

OTAY RANCH VILLAGE 8 WEST  
*Preserve Edge Plan*

December 2019

Prepared for:

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Amended \_\_\_\_\_  
By Resolution No. \_\_\_\_\_



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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 SPAs that contain areas adjacent to the Preserve. Village 8 West will border the Otay Ranch Preserve on its southerly boundary as well as a small area adjacent to Wolf Canyon in the Northwest Corner. The Preserve Edge is a public or privately owned 100-foot wide strip of land adjacent to the Preserve. No structures other than fencing and walls shall be constructed within the 100-foot Preserve Edge. Fencing and walls shall be designed to minimize visual impacts to the Preserve and Otay Valley Regional Park. 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. RMP and MSCP policies are summarized and evaluated below. This plan has been reviewed by a qualified biologist (Dr. Patrick Mock, URS Corp.).

## **B. COMPLIANCE WITH RMP/MSCP SUBAREA PLAN POLICIES**

The following discussion provides a description of the policies identified in the Chula Vista MSCP Subarea Plan, which were developed in consideration of the requirements of RMP, as well as compliance measures to be carried out by the various components of the SPA Plan. 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, vegetated/infiltration 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:

Development of the site would reduce natural erosion and sedimentation potential through the increase in impervious surfaces and stabilized slopes. However, erosion potential may exist at the locations where runoff is ultimately released from the project. To avoid erosion impacts, the project has been designed to include energy dissipation and infiltration structures to reduce runoff and flow velocities to below erosive velocity

limits.

Post-construction Best Management Practices (BMPs) are included in the design of the Village 8 West SPA Plan/TM. The Post-construction BMPs are detailed in the Village 8 West Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP).

As described in the Master Drainage Study and PDP SWQMP for Village 8 West prepared by Hale Engineering, stormwater runoff will be treated prior to entering the storm drain system, then discharged to Otay River via a storm drain pipeline. The north hydromodification detention basin is located in the northwest portion of the project site. Flows from the Wolf Canyon Drainage Area are conveyed to the north basin prior to discharging into Wolf Canyon in accordance with the City's Storm Water Management Standards Requirements Manual, which includes the City's Standard Urban Storm Mitigation Plan (SUSUMP). Flow-based BMPs are provided in the PDP SWQMP prepared for Village 8 West. A second basin is planned south of Village 8 West within the Village 8 East Community Park Site (designated as "active recreation." Flows from the Otay River Drainage area are conveyed to the south basin prior to discharge into the Otay River.

The BMPs will incorporate Low Impact Development (LID) techniques to assure water quality is being preserved, prior to discharge offsite. LID techniques will also be incorporated to treat dry weather flows and 'first flush' criteria as set forth by the Regional Water Quality Control Board (RWQCB). These methods will protect the open space Preserve adjacent to Village 8 West. Dry weather flows typically include landscape overwatering, washing driveways and automobiles. LID techniques to reduce dry weather flows include low water use landscaping, infiltration areas, and public education regarding washing vehicles and driveways. First flush flows take into account the initial runoff from rain events which may contain higher levels of pollutants than at the end of a rain event. BMPs will be implemented to reduce first flush pollutants and are detailed in the WQTR. The RWQCB will require a Storm Water Pollution Prevention Plan (SWPPP) to address water quality impacts associated with construction and operation of the project. To mitigate impacts from "first flush" runoff and dry weather flow, BMPs will be identified in the SWPPP and the appropriate BMPs will be implemented. The SWPPP will be consistent with the requirements of the Federal Clean Water Act. BMPs identified in the SWPPP will include but are not limited to the following.

Construction-Related Measures:

- Existing vegetation will be retained where possible. To the extent feasible, grading activities will be limited to the immediate area required for construction.
- Temporary erosion control measures will be installed in disturbed areas. These control measures may include but are not limited to silt fencing, straw wattles, jute netting, or hydroseeding. The temporary erosion control measures will be detailed in the WQTR and the SWPPP.

- Disturbed surfaces will not be left without erosion control measures in place from October 1 through April 1, or when there is a potential for a rain event.
- Landscaping will be installed as soon as practical to reduce erosion potential.

