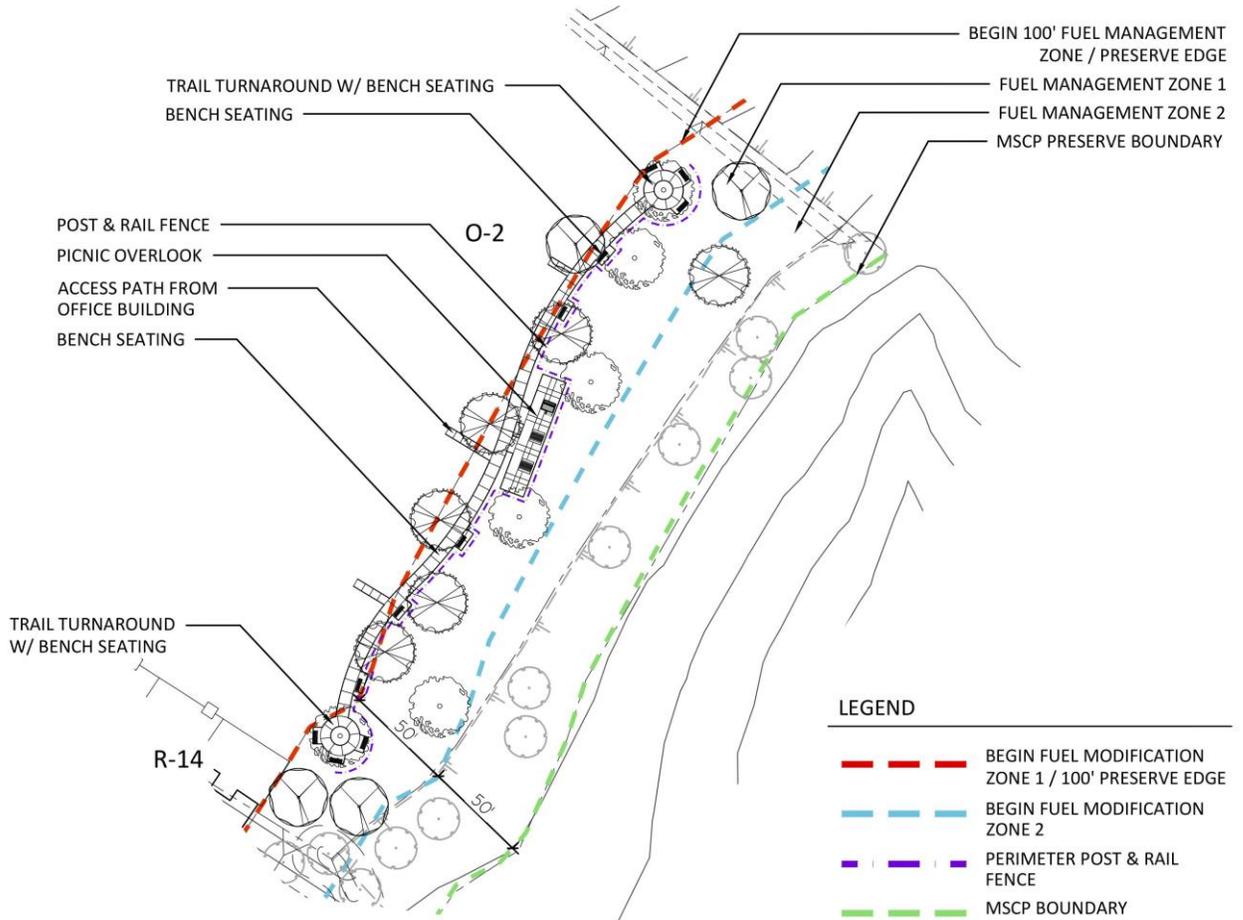


Exhibit 6
Preserve Edge @ O-2 Office Concept Plan



b. Multi-Family Residential (R-14)

The R-14 portion of the Perimeter Open Space Plan includes passive recreation areas comprised of a trail and central seating areas. Landscape mounding and naturalized landscaping creates a transition between the passive recreation area and the natural open space areas within the Preserve. Post and rail fencing is planned along the trail and edge of the parking areas. Two small parking areas and an entry driveway are also proposed. The conceptual design is depicted below in Exhibit 7.

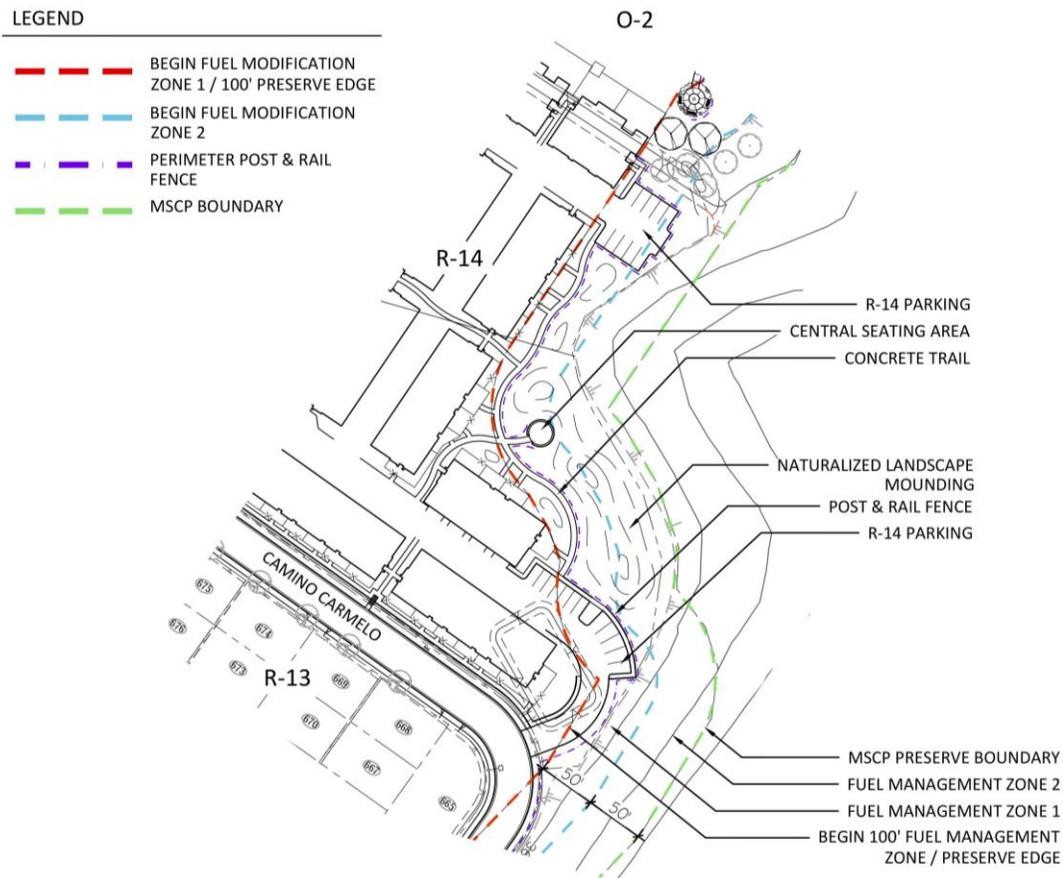


Exhibit 7

Preserve Edge @ Multi-Family Residential R-14 Concept Plan



c. Residential Street at R-12 and R-13

Portions of a Residential Street (See Exhibit 4) and proposed within the Preserve Edge adjacent to the R-12 and R-13 single family detached neighborhoods. Improvements include travel lanes, a sidewalk on one side, parking lanes, City of Chula Vista standard street lights and a post and rail fence. Lighting is directed away from the Preserve per the Village Design Plan, Exhibit 44, Lighting within the 100' Preserve Edge. This segment of the Perimeter Open Space Plan is depicted below in Exhibit 8.

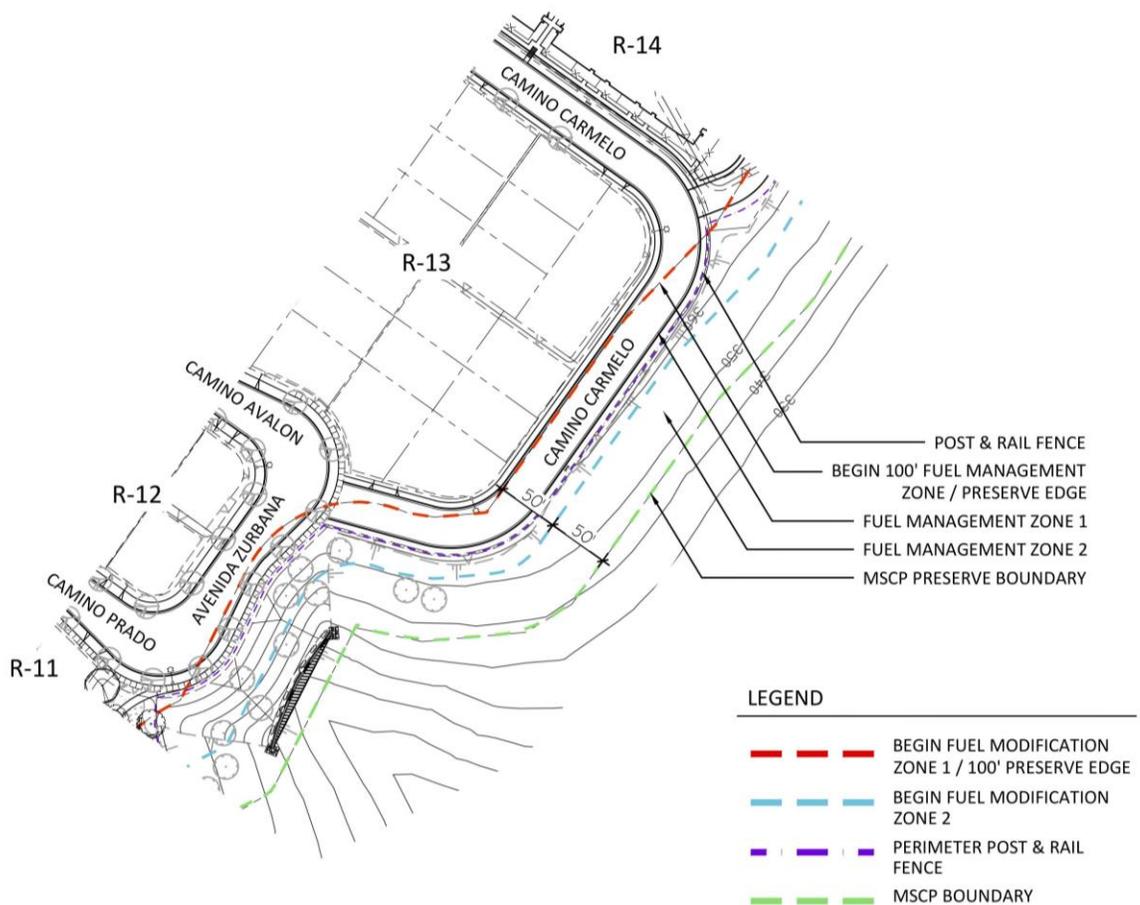


Exhibit 8
Preserve Edge @ R-12 and R-13 Concept Plan



d. Private Recreation Facility (POS-13)

A portion of the Private Recreation Facility planned in the POS-13 lot is within the 100' Preserve Edge. Improvements include passive recreation uses including a 6' wide D.G. trail and bench seating. Landscape mounding and naturalized landscaping create a transition between the passive uses and the adjacent Preserve area. A post and rail fence at the edge of grading and will create a barrier. The conceptual design is depicted below in Exhibit 9.

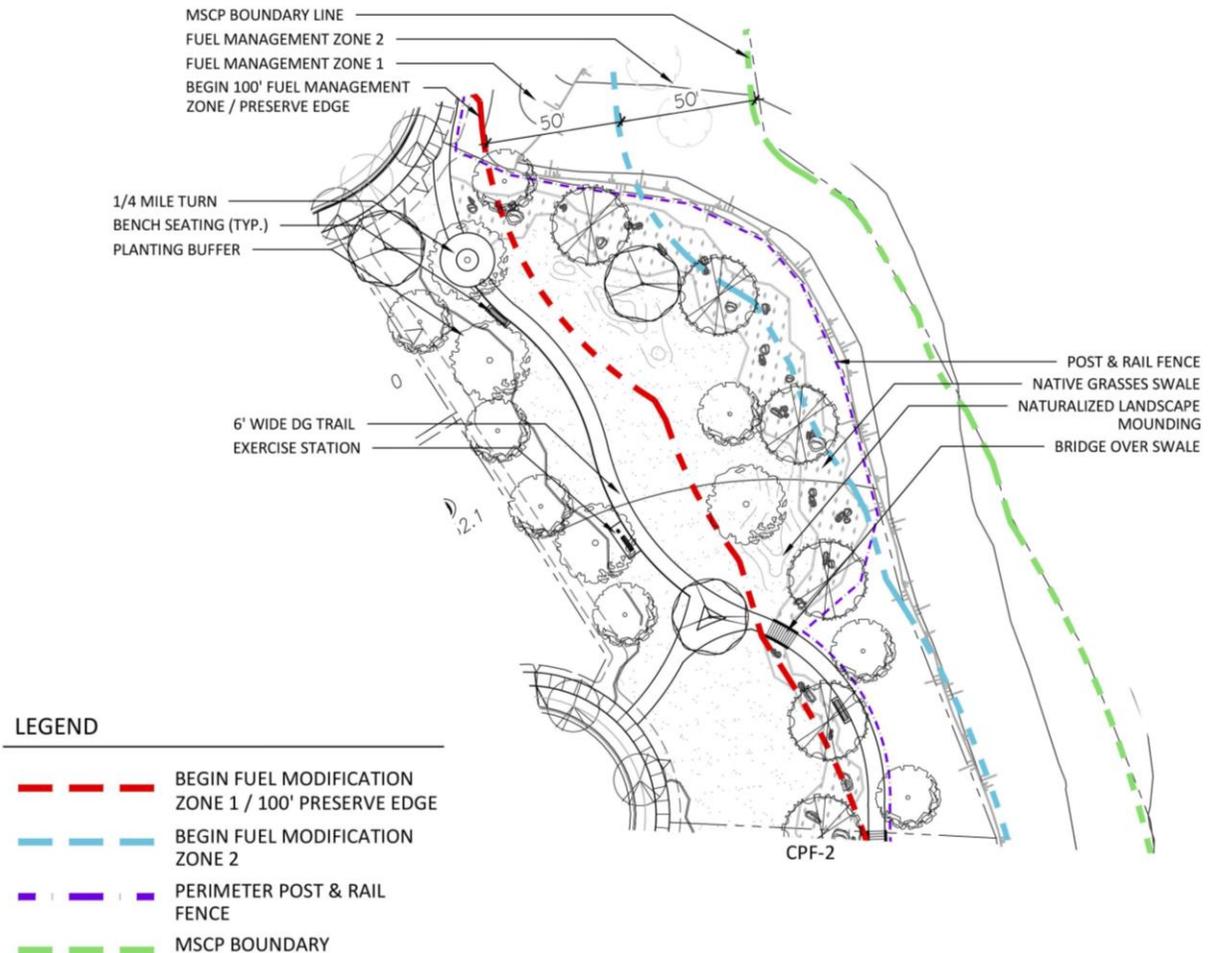


Exhibit 9
Preserve Edge @ POS-13 Concept Plan



e. Private Recreation Facility (CPF-2)