Design/Post-Construction Measures:

- Sediment will be retained on-site by a system of sediment basins, traps, or other appropriate measures.
- Where deemed necessary, storm drains will be equipped with silt and oil traps to remove oils, debris, and other pollutants. Storm drain inlets shall be labeled “NO Dumping-Drains to Ocean.” Storm drain inlets shall be regularly maintained to ensure their effectiveness.
- The parking lots will be designed when possible to allow storm water runoff to be directed to vegetative filter strips and/or oil –water separators to control sediment, oil, and other contaminants.
- Permanent energy dissipation structures will be installed for each drainage outfall to a natural watercourse.
- The project area drainage basins will be designed to provide effective water quality control measures, as outlined in the Village 8 West Drainage Report and PDP SWQMP. Design and operational features of the drainage basins will include design features to provide maximum infiltration, maximum detention time for settling of fine particles; maximize the distance between basin inlets and outlets to reduce velocities; and establish maintenance schedules for periodic removal of sedimentation, excessive vegetation and debris.

In addition to the permanent drainage facilities, temporary desiltation basins to control construction related water quality impacts shall be constructed within the Plan area with each grading phase to control sedimentation during construction. The interim desiltation basins shall be designed to be consistent with RWQCB and NPDES Certification / permitting requirements. Sediment from the project grading operations that drains into the natural drainage channels would incorporate water quality control features to maximize water quality. The exact size, location and component elements of these interim basins shall be identified on the grading plans.

## **2. 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 impactive 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 Otay Ranch Village 8 West SPA Plan Agricultural Plan. Current agricultural activities on the site consist of dry farming.

### **3. 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 non-invasive 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 8 West SPA Plan has been designed to have rear yards backing up to the preserve edge along the southern portion of the project. There are no public streets that require lighting adjacent to the preserve edge. Trails and maintenance access roads within the Preserve or Preserve Edge will not be lighted.

### **4. 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 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 dBA Leq-h. However, on a case by case basis, if warranted, a more restrictive standard may be used. If an occupied 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 dBA Leq-h.

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:

Requirements placed on the project by the EIR include, but are not limited to, pre-grading surveys for gnatcatchers, vireos and nesting raptors. Based on those surveys and locations of nesting birds during construction, if it is determined that the noise impact thresholds established in the Chula Vista Subarea Plan would be exceeded, the applicant would be required to reduce the impact below 60 dBA Leq-h standard through either modification of construction activities mitigation using sound barriers, such as temporary walls or berms, or avoiding clearing, grubbing, grading, or construction activities within 500 feet of an active nest site from March 15 to September 15, during the breeding season.

The Village 8 West SPA Plan design has located typically low noise generating uses adjacent to the Preserve. These uses include low density residential development, passive hiking trails and open space. Native landscaping that requires a reduced amount of maintenance will be installed where practical. To the extent practicable, non-emergency brush management in Zone 2 will be undertaken outside the bird breeding seasons (April 1 – June 30) in areas where breeding and/or nesting may occur.

**5. Invasives**

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:

Landscaping within 100 feet of the Preserve will not contain any invasive or undesirable plant species, as determined by the City of Chula Vista. A list of invasive and/or undesirable species is provided in Appendix A attached. A list of plant species that may be planted on manufactured slopes adjacent to the Preserve is provided in the attached Appendix B, entitled “Approved Plant List for the Village 8 West Preserve Edge.” These plant lists have been developed consistent with Table 3-5 (Appendix A) of the City’s MSCP Subarea Plan and shall be incorporated into the Village 8 West Landscape Master Plan. The Approved Plant List for the Village 8 West Preserve Edge (Appendix B of the Edge Plan) also meets the requirements outlined in the Fire Protection Plan (FPPA-A) as these manufactured slopes are also within the 150’ Brush Management Zone required by the MSCP Subarea Plan. Any changes to the approved plant list must be approved by the Director of Planning and Building and Deputy City Manager / Development Services Director. The area may be planted with container stock (liners) or a hydroseed mix.

## 6. 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:

Fuel modification zones have been incorporated into the proposed development areas of the SPA Plan pursuant to the requirements of the Subarea Plan. Fuel modification zones are allowed within the 100-foot Preserve Edge pursuant to RMP Policy 7.2 (Adjacent Land Uses). Where appropriate, graded landscaped slope areas will be maintained pursuant to Fire Department requirements and will be outside of the Preserve. A Village 8 West Fire Protection Plan (2013) and Addendum (October 2019) have been prepared that provide specific fuel modification requirements for the entire SPA area. Consistent with the Chula Vista MSCP requirements, a 100-foot Brush Management Zone has been established adjacent to the MSCP. A description of the Brush Management Zones is provided in the Fire Protection Plan and Addendum.

### 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:

- 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.
- Develop and implement urban runoff and drainage plans which will create the least impact practicable for all development adjacent to the Preserve.
- 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).

To adhere to these MSCP guidelines, excessive runoff into the Preserve from adjacent irrigated slopes shall be minimized. 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 heads shall be directed away from the Preserve. Irrigation schedules for the slopes adjacent to the open space Preserve should be evaluated and tested in the field to determine the appropriate water duration and adjusted, as necessary, to prevent excessive runoff.

In addition, a manual weeding program shall be prepared and implemented to the satisfaction of the Deputy City Manager / Development Services Director within areas adjacent to the Preserve to control the spread of invasive species. The manual weeding program shall be prepared in conjunction with the Landscape Master Plan, and shall describe at a minimum, the entity responsible for controlling invasive species, the maintenance activities and methods required to control invasives, and a maintenance/monitoring schedule. A qualified biological monitor shall check the irrigated slopes during plant establishment to verify that excessive runoff does not occur and that weed infestations are controlled.

## **7. 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:

Policy 6.5 of the Otay Ranch Resource Management Plan states the following:

“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:***

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 to other appropriate barriers, and signage.”

“Install barriers (fencing, rocks/boulders, 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 and RMP, Village 8 West land plan has been designed to limit access to the adjacent Preserve area and within the MSCP. Public access is provided through the Preserve as outlined in Exhibit 1. The access will comply with the requirements of the MSCP Subarea Plan and the RMP. Signage will be installed at trailheads or junction points to restrict public access outside the designated trails. Maintenance access will be provided via the trail access points. Neighborhood Trails within the preserve edge will be constructed during the adjacent single-family development phase. Access will be restricted using gates, fences, and signs until the trails are completed.

The City's Regional Trail will extend south of Village 8 West. On an interim basis, the offsite sewer and storm drain maintenance road and will provide pedestrian access to the future Chula Vista Greenbelt Trail and Otay Valley Regional Park. Access shall be restricted south of Village 8 West until the Chula Vista Greenbelt Trail is established. The Village 8 West Tentative Map provides for full build out of the Avenida Caprise roadway improvements, including the Regional Trail. A lodge pole railing or equal shall be installed along the off-site Regional Trail to the satisfaction of the Development Services Director to restrict unauthorized access into the Preserve.

Perimeter fencing will be installed along the rear yards of the Village 8 West single-family lots adjacent to the Preserve to restrict unauthorized access into the Preserve. In addition, a lodge pole railing, post markers with signage or equal shall be installed along the MSCP limit or along the Village 8 West boundary as depicted on Exhibit 1. The location and type of access controls (i.e., gates, fencing, post markers and signage) shall be incorporated into the Village 8 West Landscape Master Plan to the satisfaction of the Development Services Director.

### **C. FACILITIES AND IMPROVEMENTS PROPOSED WITHIN THE PRESERVE**

The facilities described below and depicted on Exhibits 2, 3 and 4 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 of the Subarea Plan. The Village 8 West Biological Resources Report approved as part of the Village 8 West EIR (SCH No. 2010062093) provides the siting criteria analysis. Facilities proposed within the Preserve include:

## 1. Utilities

Consistent with the Village 8 West certified EIR and the adopted 2013 Village 8 West SPA Plan and Tentative Map, storm drain facilities and a sewer connection to the existing Salt Creek Interceptor planned to serve Village 8 West are included in the revised Village 8 West SPA Plan and Village 8 West Tentative Map No. 19-03. These facilities are co-located within a 46-foot wide utility corridor south of Village 8 West within the Preserve (Refer to Exhibit 2 – Off-Site Utility Corridor within Preserve). The utility corridor is sited consistent with the MSCP siting criteria in the least environmentally sensitive alignment. In addition, grading within this corridor has been minimized to the greatest extent feasible. The MSCP Subarea Plans considers these facilities “Future” facilities.