A portion of the Private Recreation Facility planned within the CPF-2 lot is within the 100' Preserve Edge. Improvements include a 6' wide D.G. trail and bench seating. Landscape mounding and naturalized landscaping create a transition between the passive uses and adjacent Preserve area. A post and rail fence is planned along the Village Trail. The conceptual design is depicted below in Exhibit 10.

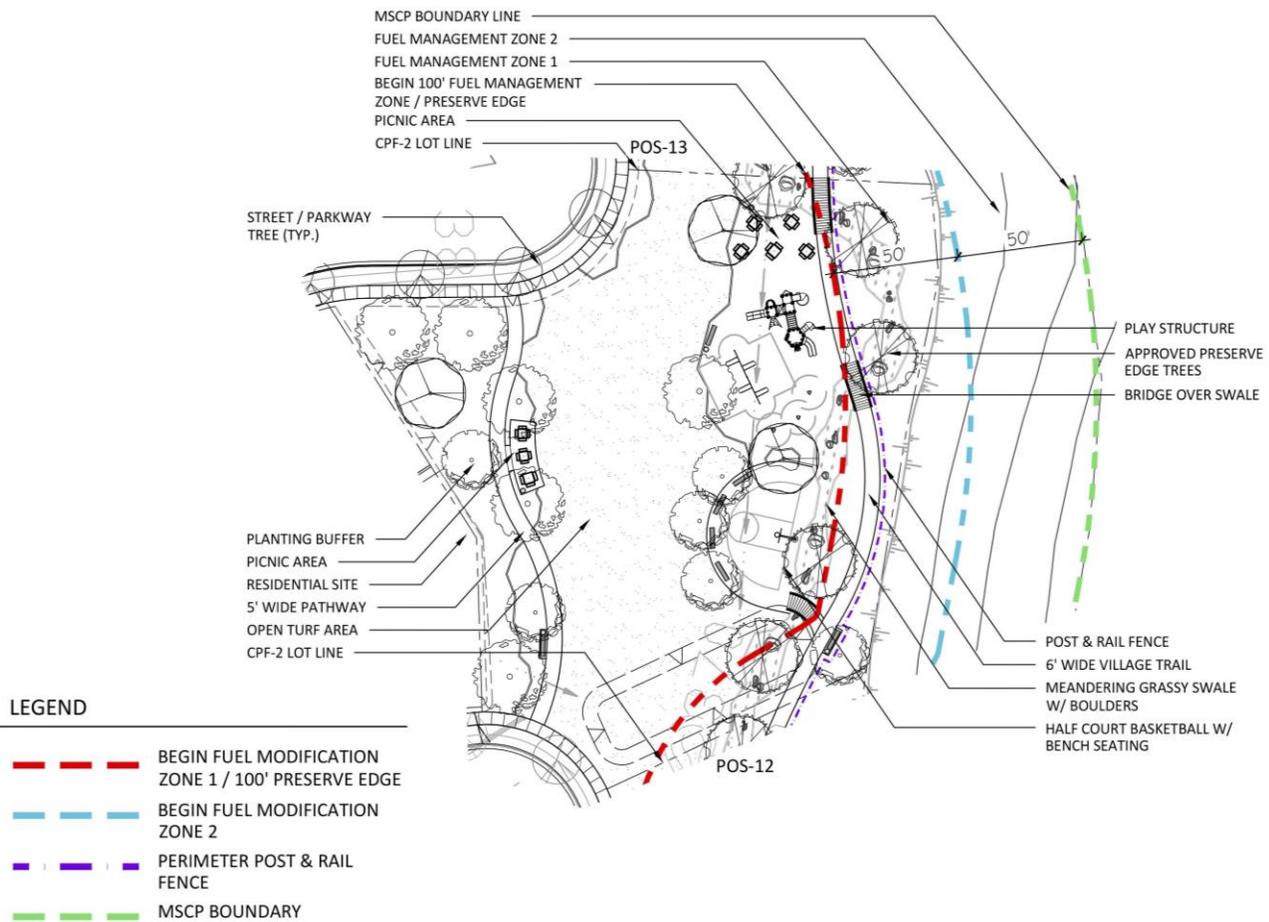
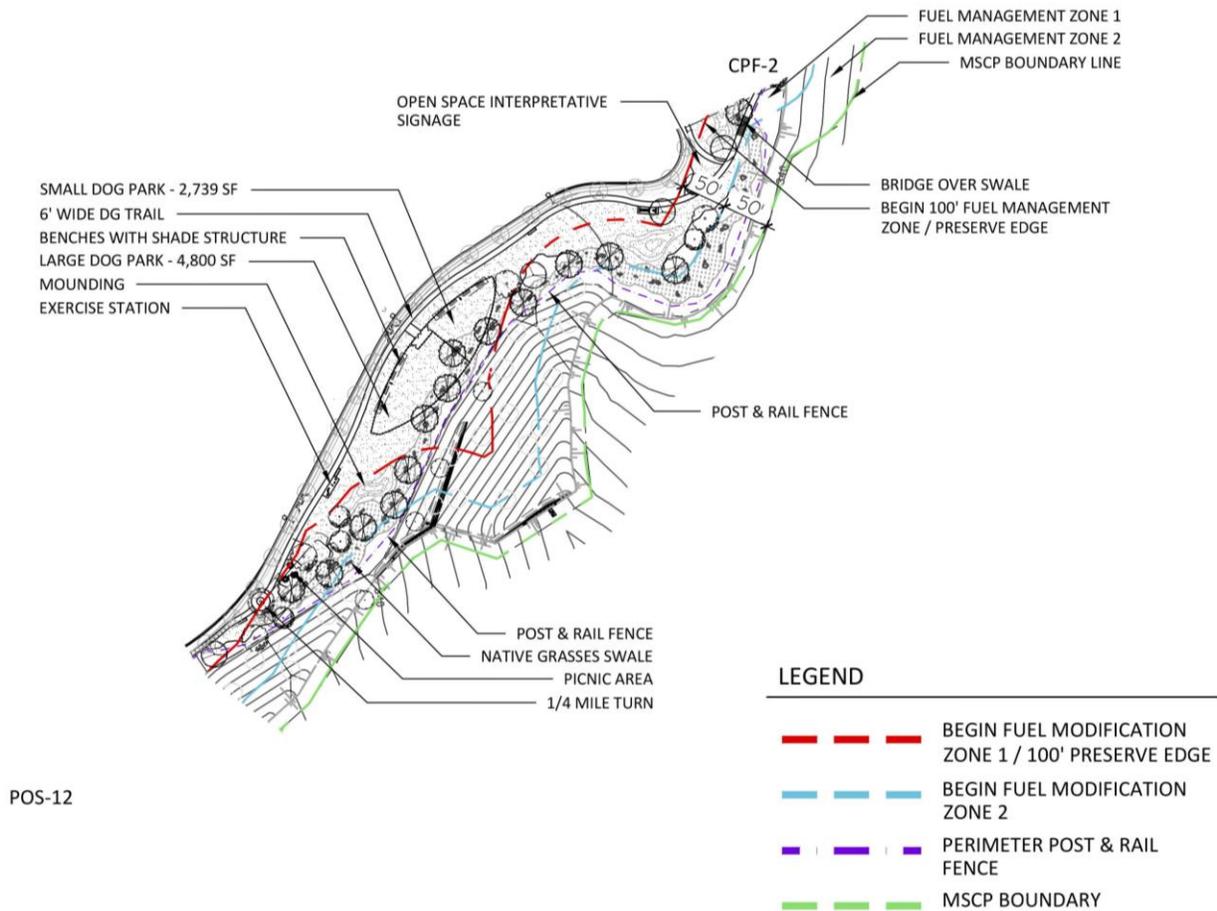


Exhibit 10
Preserve Edge @ CPF-2 Concept Plan



f. Private Recreation Facility (POS-12)

A portion of the Private Recreation Facility planned within the POS-12 lot is within the 100' Preserve Edge. Improvements include a 6' wide D.G. trail and bench seating. Landscape mounding and naturalized landscaping create a transition between the passive uses and adjacent Preserve area. Post and rail fencing is planned along the trail. Open space interpretive signage is also planned within this area. A plantable retaining wall is also within the POS-12 lot. The conceptual design is depicted below in Exhibit 11.



POS-12

Exhibit 11
Preserve Edge @ POS-12 Concept Plan



g. Private Recreation Facility (POS-11) and Trail Head (OS-2)

A portion of the POS-11 and OS-2 lots are within the 100' Preserve Edge. The conceptual design for this combined area includes a warm-up area comprised of natural materials including boulders and a wood balance beam. A succulent/cacti garden is also planned within this area. Post and rail fencing is planned along the Village Trail. The Village Trail connects through this area to the Chula Vista Regional Trail along Main Street to the south. The conceptual design is depicted below in Exhibit 12a.

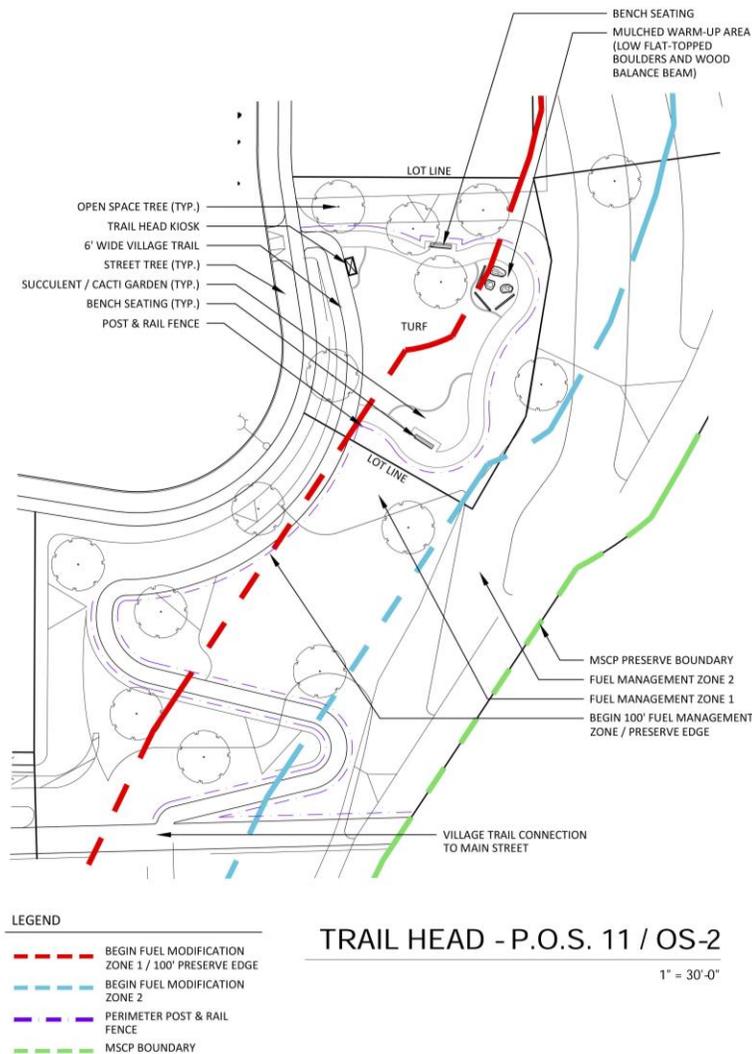


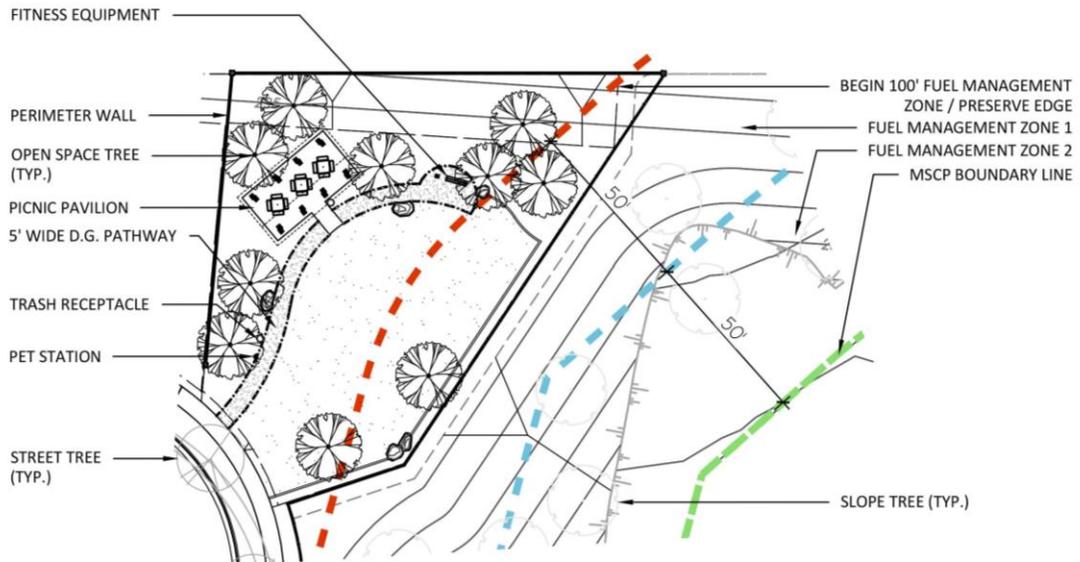
Exhibit 12a

Preserve Edge @ POS-11/OS-2 Concept Plan



h. Private Recreation Facility (POS-10)

A portion of the POS-10 lot is within the 100' Preserve Edge. The conceptual design for the area within the 100' Preserve includes a passive open space landscaped and slope areas. A perimeter community wall is planned at the perimeter of the POS-10 site. The conceptual design is depicted below in Exhibit 12b.