### a. Storm Drain Facilities

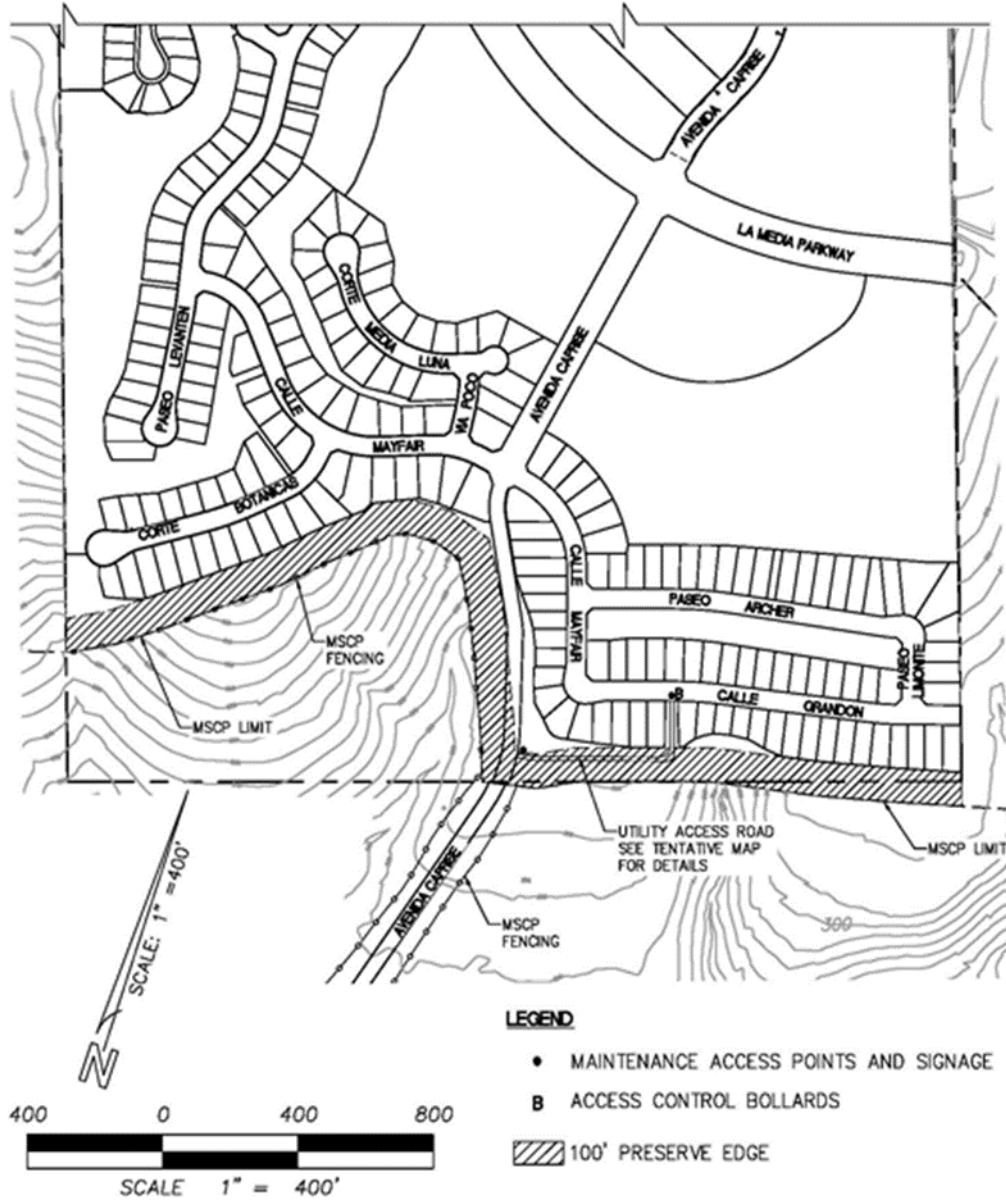
A 48” storm drain is located within the 46-foot wide utility corridor south of Village 8 West. Storm drain flows are conveyed within this pipe to the off-site south water quality basin located within the Village 8 East Community Park Site (active recreation area), identified for development on the Village 8 East Tentative Map. Post treatment, flows are routed to a storm drain outlet that outlets directly to the Otay River. The south storm drain outlet proposed within the MSCP Preserve is comprised of a storm drain pipe, concrete energy dissipator (concrete impact basin) and riprap (Refer to Exhibit 3, South Storm Drain Outlet).

### b. Sewer and Potable Water Facilities

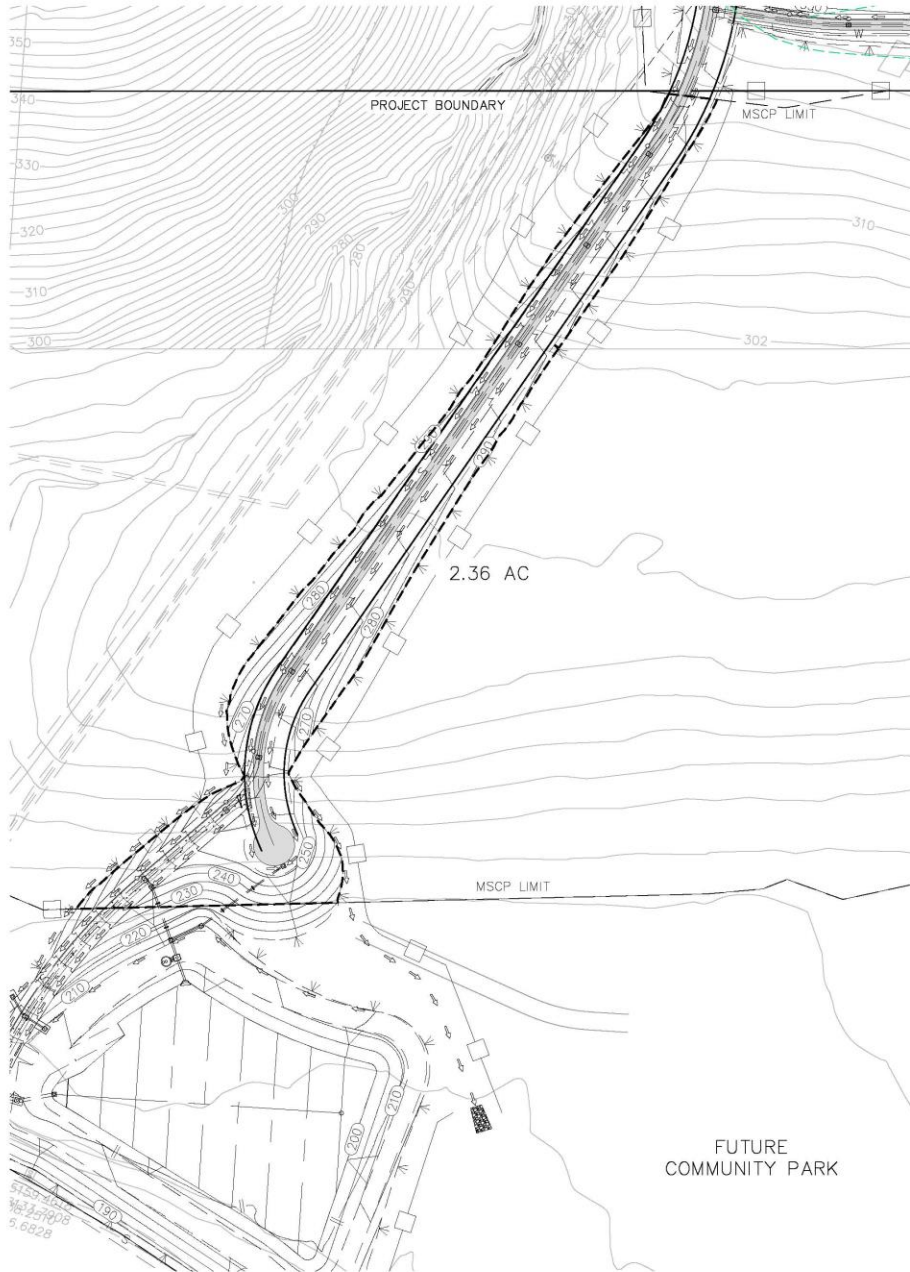
A 15” sewer line serving Village 8 West is co-located within the 46-foot wide utility corridor and provides a connection to the existing Salt Creek Sewer Interceptor. With construction of the Village 8 East Community Park a potable waterline will also be constructed within the utility corridor to serve the park.