LEGEND

- - - - BEGIN FUEL MODIFICATION ZONE 1 / 100' PRESERVE EDGE
- - - - BEGIN FUEL MODIFICATION ZONE 2
- - - - MSCP BOUNDARY

P.O.S. 10

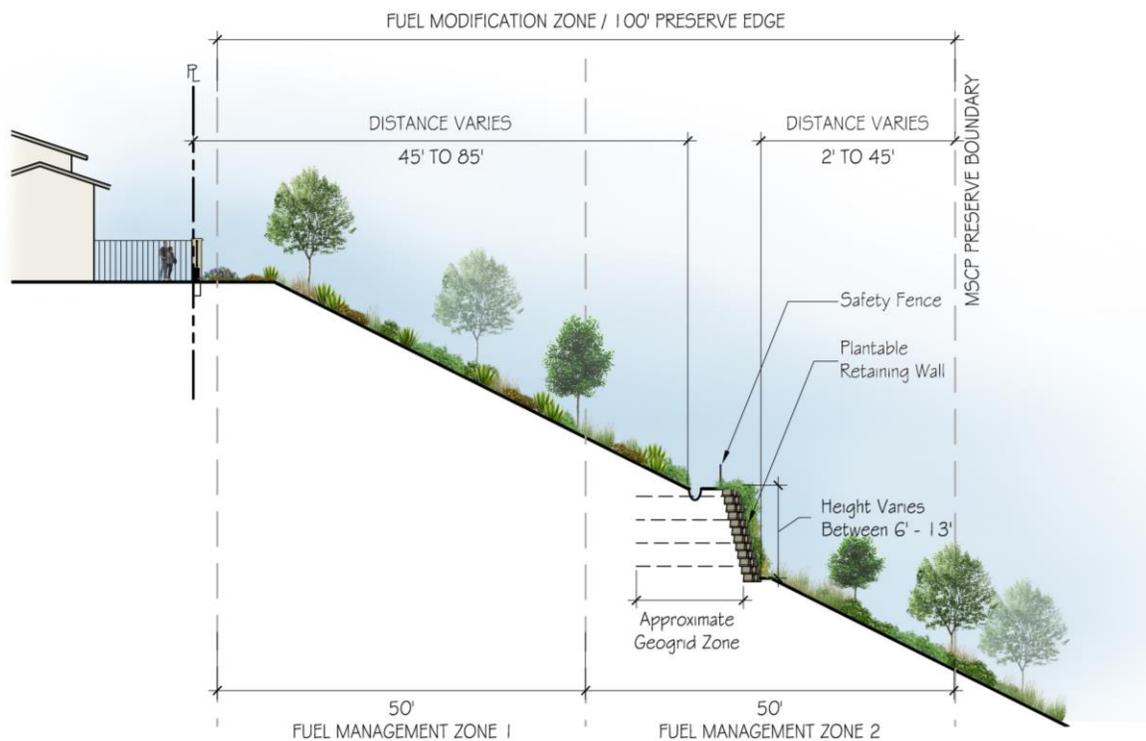
1" = 40'-0"

Exhibit 12b
Preserve Edge @ POS-10 Concept Plan



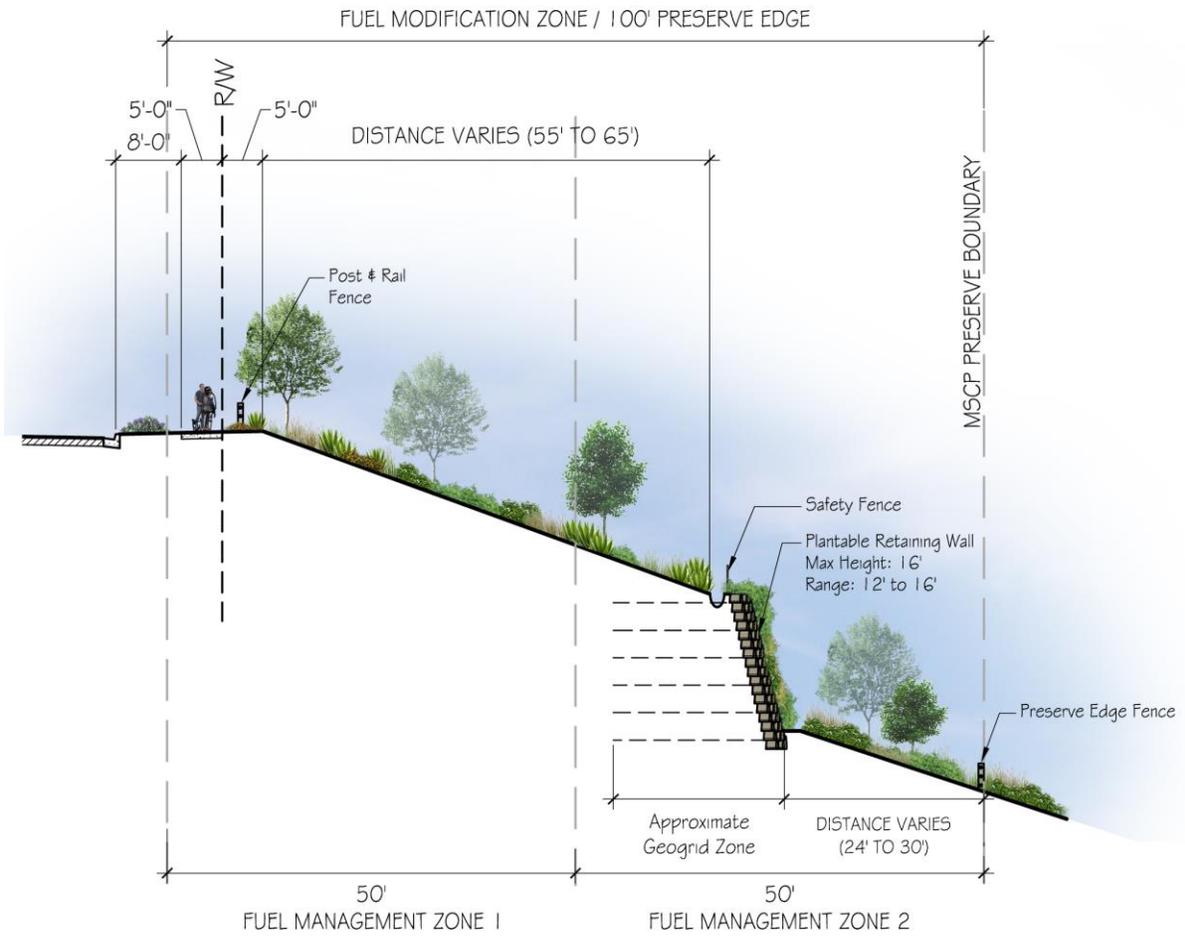
3. Plantable Retaining Walls

Plantable retaining walls are proposed within the 100' Preserve Edge at the Project perimeter, outside of the MSCP Preserve. The retaining walls range in height between 6' and 16'. A range of 2' to 45' setback for pedestrian only access and maintenance buffer area is provided between the base of the wall and the MSCP Preserve Boundary. A fence is provided at the Preserve Boundary. Plantable wall locations, heights, setbacks and geogrid zone depicted below are conceptual, subject to final engineering design.



Plantable Retaining Wall at R-8

Exhibit 13
Plantable Retaining Wall Conditions within 100' Preserve Edge



Plantable Retaining Wall at R-6

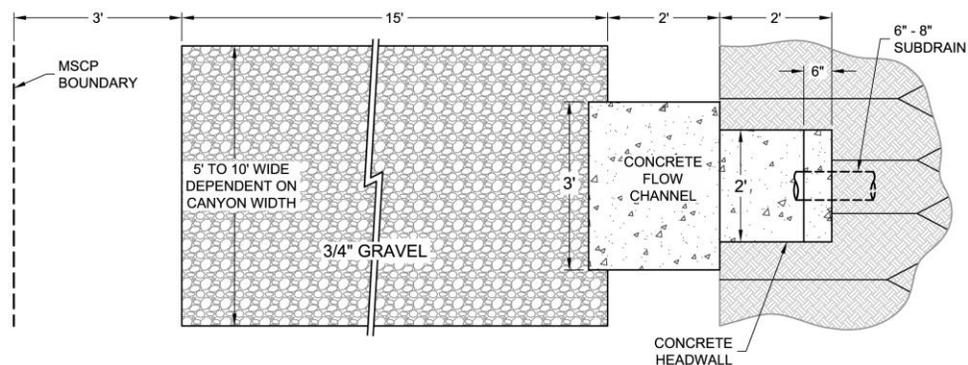
Exhibit 13 (Continued)
Plantable Retaining Wall Conditions within 100' Preserve Edge



3. Canyon Subdrain

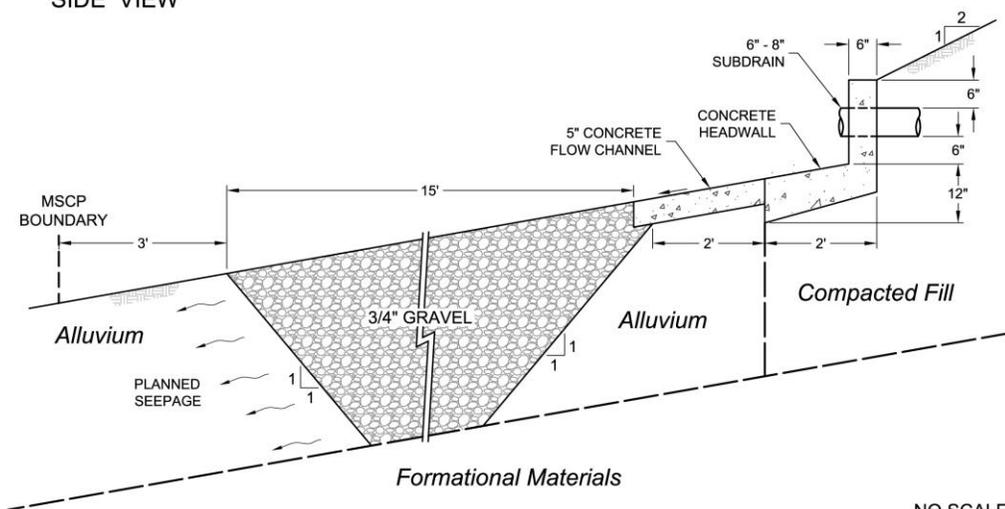
A series of canyon subdrains are proposed at the perimeter of Village 3 North. One 6" drain is proposed within the 100' Preserve Edge. See Exhibit 1 for the approximate location of the subdrain. The subdrain outlet is comprised of a concrete headwall, flow channel and a 15' x 5' to 10' wide percolation areas. The outlet pipe is a minimum of 20' from the Preserve Boundary and the system maintains a minimum 3' setback from the Preserve Boundary. Because the subdrain is located in the vicinity of proposed retaining walls, the pipe will extend through the wall at the base and then outlet per the detail provided in Exhibit 14. Additional details are provided in the Village 3 North and Portion of Village 4 Geotechnical Study prepared by GEOCON.

PLAN VIEW



NO SCALE

SIDE VIEW



NO SCALE

Exhibit 14a
Typical Canyon Subdrain Detail



D. OFF-SITE BIOFILTRATION BASIN PROPOSED WITHIN THE 100' PRESERVE EDGE

A water quality facility is proposed within an off-site area south of Village 3 North. This area (Village 3 South) is within the boundaries of the Villages 2, 3 and a Portion of Village 4 SPA Plan and Preserve Edge Plan. Therefore, this facility is subject to the RMP and MSCP policies outlined in the Village 2, 3 and a Portion of Village 4 Preserve Edge Plan, "Compliance with RMP/MSCP Subarea Plan Policies," and the Fire Protection Plan. The Fire Protection Plan requires a 150' fuel modification zone as depicted below on Exhibits 14b and 14c.

Runoff from the developed portions of Village 3 North is treated within three biofiltration basins located at the downstream portion of the site. The basin south of Main Street is approximately 1.75 acres in size located outside of the MSCP Preserve within the Village 3 South development area. The portion of the basin area within the Preserve Edge is approximately 4,800 SF comprised of perimeter slope. 6' high chain link fencing at the top of slope is also within the Preserve Edge, as depicted on Exhibits 14b and 14c below. Access to the basin is provided via a maintenance access road from Main Street to the basin. The slope plant palette must be consistent with the City of Chula Vista BMP Design Manual and Attachment A, Approved Plant List. Irrigation on the side slopes may consist of temporary irrigation during establishment or permanent irrigation (drip/spray), depending on the plant species implemented.

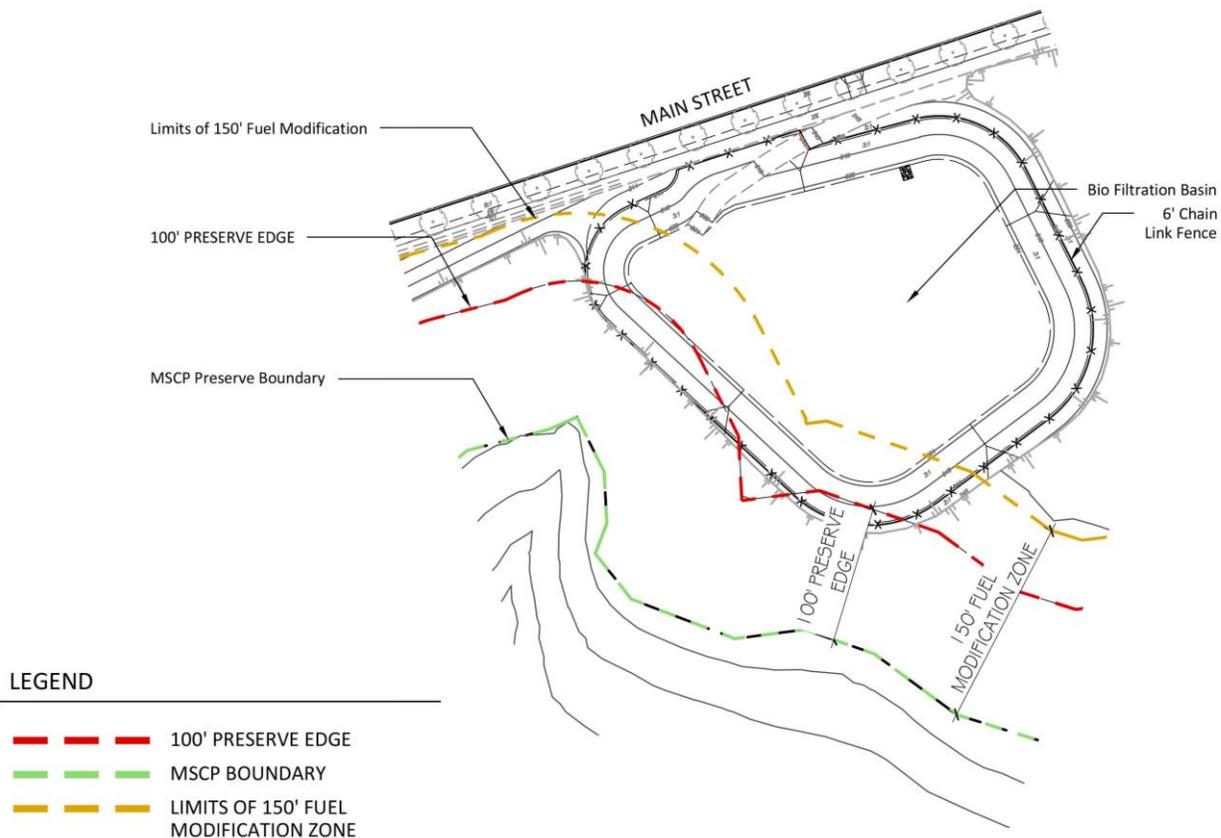


Exhibit 14b
Off-Site Biofiltration Basin

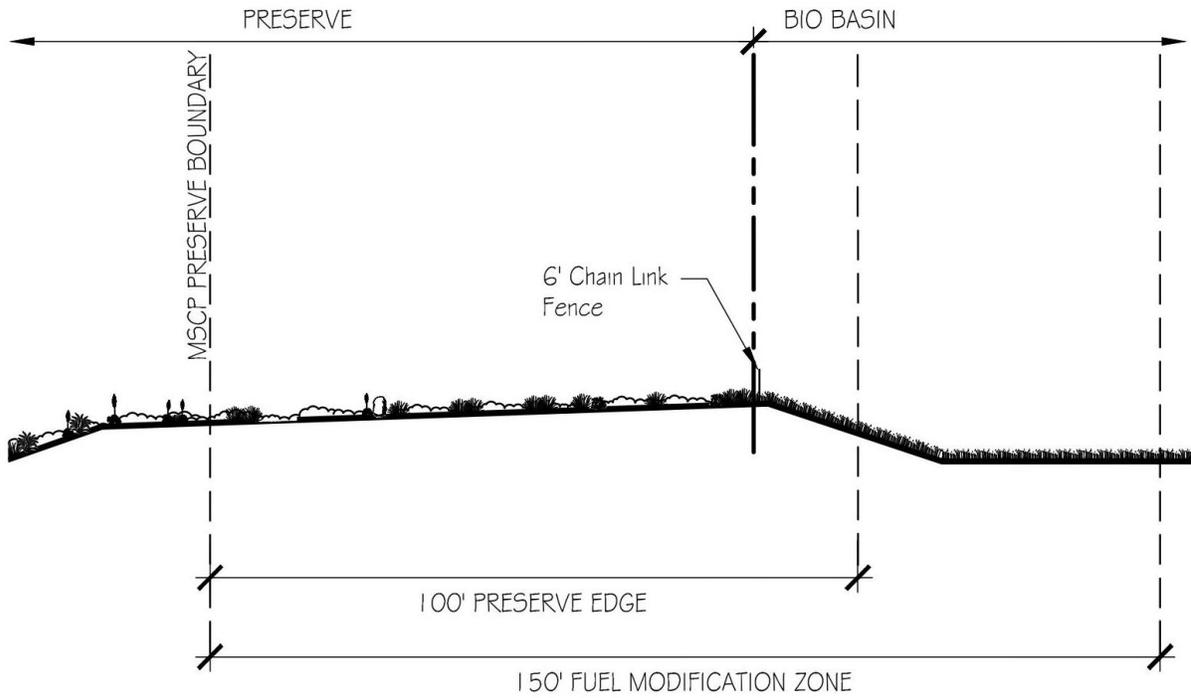


Exhibit 14c

Off-Site Biofiltration Basin – Cross Section



E. COMPLIANCE WITH RMP/MSCP SUBAREA PLAN POLICIES

The following discussion provides a description of policies identified in the Chula Vista MSCP Subarea Plan, which were developed in consideration of the requirements of the RMP, as well as compliance measures to be implemented within Village 3 North. The discussion is divided into edge effect issue areas identified in the Subarea Plan.

1. Drainage

MSCP Policy:

"All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials and other elements that might degrade or harm the natural environment or ecosystem processes within the Preserve. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. These systems should be maintained approximately once a year, or as often as needed, to ensure proper functioning. Maintenance should include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g., clay compounds) when necessary and appropriate." (Page 7-25)

Compliance:

The *Master Drainage Study* ("Drainage Plan") and *Water Quality Technical Report* ("Water Quality Plan") prepared by Hunsaker and Associates assessed the existing and developed drainage and water quality conditions in the SPA Plan area. In conformance with the GDP and SPA requirements, the Drainage Plan provides the necessary hydrological studies, analysis and design solutions to provide appropriate urban runoff and water quality for the SPA Plan Area. Key elements of the Drainage Plan and Water Quality Plan are described below. See Exhibit 15 for Water Quality/Biofiltration Basin locations.

Village 3 North

- All pre development and post development runoff from the Project is within the Otay River Valley watershed.
- Portions of the pre-development runoff from Village 3 North flow directly to Wolf Canyon (which in turn is tributary to the Otay River Valley) and portions of the pre-development runoff flow directly to the Otay River Valley.
- Due to the impact of Savage Dam at the Otay Reservoir, studies have determined that development of the Project site will not increase the 100 year frequency peak flows in the Otay River. Therefore, no detention basins are required to mitigate 100 year peak flows.
- The storm drain and associated outlet serving Village 3 North is located west of Heritage Road. This facility conveys treated runoff from Village 3 North and outlets directly to the Otay River.



Village 4 Portion (Community Park)

- All pre development and post development runoff from Village 4 is within the Otay River Valley watershed.
- Community Park development is not expected to significantly impact peak flows to Wolf Canyon. Any peak flow mitigation required will be constructed on site through LIDs such as utilizing on-site permeable surfaces (grass fields, planters, etc.) to clean on-site flows through an ongoing filtration process. The storm drain system ties into an off-site Water Quality/Hydromodification Basin located within Village 8 West that outlets to Wolf Canyon. The P-2 Park and Village 8 West facilities are co-located to minimize impacts to the Preserve.
- A storm drain outfall will be extended to Wolf Canyon and will be designed to attenuate flows to non-erosive velocities through the use of energy dissipating devices.

4. Urban Runoff/Water Quality

Village 3 North

- The development of the SPA Plan area will implement all necessary requirements for water quality as specified by the State and local agencies.
- The development will meet the requirements of the City's BMP Design Manual, the Jurisdictional Urban Runoff Management Plan and the Storm Water Management and Discharge Ordinance (as specified in the City of Chula Vista Development and Redevelopment Storm Water Management Standards/Requirements Manual).
- The Otay River is a USGS blue line stream, which makes it a waterway of the United States under the Clean Water Act (CWA). All development in excess of five acres must incorporate urban runoff planning, which will be detailed at the Tentative Tract Map level. The conceptual grading and storm water control plan for the SPA Plan area provides for water quality control facilities to ensure protection for the Otay River.
- The Otay River is listed in the County of San Diego *Hydromodification Management Plan* as an exempt facility for the reach west of Interstate 805. Since all runoff from the developed area within Village 3 North are proposed to drain directly to the Otay River, hydromodification basins are required for this development. The Biological Resources Technical Report further discusses the potential for erosion/scouring, habitat removal, habitat conversion, flooding and washing out existing/future facilities and the cumulative effects as a result of increased discharge volumes and the rate of discharge into the Otay River.
- Runoff from the development portion of Village 3 North is treated in biofiltration basins located at the northwest corner of the Main Street and Heritage Road intersection and south of Main Street. Flows from the basins will confluence and then outlet directly to the Otay River.



- Bioretention basin regular maintenance activities are anticipated four times a year (February, May, September and December). Rainy Season (February and December) and Pre-Rainy Season (September) maintenance activities include removal of trash, debris and excess sediment, clear clogged riser orifices and perform basin area repairs. Post-Rainy Season maintenance includes full silt removal from the dry weather storage area, vegetation removal, annual inspections by a registered civil engineer, removal of trash, debris and excess sediment above the dry weather zone, clear clogged riser orifices and perform basin area repairs. Additional maintenance may be required following major rainfall events unless the next regularly scheduled maintenance dates are within one month of the rain event. Access to the biofiltration basins that serve Village 3 North are provided via Main Street.
- No runoff from developed or impervious portions of Village 3 North outlet to Wolf Canyon. Some graded slopes along the southerly edge are tributary to Wolf Canyon and will be self-treating.

Village 4

- The development of the SPA Plan area will implement all necessary requirements for water quality as specified by the State and local agencies.
- The development will meet the requirements of the City's BMP Design Manual, the Jurisdictional Urban Runoff Management Plan and the Storm Water Management and Discharge Ordinance (as specified in the City of Chula Vista Development and Redevelopment Storm Water Management Standards/Requirements Manual).
- The Otay River and are USGS blue line streams, which make them a waterway of the United States under the Clean Water Act (CWA). All development in excess of five acres must incorporate urban runoff planning, which will be detailed at the Tentative Tract Map level. The conceptual grading and storm water control plan for the SPA Plan area provides for water quality control facilities to ensure protection for Wolf Canyon.
- The proposed development in Village 4 is tributary to Wolf Canyon. Since Wolf Canyon is not listed as an exempt facility, Village 4 will be subject to hydromodification requirements as specified in the County of San Diego *Hydromodification Management Plan*. Hydromodification requirements will be met through the use of Biofiltration Basins in conjunction with Low Impact Development measures.
- Village 4 is proposed to be developed as a park and will be developed with very little impervious area. The impervious areas will be self-treating through the use of LIDs for water quality.
- Graded slopes along the southerly and westerly edge of the P-2 Park are tributary to Wolf Canyon and will be self-treating.

In addition to the permanent drainage facilities, temporary desiltation basins to control construction related water quality impacts will be constructed within the SPA Plan area with each grading phase to control sedimentation during construction. The interim desiltation basins are designed to prevent discharge of sediment from the project grading operations into the natural drainage channel and will be detailed in the Storm Water Pollution



Prevention Plan (SWPPP) as required by the Construction General Permit from the State Water Resources Control Board. The exact size, location and component elements of these interim basins will be identified on the grading plans and SWPPP. Temporary, interim measures will occur within the development area.