## 2. Avenida Caprise/Chula Vista Regional Trail

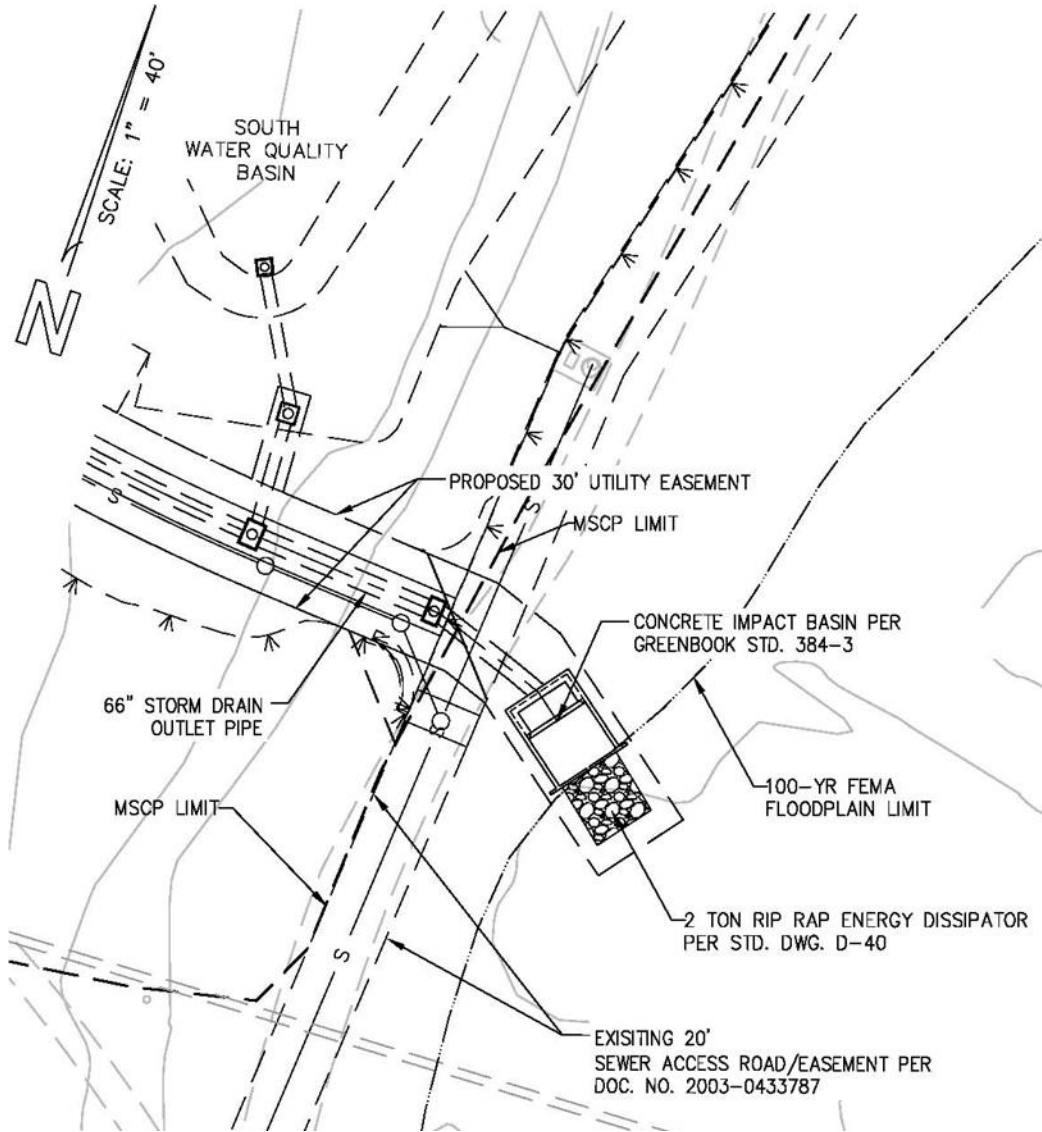
Within the 46-foot wide utility corridor, the Village 8 West Tentative Map provides for phased construction of Avenida Caprise improvements. Phase 1 includes the utility corridor described above and depicted on Exhibit 4, Phased Off-Site Avenida Caprise Improvements within the Preserve. Phase 2 would extend a 10-foot wide Chula Vista Regional Trail from the Village 8 West and provide a connection to the Chula Vista Greenbelt Trail located within the existing Salt Creek Sewer Easement within the utility corridor. Phase 2 improvements will be phased based on completion of the Chula Vista Greenbelt Trail. Phase 3 improvements represent full build-out of Avenida Caprise, providing both vehicular and pedestrian access to the Village 8 East Community Park and the Chula Vista Greenbelt Trail. The 10-foot Regional Trail component would consist of either concrete or decomposed granite (depending on gradient), post-and rail fencing and signage.