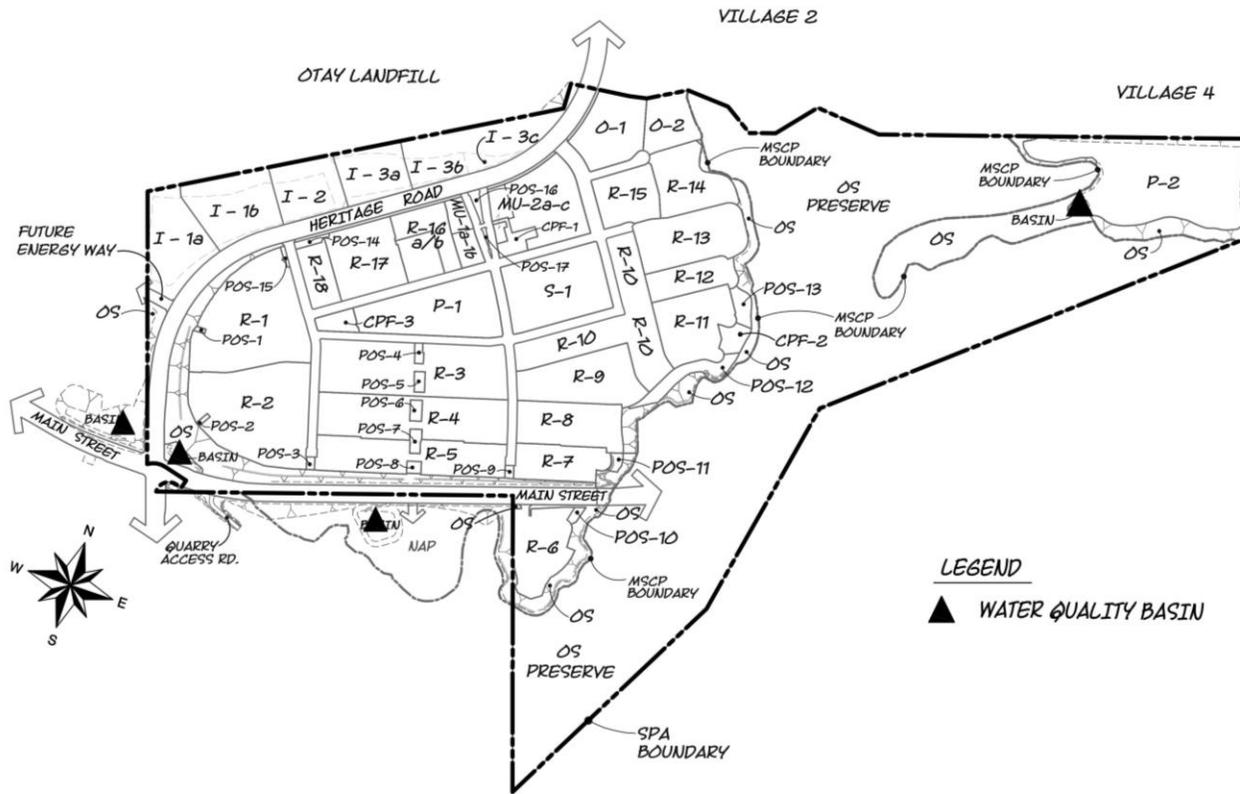


Exhibit 15
Water Quality/Biofiltration Basin Facilities



5. Toxic Substances

MSCP Policy:

"All agricultural uses, including animal-keeping activities, and recreational uses that use chemicals or general by-products such as manure, potentially toxic or impactful to wildlife, sensitive species, habitat, or water quality need to incorporate methods on their site to reduce impacts caused by the application and/or drainage of such materials into the Preserve. Methods shall be consistent with requirements requested by the Regional Water Quality Control Board (RWQCB) and National Pollution Discharge Elimination System Permit (NPDES)." (Page 7-26)

Compliance:

The SPA Plan area would phase out agricultural uses adjacent to the Preserve, consistent with the Village 3 and a Portion of Village 4 Agricultural Plan. There are no agricultural activities currently occurring on the site. As described in greater detail in the Water Quality Technical Report for Village 3 North, prepared by Hunsaker & Associates, the combination of proposed construction and permanent BMPs will reduce, to the maximum extent possible, the expected project pollutants and will not adversely impact the beneficial uses of the receiving waters.

Anticipated pollutants from the project site may include sediments, nutrients, heavy metals, organic compounds, trash and debris, oxygen demanding substances, oil and grease, bacteria and viruses and pesticides. Runoff from Village 3 North will be transmitted via public storm drain to biofiltration basins located at the downstream portion of Village 3 North. Storm water pollutants are removed through physical and biological processes, including adsorption, filtration, plant uptake, microbial activity, decomposition, sedimentation and volatilization (EPA 1999). Adsorption is the process whereby particulate pollutants attach to soil (e.g., clay) or vegetation surfaces. Pollutants removed by adsorption include metals, phosphorus, and hydrocarbons. Filtration occurs as runoff passes through the biofiltration area media, such as the sand bed, ground cover, and planting soil. Treated water is released into the Otay River within 96 hours of capture. This system ensures that, to the greatest extent practicable, Preserve areas adjacent to Village 3 North and Village 4 will not be impacted from toxic substances that may be generated from the project site.

6. Lighting

MSCP Policy:

"Lighting of all developed areas adjacent to the Preserve should be directed away from the Preserve, wherever feasible and consistent with public safety. Where necessary, development should provide adequate shielding with noninvasive plant materials (preferably native), berming, and/or other methods to protect the Preserve and sensitive species from night lighting. Consideration should be given to the use of low-pressure sodium lighting." (Page 7-26)

Compliance:

The Village 3 North Design Plan includes criteria for the design of lighting for the village. Improvement plans for the areas within the 100' Preserve Edge will include shielded lighting designs that avoid spillover light in the Preserve. Lighting Plans and a photometric analysis shall be prepared in conjunction with improvement plans or the Design Review process to illustrate the location of proposed lighting standards and type of shielding measures. Lighting Plans and accompanying photometric analyses must be prepared in conjunction with street and other



improvements proposed within the Preserve to demonstrate that light spillage into the Preserve is avoided to the greatest extent possible. City of Chula Vista updated street lighting standards require installation of energy saving LED lamps on all City streets.

7. Noise

MSCP Policy:

"Uses in or adjacent to the Preserve should be designed to minimize noise impacts. Berms or walls should be constructed adjacent to commercial areas and any other use that may introduce noises that could impact or interfere with wildlife utilization of the Preserve. Excessively noisy uses or activities adjacent to breeding areas, including temporary grading activities, must incorporate noise reduction measures or be curtailed during the breeding season of sensitive bird species."

Where noise associated with clearing, grading or grubbing will negatively impact an occupied nest for the least Bell's vireo during the breeding season from March 15 to September 15, noise levels should not exceed 60 CNEL. However, on a case by case basis, if warranted, a more restrictive standard may be used. If an occupied Least Bell's Vireo nest is identified in a pre-construction survey, noise reduction techniques, such as temporary noise walls or berms, shall be incorporated into the construction plans to reduce noise levels below 60 CNEL.

Where noise associated with clearing, grubbing or grading will negatively impact, an occupied nest for raptors between January 15-July 31 or the California gnatcatcher between February 15 and August 15 (during the breeding season), clearing, grubbing or grading activities will be modified if necessary, to prevent noise from negatively impacting the breeding success of the pair. If an occupied raptor or California gnatcatcher nest is identified in a pre-construction survey, noise reduction techniques shall be incorporated into the construction plans. Outside the bird breeding season(s) no restrictions shall be placed on temporary construction, noise." (Page 7-26)

Compliance:

The project includes Mitigation Measures requiring pre-grading surveys for gnatcatchers, vireos and nesting raptors. Based on those surveys and locations of nesting birds in the year of grading, if it is determined that the noise impact thresholds established in the Chula Vista MSCP Subarea Plan would be exceeded, the applicant would be required to reduce the impact below the designated threshold through either modification of construction activities (such as berming) or avoiding clearing, grubbing, grading or construction activities within 300 feet of an occupied nest site. Post-construction noise impacts associated with residential development will be minimized to the greatest extent possible through site layout. Single family lots backing onto the Preserve Edge have been minimized to the greatest extent possible to reduce impacts on the Preserve. Residential streets located within the 100' Preserve Edge buffer residential uses from the Preserve.

8. Invasive Plant Materials

MSCP Policy:

"No invasive non-native plant species shall be introduced into areas immediately adjacent to the Preserve. All slopes immediately adjacent to the Preserve should be planted with native species that reflect the adjacent native habitat. The plant list contained in the "Wildland / Urban Interface: Fuel Modification Standards," and provided as Appendix L of the Subarea Plan, must



be reviewed and utilized to the maximum extent practicable when developing landscaping plans in areas adjacent to the Preserve.” (Page 7-27)

Compliance:

Landscape plans within the 100’ Preserve Edge will not contain invasive species, as determined by the City of Chula Vista and identified in the MSCP Subarea Plan, Appendices N, List of Invasive Species. Landscape areas within the 100’ Preserve Edge including, but not limited to, manufactured slopes, street-adjacent landscaping, public parks, residential areas, CPF sites, private useable open space and schools must comply with the Approved Plant List provided as Attachment “A” to this document. This list also meets the requirements outlined in the Village 3 North and a Portion of 4 Fire Protection Plan as these areas are also within the 100’ Brush Management Zone required by the MSCP Subarea Plan. Any changes to the Approved Plant List (Attachment A) must be approved by the Development Services Director. The area may be planted with container stock (liners) or a hydroseed mix. See the Fire Protection Plan for landscape planting and irrigation requirements.

9. Buffers

MSCP Policy:

"There shall be no requirements for buffers outside the Preserve, except as may be required for wetlands pursuant to Federal and/or State permits, or by local agency CEQA mitigation conditions. All open space requirements for the Preserve shall be incorporated into the Preserve. Fuel modification zones must be consistent with Section 7.4.4 of the Subarea Plan."

Compliance:

Brush Management Zones have been incorporated into the proposed development areas of the SPA Plan pursuant to the requirements of the Subarea Plan. Where appropriate, graded landscaped slope areas will be maintained pursuant to Fire Department requirements and will be outside of the Preserve. The Village 3 North and a Portion of 4 Fire Protection Plan has been prepared and provides specific fuel modification requirements for the entire SPA area. Consistent with the Chula Vista MSCP requirements, a 100’ Brush Management Zone has been established and coincides with the 100’ Preserve Edge. A description of the Brush Management Zone is provided below and shown in Exhibits 17 through 22.

a. Brush Management Zones

Zone 1: All public and private areas located between a structure’s edge and 50 feet outward. These areas may be located on publicly maintained slopes, private open space lots, public streets, and/or private yards

- d. Provide a permanent irrigation system within this irrigated wet zone.
 - Plantable retaining walls shall be permanently irrigated.
 - Only those trees on the Approved Plant List and those approved by the Development Services Director as not being invasive are permitted in this zone.
 - All plant and seed material to be locally sourced to the greatest extent possible to avoid genetically compromising the existing Preserve Vegetation.
 - Tree limbs shall not encroach within 10 feet of a structure or chimney, including outside barbecues or fireplaces.



- Provide a minimum of 10 feet between tree canopies.
- Additional trees (excluding prohibited or highly flammable species may be planted as parkway streets on single loaded streets.
- Limit 75% of all groundcovers and sprawling vine masses to a maximum height of 18 inches.
- 25% of all groundcover and sprawling vine masses may reach a maximum height of 24 inches.
- Ground covers must be of high-leaf moisture content.
- Shrubs shall be less than 2 feet tall and planted on 5-foot centers.
- Randomly placed approved succulent type plant material may exceed the height requirements, provided that they are spaced in groups of no more than three and a minimum of five feet away from described “clear access routes.”
- Vegetation/Landscape Plans within this zone shall be in compliance with the Preserve Edge Plan, the Chula Vista MSCP Subarea Plan and the Fire Protection Plan

Zone 2: All public and private areas located between the outside edge of Zone 1 and 50 feet outward to 100 feet, per the Fire Protection Plan. These areas may be located on public slopes, private open space lots and public streets, and are subject to the criteria provided below:

- Utilize temporary irrigation to ensure the establishment of vegetation intended to stabilize the slopes and minimize erosion.
- Plantable retaining walls shall be permanently irrigated.
- Trees may be located within this zone, provided they are planted in clusters of no more than three. A minimum distance of no less than 20 feet shall be maintained between the tree cluster’s mature canopies.
- Only those trees on the Approved Plant List and those approved by the Development Services Director as not being invasive are permitted in this zone.
- All plant and seed material to be locally sourced to the greatest extent possible to avoid genetically compromising the existing Preserve Vegetation.
- Limit 75% of all groundcover and sprawling vine masses to a maximum height of 36 inches.
- 25% of all groundcover and sprawling vine masses may reach a maximum height of 48 inches.
- Randomly placed approved succulent type plant material may exceed the height requirements, provided that they are spaced in groups of no more than three and a minimum of five feet away from described “clear access routes.”
- Shrubs may be planted in clusters not exceeding a total of 400 sq. ft.
- Provide a distance of no less than the width of the largest shrub’s mature spread between each shrub cluster.
- Provide “avenues” devoid of shrubs a minimum width of 6 feet and spaced a distance of 200 linear feet on center to provide a clear access route from toe of slope to top of slope.
- When shrubs or other plants are planted underneath trees, the tree canopy shall be maintained at a height no less than three times the shrub or other plant’s mature height (break up any fire laddering effect).
- Hedging of shrubs is prohibited.



b. Conditions within 100' Preserve Edge

There are 6 unique conditions within the 100' Preserve Edge along the perimeter of the Project (see Exhibit 16 – Conditions within 100' Preserve Edge). The relationships between the proposed land uses and the 100' Preserve Edge are depicted on Exhibits 17 - 1421. Site planning adjacent to the Preserve is subject to MSCP adjacency guidelines, this Preserve Edge Plan and Village 3 North and a Portion of Village 4 Fire Protection Plan. Any uses proposed within the 100' Preserve Edge are subject to review and approval of the Development Service Director, unless the improvements are part of a Major Design Review process.

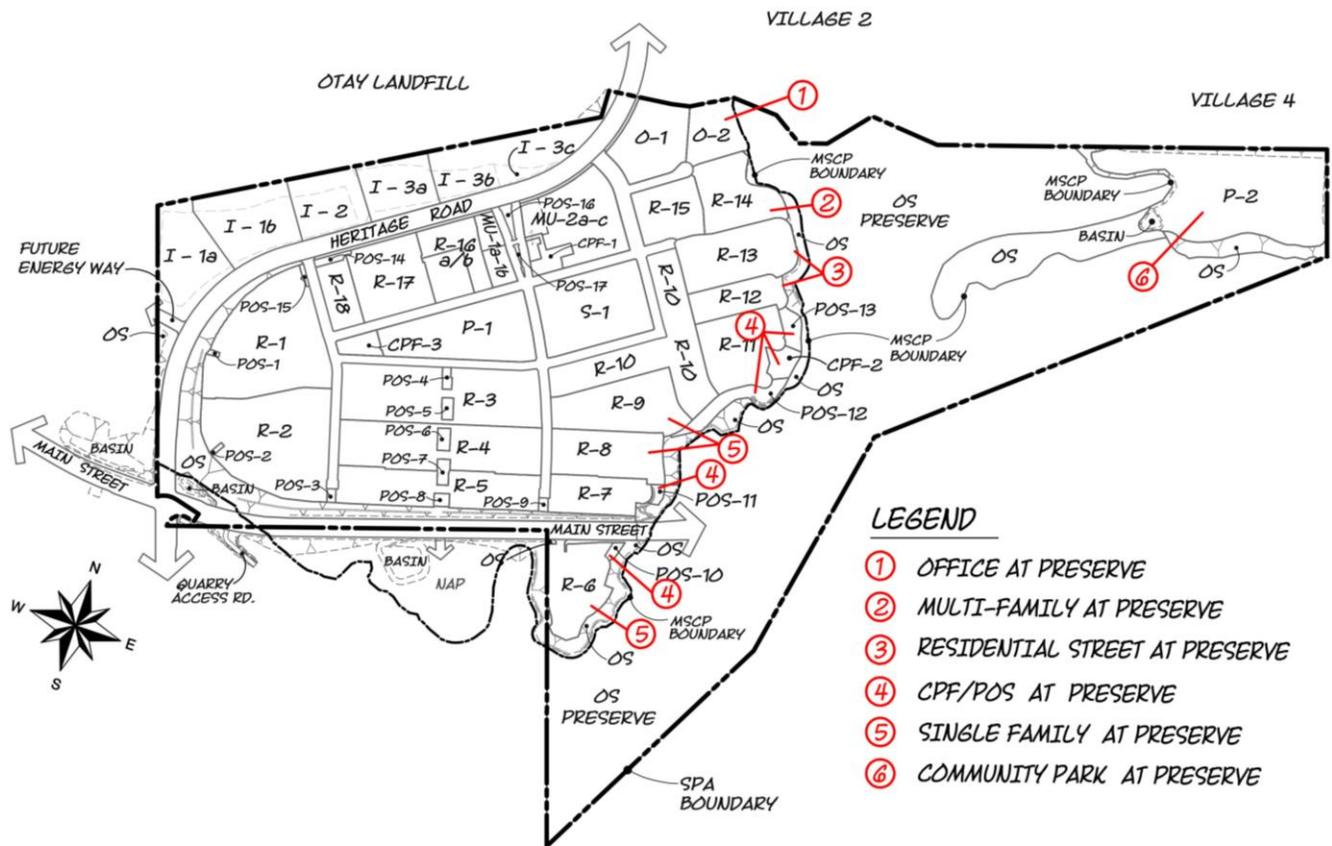


Exhibit 16
Conditions within 100' Preserve Edge

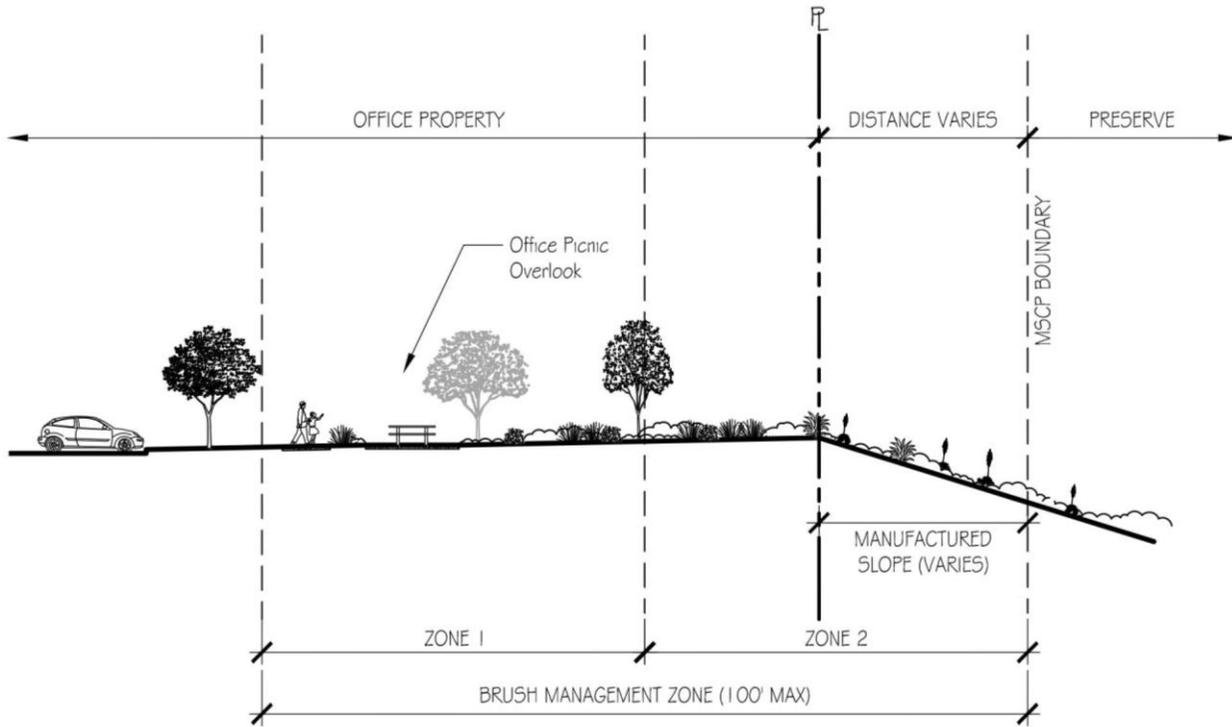


Exhibit 17
Condition 1 - Office (O-2) at Preserve

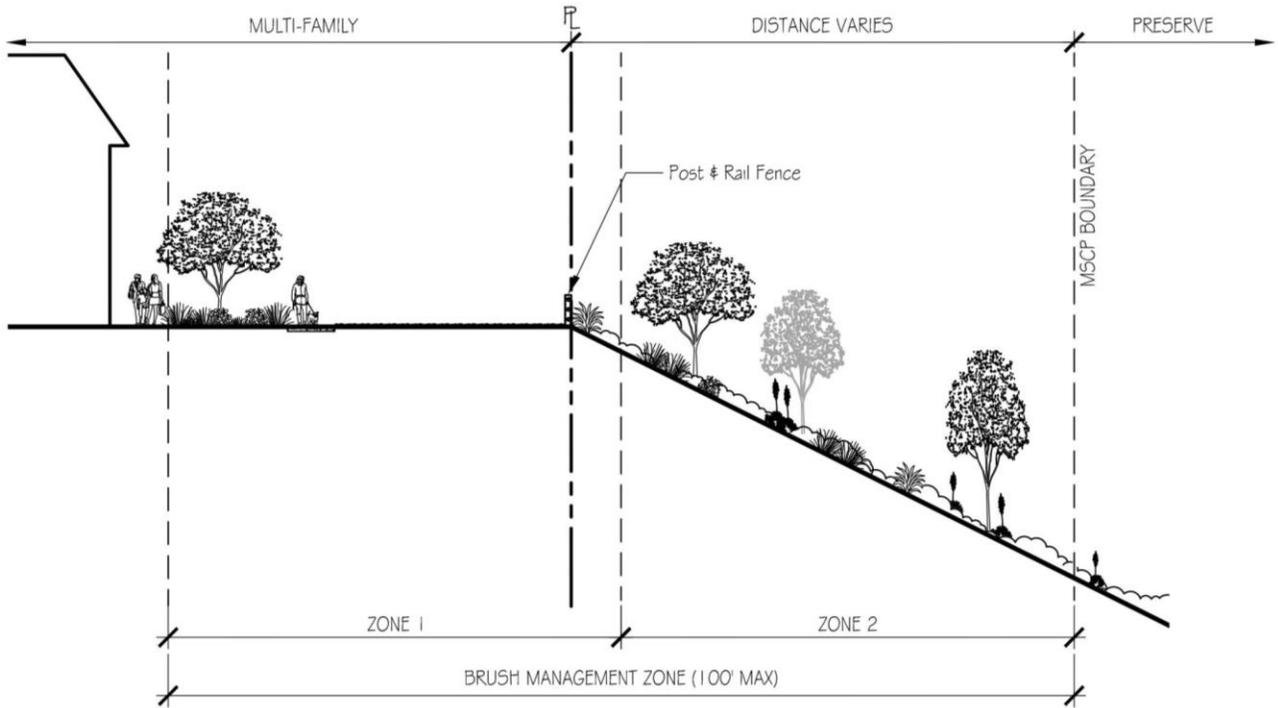


Exhibit 18
Condition 2 – Residential R-14 at Preserve

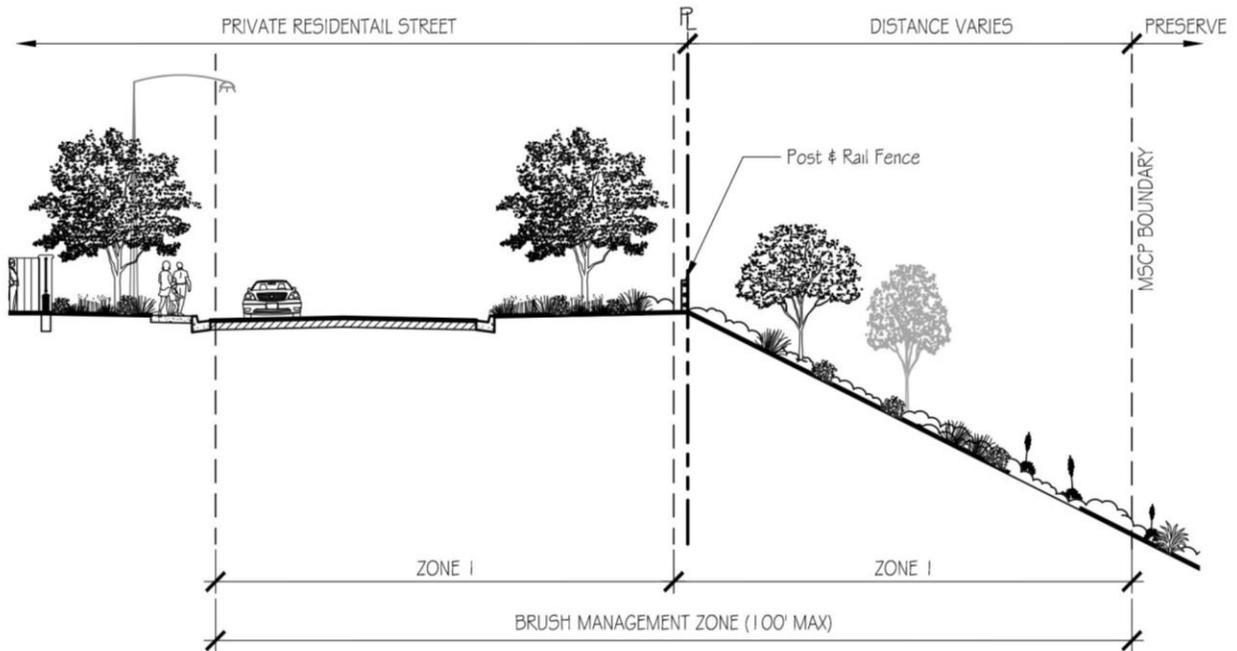


Exhibit 19
Condition 3 – Residential R-12/R-13 at Preserve

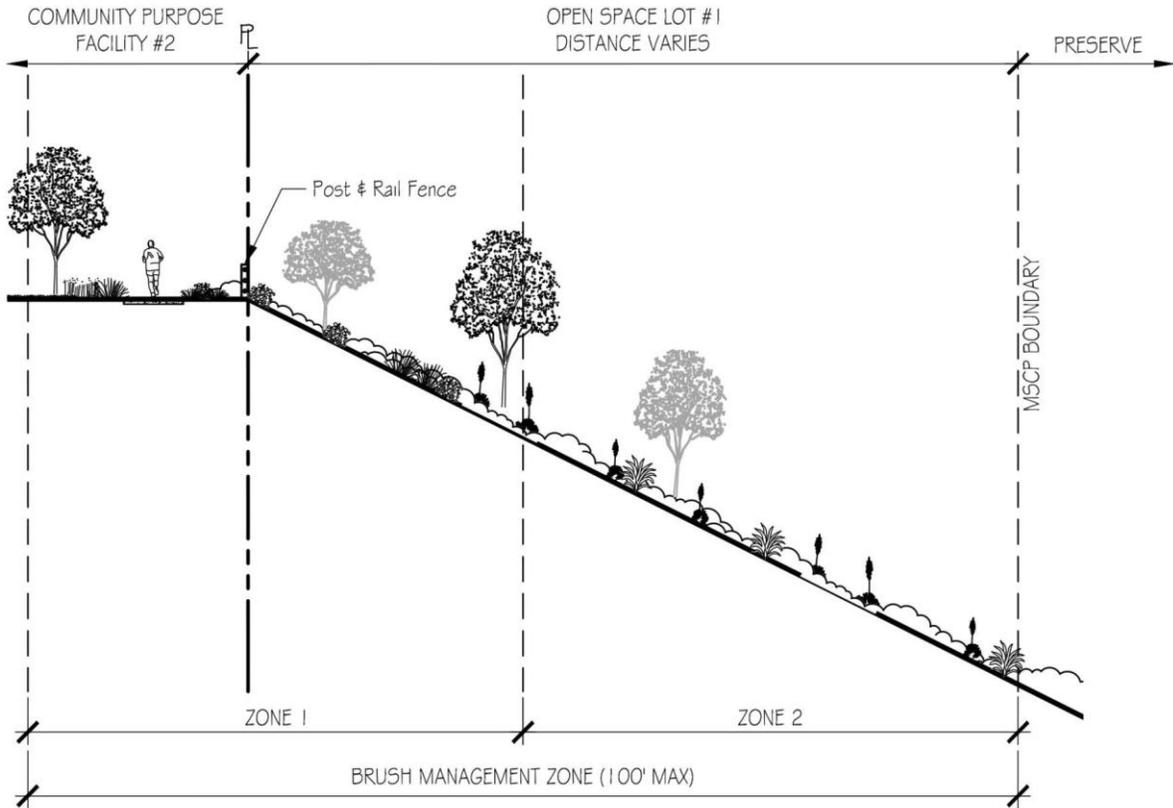


Exhibit 20
Condition 4 – CPF-2 at Preserve

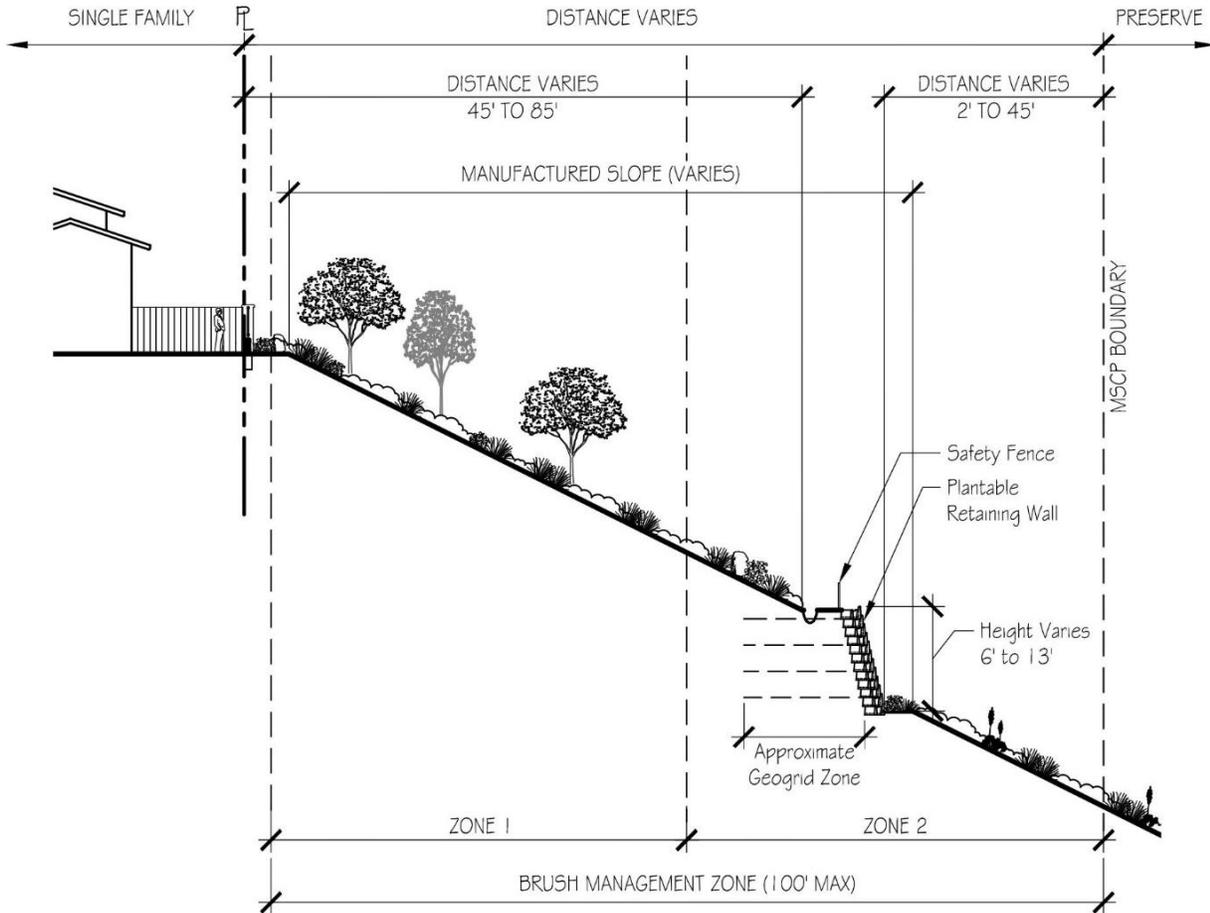


Exhibit 21
Condition 5 – Residential at Preserve

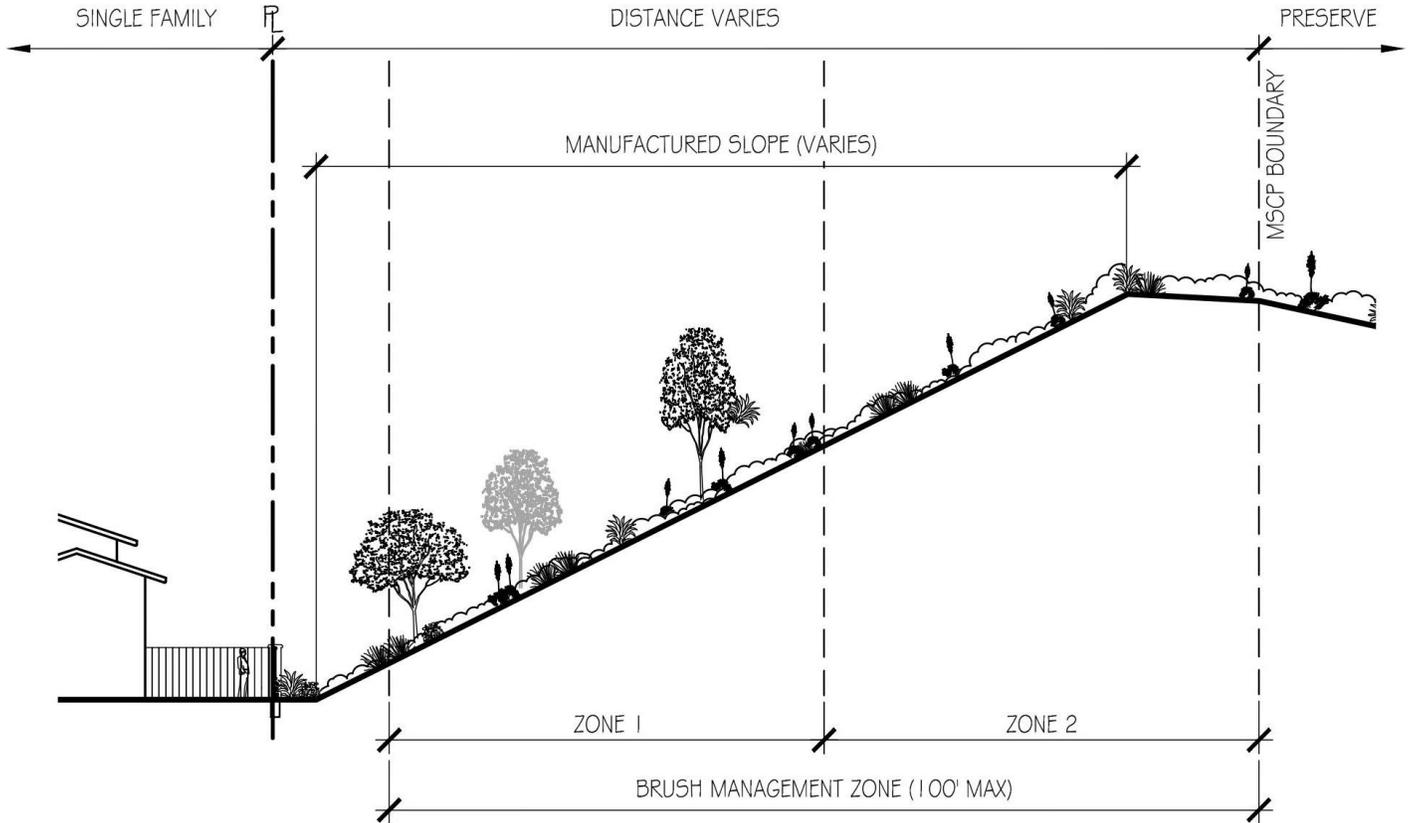


Exhibit 21 (Continued)
Condition 5 – Residential at Preserve

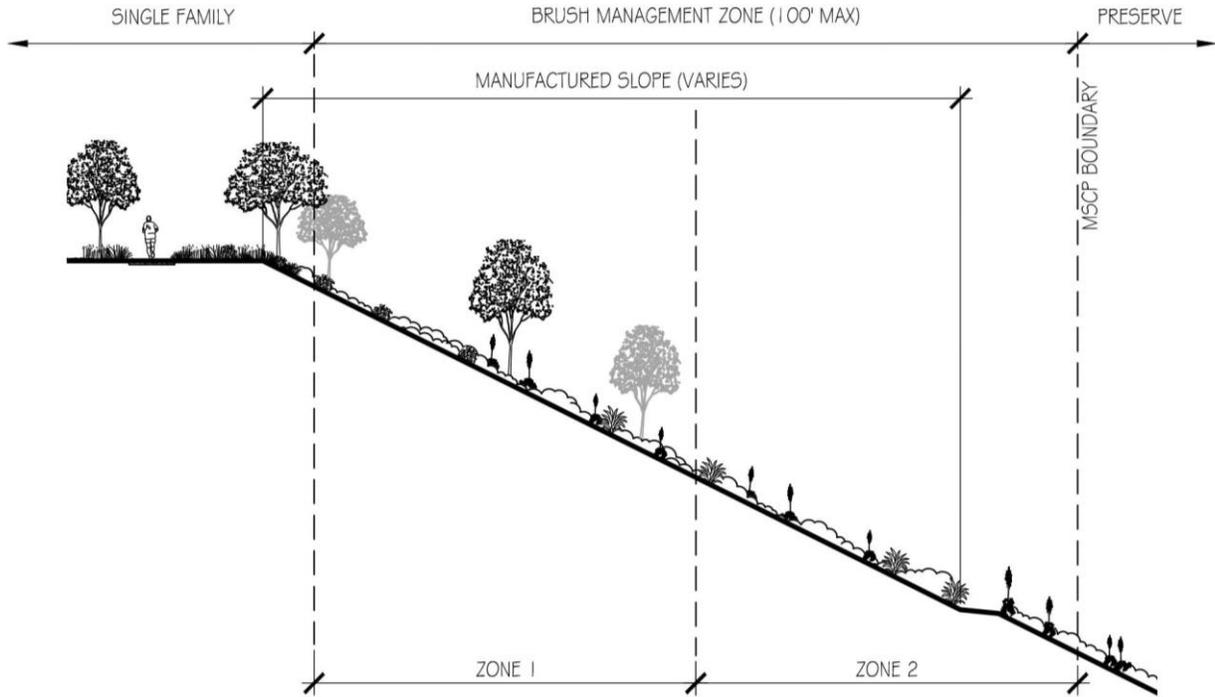


Exhibit 22
Condition 6 – Village 4 Community Park (P-2) at Preserve



A more detailed description of the Brush Management Zone, including maintenance activities, planting programs, etc. is provided in the University Villages Fire Protection Plan: Villages 3 North/4. A portion of Zone 1 may be incorporated into streets, CPF sites, private recreation areas, multi-family, schools, parks and other areas, as appropriate. Any proposed changes in the Brush Management Zone are subject to approval by the Chula Vista Development Services Director and the Chula Vista Fire Chief.

The 100' Preserve Edge coincides with the 100' Brush Management Zone. Where the edge condition involves streets adjacent to Preserve areas, hard surface and irrigated landscaped areas would serve as wildland fire buffers, in accordance with any specific requirements of the Fire Protection Plan. Plantable retaining walls are also included within Zone 2 of the 100' Brush Management Zone.