**Village 8 West – 100-Foot Preserve Edge  
 Exhibit 1**

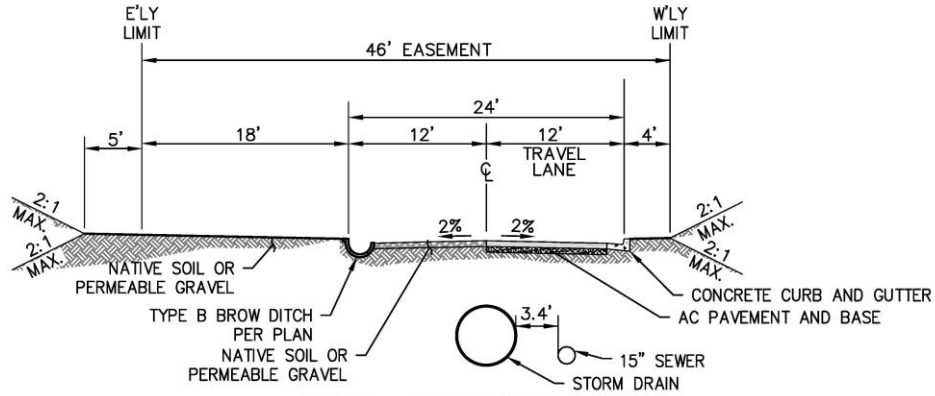


**Off-Site Utility Corridor within Preserve**  
**Exhibit 2**

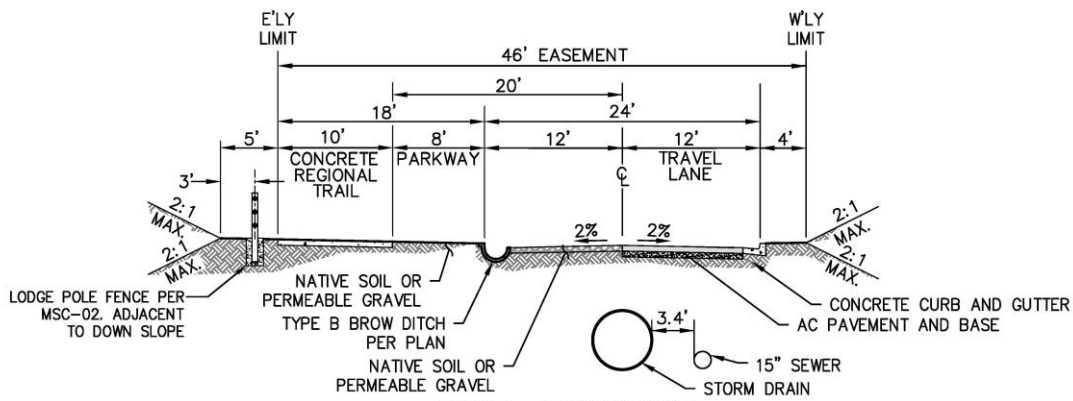


**South Storm Drain Outlet within Preserve**  
**Exhibit 3**

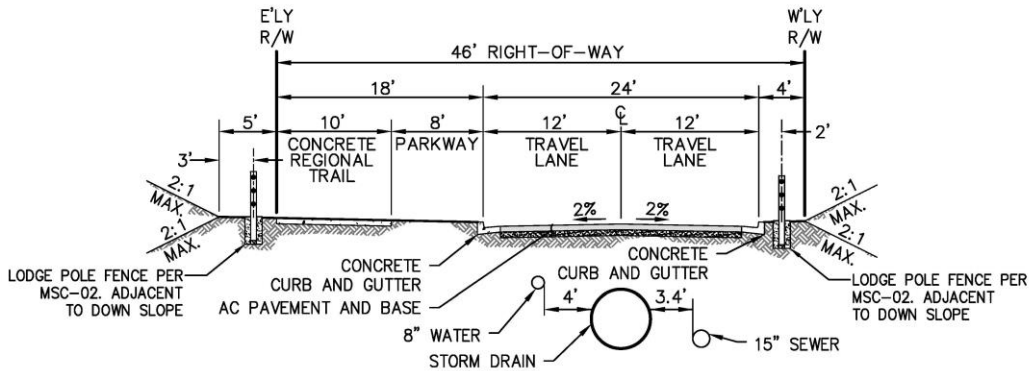




(PHASE 1 - INTERIM CONDITION)  
CONSTRUCTION OF PHASE 1 IMPROVEMENTS (UTILITY AND MAINTENANCE ACCESS) SHALL BE CONSTRUCTED CONCURRENTLY WITH THE CONSTRUCTION OF VILLAGE 8 WEST.



(PHASE 2 - INTERIM CONDITION)  
CONSTRUCTION OF PHASE 2 IMPROVEMENTS (CHULA VISTA REGIONAL TRAIL) SHALL BE TRIGGERED BY COMPLETION OF THE CHULA VISTA GREENBELT TRAIL IMPROVEMENTS (BY OTHERS) LOCATED SOUTH OF VILLAGE 8 WEST, AT THE DIRECTION OF THE COMMUNITY SERVICES DIRECTOR OR DESIGNEE.