The irrigation design proposed for the Preserve Edge includes permanent irrigation within Brush Management Zone 1 (0-50 feet) and temporary irrigation in Zone 2 to ensure the establishment of vegetation intended to stabilize the slope and minimize erosion. Permanent irrigation is required on the plantable retaining walls within Zone 2. The temporary irrigation is described below:

Zone 2 (51 – 100 feet) would be irrigated with above ground irrigation lines utilized only during plant establishment using sprinkler heads that spray 360 degrees. When the plants have become established, the sprinkler heads will be adjusted to spray only 180 degrees toward the upper 50 feet of the slope.

Plantable Retaining Wall irrigation shall utilize low flow point drip irrigation emitters to minimize, to the greatest extent possible, run-off into the Preserve. Water saving devices shall also be utilized including; flow-sensing, rain-sensing devices and automatic control systems that either interface with CIMIS data or on-site weather sensors, in compliance with the City of Chula Vista Landscape Water Ordinance, Chapter 20.12 of the Municipal Code.

If properly managed, the temporary irrigation of brush management Zone 2 as described above, does not conflict with the Adjacency Management Issues found in Section 7.5.2 of the City of Chula Vista MSCP Subarea Plan.

Otay Ranch GDP Objective:

Identify allowable uses within appropriate land use designations for areas adjacent to the Preserve.

Policy: All development plans adjacent to the edge of the Preserve shall be subject to review and comment by the Preserve Owner/Manager, the City of Chula Vista, and the County of San Diego to assure consistency with resource protection objectives and policies.

Policy: "Edge Plans" shall be developed for all SPAs that contain areas adjacent to the Preserve. The "edge" of the Preserve is a strip of land 100 feet wide that surrounds the perimeter of the Preserve. It is not a part of the Preserve, it is a privately or publicly owned area included in lots within the urban portion of Otay Ranch immediately adjacent to the Preserve.



Compliance:

The preparation of this Village 3 North and a Portion of Village 4 Preserve Edge Plan fulfills the requirement to develop an “Edge Plan” for any SPA Plan Area adjacent to the Preserve and is subject to review and comment by the Preserve Owner/Manager, City of Chula Vista and County of San Diego. Uses within the 100’ Preserve Edge are either privately or publicly owned and maintained, including the Perimeter Open Space Plan at the eastern edge of Village 3 North. Exhibits 6 to 12 show the portion of the sites comprising the Perimeter Open Space Plan within the 100’ Preserve Edge and what conceptual uses are proposed within those areas.

MSCP Adjacency Guidelines

All new development must adhere to the Adjacency Guidelines for drainage found on Page 7-25 of the Subarea Plan. In summary, the guidelines state that:

1. All developed areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials and other elements that might degrade or harm the natural environment or ecosystem processes within the Preserve.
2. Develop and implement urban runoff and drainage plans which will create the least impact practicable for all development adjacent to the Preserve.
3. All development located within or directly adjacent to or discharging directly to an environmentally sensitive area are required to implement site design, source control, and treatment control Best Management Practices (BMPs).

Compliance:

To adhere to these MSCP guidelines, excessive runoff into the Preserve from adjacent irrigated slopes must be prevented. Erosion control BMPs must be installed prior to planting and watering to prevent siltation into the Preserve. The irrigation system installed on the slopes should have an automatic shutoff valve to prevent erosion in the event the pipes break. Irrigation schedules for the slopes adjacent to the Preserve must be evaluated and tested in the field to determine the appropriate water duration and adjusted, as necessary, to prevent excessive runoff.

The irrigation system proposed for the plantable retaining walls, utilizes the latest industry technology and application methods to maximize the efficiency of the water applied. The system is designed to ensure irrigation run-off never reaches the MSCP Preserve, even in emergency situations. This is accomplished by utilizing a number of the standards already approved by the City of Chula Vista. This includes the following:

1. Weather based control systems, that limit the amount of water applied (based on the weather conditions), on a daily basis. These controllers are web based, with 2-way communication that downloads local weather conditions and applies the data to each irrigation system run-time.
2. Flow sensing valves in conjunction with master valves, sense when an emergency occurs (such as a pipe break) and shut the whole system down within seconds. The flow sensor also records the performance data to assist in system adjustments as seasons change.

The method proposed to irrigate the wall includes the use of low-volume (drip) systems that



distribute water at a rate of less than 1 gallon per hour. The low rate ensures that the water infiltrates the soil at such a slow rate it eliminates the possibility of run-off. Systems are also designed with pressure compensating nozzles that distribute water consistently throughout the whole system, avoiding over saturating areas. Lastly, check valves are utilized that prevent low head drainage, as each system turns-off.

These individual measures are water conserving, however when combined, water efficiency is extremely high, and waste and run-off virtually eliminated. Detailed irrigation plans will be prepared in conjunction with slope improvement plans.

In addition, a manual weeding program or the focused application of glyphosate shall be implemented on the manufactured slopes adjacent to the Preserve to control weeds that are likely to be encouraged by irrigation. Weed control efforts should occur quarterly or as needed, to prevent weeds on the manufactured slopes from moving into the adjacent Preserve. A qualified monitor shall check the irrigated slopes during plant establishment to verify that excessive runoff does not occur and that any weed infestations are controlled.

10. Restrict Access

Both the Otay Ranch RMP and Chula Vista MSCP Subarea Plan contain policies that restrict or limit access into the Preserve. These policies are discussed below:

Otay Ranch RMP Policy 6.5:

“Identify restricted use areas within the Preserve.”

Standard: Public access may be restricted within and adjacent to wetlands, vernal pools, restoration areas, and sensitive wildlife habitat (e.g., during breeding season) at the discretion of the Preserve Owner/Manager.

Guidelines:

1. The Preserve Owner/Manager shall be responsible for identifying and designating restricted areas based on biological sensitivity...”

MSCP Policy:

“The public access to finger canyons will be limited through subdivision design, fencing or other appropriate barriers, and signage.”

“Install barriers (fencing, rocks/boulders, and appropriate vegetation) and/or signage in new communities where necessary to direct public access to appropriate locations.”

Compliance:

Pursuant to the requirements of the MSCP Subarea Plan and RMP, the land plan has been designed to provide access to the Preserve areas at designated locations, directing pedestrians to developed public trails within the Otay River Valley via designated public trails and roadways. The SPA Plan and Village Design Plan provide Wall and Fence Plans for Village 3 North and a Portion of Village 4. View fencing/walls along the Preserve Edge will be provided outside the Preserve, within the Brush Management Zone/100’ Preserve Edge. This property

ATTACHMENT "A"
APPROVED PLANT LIST

**UNIVERSITY VILLAGES
VILLAGE 3 NORTH AND A PORTION OF VILLAGE 4
APPROVED MASTER PLANT LIST
JULY 2014**

FUEL MODIFICATION ZONE 1

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
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Plant and seed material should be locally sourced to the greatest extent possible to avoid genetically compromising existing Preserve vegetation. Notes provided below must be adhered to and planting must be implemented in accordance with the Chula Vista Fire Department’s fuel modification guidelines summarized in the Village 3 North and a Portion of Village 4 Fire Protection Plan.

Trees:

Heteromeles arbutifolia	Toyon	May be planted within Fuel Management Zone 1 up to 10% of the plant palette mix. No single mass shall exceed 400 sf. These shall be spaced such that the nearest shrub is no closer than the tallest shrub height (at maturity)
Metrosideros exelsus (un-cut leader)	New Zealand Christmas Tree	
Plantanus racemosa	California Sycamore	
Quercus agrifolia	Coast Live Oak	
Rhus lancea	African Sumac	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)

Shrubs, Cacti & Groundcovers:

Acalypha californica	California Copperleaf	
Agave Shawii	Coastal Agave	
Arctostaphylos ‘Emerald Carpet’	Emerald Carpet Mazanita	
Baccharis Pilularis	Coyote Brush	Only local native shrub species will be utilized. No cultivars shall be permitted.
Bloomeria Crocea	Common goldstar	
Ceanothus verrocous	Wartystem Ceanothus	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
Comarostaphylis diversifolia	Summer Holly	
Cotoneaster dammeri ‘Lowfast’	Bearberry Cotoneaster	
Cotoneaster horizontalis	Rock Cottoneaster	
Cylindropuntia prolifera	Coast Cholla	
Dudleya pulverulenta	Chalk Lettuce	
Encielia californica	California Encelia	
Epilobium californicum	California Fushcia	

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Euphorbia misera	Cliff Spurge	
Galvezia speciosa	Bush Snapdragon	
Helianthemum scoparium	Sun Rose	
Isomeris arborea	Bladder Pod	
Iva hayesiana	San Diego Marsh Elder	
Lupinus succulentus	Arroyo Lupine	
Lycium californicum	Box Thorn	
Malachothamnus fasciculatus	Chaparral Bushmallow	
Malamosa laurina	Hollyleaf Cherry	
Nassella pulchra	Purple Needlegrass	
Opuntia littoralis	Coastal Prickly Pear Cactus	Plants must be locally sourced
Opuntia oricola	No Common Name	Plants must be locally sourced
Rhamnus crocea	Redberry	
Rhus Integrifolia	Lemonade Berry Fuschia Flowering	
Ribes speciosum	Gooseberry	
Salvia apiana	White Sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a prohibited species
Simmondsia chinensis	Joboa	May be planted in limited quantities and must be properly spaced
Sisyrinchium bellum	Blue-Eyed Grass	
Thymus serpyllum 'Reiters'	Creeping Thyme	Restricted to 30% of area at time of planting. Use in irrigated areas only
Yucca schidigera	Mojave Yucca	
Yucca whipplei	Our Lord's Candle	
Hydroseed Mix:		
Baccharis Pilularis	Coyote Brush	Only local native shrub species will be utilized. No cultivars shall be permitted.
Ceanothus verrocosus	Wartystem Ceanothus	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
Encelia californica	California Encelia	
Hazardia squarrosa	Sawtooth Goldenfields	
Isomeris arborea	Bladder Pod	
Iva hayesiana	San Diego Marsh Elder	
Layia platyglossa	Tidy tips	
Lupinus succulentus	Arroyo Lupine	



<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Malacothamnus fasciculatus	Chaparrel Bushmallow	
Malamosa laurina	Hollyleaf Cherry	
Nassella pulchra	Purple Needlegrass	
Phacelia campanularia	California Blue Bells	
Rhamnus crocea	Redberry	
Rhus Integrifolia	Lemonade Berry	
Salvia apiana	White Sage	
Sisyrinchium bellum	Blue-Eyed Grass	
Viguiera laciniata	San Diego Sunflower	
Yucca whipplei	Our Lord’s Candle	
Hydroseed Mix (Plantable Retaining Walls):		
Baccharis Pilularis	Coyote Brush	Only local native shrub species will be utilized. No cultivars shall be permitted.
Camissonia cheiranthifolia	Beach Evening Primrose	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
Ceanothus verrocosus	Wartystem Ceanothus	
Clarkia bottae	Botta's Clarkia	Plants must be locally sourced
Eriophyllum confertiflorum	Golden Yarrow	
Hazardia squarrosa	Sawtooth Goldenfields	
Lasthenia californica	California Gold Rush	
Mimulus aurantiacus	Sticky Monkey Flower	
Salvia apiana	White Sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera is a prohibited species</i>
Sisyrinchium bellum	Western Blue-Eyed Grass	
Viguiera laciniata	San Diego Sunflower	
Yucca whipplei	Our Lord’s Candle	

FUEL MODIFICATION ZONE 2

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
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Plant and seed material should be locally sourced to the greatest extent possible to avoid genetically

BOTANICAL NAME**COMMON NAME****NOTES**

compromising existing Preserve vegetation

Trees:

Quercus agrifolia Coast Live Oak

Shrubs, Cacti & Groundcovers:

Acalypha californica California Copperleaf

Agave shawii Coastal Agave

Aristida pupurea Purple Three-Awn

Chlorogalum parviflorum Smallflower Soap Plant

Cotoneaster dammeri 'Lowfast' Bearberry Cotoneaster

Cylindropuntia prolifera Coast Cholla

Deinandra fasciculata Fascicled Tarplant

Dodonaea viscosa Hop Bush

Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)

Dudleya pulverulenta Chalk Lettuce

Encelia californica Coastal Sunflower

Epilobium californicum California Fuschia

Euphorbia misera Cliff Spurge

Grindelia robusta Gum Plant

Helianthemum scoparium Sun Rose

Isomeris arborea Bladderpod

Lupinus succulentus Arroyo Lupine

Lycium californicum Box Thorn

Malachothamnus fasciculatus Chaparral Bushmallow

Mirabilis californica Wishbone Bush

Nassella pulchra Purple Needlegrass

Opuntia littoralis Coastal Prickly Pear Cactus

Plants must be locally sourced

Opuntia oricola No Common Name

Plants must be locally sourced

Prunus ilicifolia Hollyleaf Cherry

Rhamnus crocea Redberry

Rhus integrifolia Lemonade Berry

 Fuschia Flowering

Ribes speciosum Gooseberry

Salvia apiana White Sage

May be planted in limited quantities and must be properly spaced. *S. mellifera* is a prohibited species



<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Simmondsia chinensis	Jojoba	
Sisyrinchium bellum	Western Blue-Eyed Grass	
Yucca schidigera	Mojave Yucca	
Yucca whipplei	Foothill Yucca	
Hydroseed Mix:		
Bloomeria crocea	Common Goldstar	
Encelia californica	Coastal Sunflower	
Eriophyllum confertiflorum	Golden Yarrow	
Gnaphalium bicolor	Bicolor Cudweed	
Hazardia squarrosa	Sawtooth Goldenfields	
Heteromeles arbutifolia	Toyon	
Isomeris arborea	Bladderpod	
Isocoma menziesii	Coast Goldenbush	
Lasthenia californica	Goldfields	
Layia platyglossa	Tidy tips	
Lupinus bicolor	Miniature Lupine	
Lupinus succulentus	Arroyo Lupine	
Nassella pulchra	Purple Needlegrass	
Phacelia campanularia	California Blue Bells	
Plantago erecta	Dot-Seed Plantain	
Rhamnus crocea	Redberry	
Rhus integrifolia	Lemonade Berry	
Salvia apiana	White Sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a prohibited species
Sisyrinchium bellum	Blue-Eyed Grass	
Sphaeralcea ambigua	Desert Mallow	
Viguiera laciniata	San Diego Sunflower	
Yucca whipplei	Foothill Yucca	
Hydroseed Mix (Plantable Retaining Walls - irrigated):		
Clarkia bottae	Botta's Clarkia	
Eriophyllum confertiflorum	Golden Yarrow	
Eschscholzia californica	California Poppy	

BOTANICAL NAME**COMMON NAME****NOTES**

Hazardia squarrosa

Sawtooth Goldenfields

Lasthenia californica

Goldfields

Mimulus aurantiacus⁴

Sticky Money Flower

Sisyrinchium bellum

Blue-Eyed Grass

Viguiera laciniata

San Diego Sunflower