(PHASE 3 - FINAL CONDITION)  
CONSTRUCTION OF PHASE 3 IMPROVEMENTS (FULL IMPROVEMENTS) SHALL BE TRIGGERED BY CONSTRUCTION OF OTAY RANCH SOUTH COMMUNITY PARK IMPROVEMENTS, AT THE DIRECTION OF THE DEVELOPMENT SERVICES DIRECTOR OR DESIGNEE.

**12 OFF-SITE AVENIDA CAPRISE**

NO SCALE

**Phased Off-Site Avenida Caprise Improvements within the Preserve**  
**Exhibit 4**

## APPENDIX "A"

### UNDESIRABLE PLANT LIST

The following species are highly flammable and should be avoided when planted within the first 100 feet adjacent to a structure. The plants listed below are more susceptible to burning, due to rough or peeling bark, production of large amount of litter, vegetation that contains oils, resin, wax, or pitch, large amounts of dead material in the plant, or plantings with a high dead to live fuel ratio. Many of these species, if existing on the property and adequately maintained (pruning, thinning, irrigation, litter removal, and weeding), may remain as long as the potential for spreading a fire has been reduced or eliminated.

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<u>Abies species</u>	Fir Trees
<u>Acacia species</u>	Acacia (trees, shrubs, groundcovers)
<u>Adenostoma sparsifolium**</u>	Red Shanks
<u>Adenostoma fasciculatum**</u>	Chamise
<u>Agonis juniperina</u>	Juniper Myrtle
<u>Araucaria species</u>	Monkey Puzzle, Norfolk Island Pine
<u>Artemisia californica**</u>	California Sagebrush
<u>Bambusa species</u>	Bamboo
<u>Cedrus species</u>	Cedar
<u>Chamaecyparis species</u>	False Cypress
<u>Coprosma pumila</u>	Prostrate Coprosma
<u>Cryptomeria japonica</u>	Japanese Cryptomeria
<u>Cupressocyparis leylandii</u>	Leylandii Cypress
<u>Cupressus forbesii**</u>	Tecate Cypress
<u>Cupressus glabra</u>	Arizona Cypress
<u>Cupressus sempervirens</u>	Italian Cypress
<u>Dodonea viscosa</u>	Hopseed Bush
<u>Eriogonum fasciculatum**</u>	Common Buckwheat
<u>Eucalyptus species</u>	Eucalyptus
<u>Heterotheca grandiflora**</u>	Telegraph Plant
<u>Juniperus species</u>	Junipers
<u>Larix species</u>	Larch
<u>Lonicera japonica</u>	Japanese Honeysuckle
<u>Miscanthus species</u>	Eulalia Grass
<u>Muehlenbergia species**</u>	Deer Grass
<u>Palmae species</u>	Palms
<u>Picea species</u>	Spruce Trees
<u>Pickeringia Montana**</u>	Chaparral Pea
<u>Pinus species</u>	Pines
<u>Podocarpus species</u>	Fern Pine
<u>Pseudotsuga menziesii</u>	Douglas Fir
<u>Rosmarinus species</u>	Rosemary
<u>Salvia mellifera**</u>	Black Sage
<u>Taxodium species</u>	Cypress
<u>Taxus species</u>	Yew
<u>Thuja species</u>	Arborvitae
<u>Tsuga species</u>	Hemlock
<u>Urtica urens**</u>	Burning Nettle

## APPENDIX "A"

\*\* San Diego County native species

**References:** Gordon, H. White, T.C. 1994. Ecological Guide to Southern California Chaparral Plant Series. Cleveland National Forest.

Willis, E. 1997. San Diego County Fire Chief's Association. Wildland/Urban Interface Development Standards

City of Oceanside, California. 1995. Vegetation Management. Landscape Development Manual. Community Services Department, Engineering Division.

City of Vista, California 1997. Undesirable Plants. Section 18.56.999. Landscaping Design, Development and Maintenance Standards.

[www.bewaterwise.com](http://www.bewaterwise.com). 2004. Fire-resistant California Friendly Plants.

[www.ucfpl.ucop.edu](http://www.ucfpl.ucop.edu). 2004. University of California, Berkeley, Forest Products Laboratory, College of Natural Resources. Defensible Space Landscaping in the Urban/Wildland Interface. A Compilation of Fire Performance Ratings of Residential Landscape Plants.

County of Los Angeles Fire Department. 1998. Fuel Modification Plan Guidelines. Appendix I, Undesirable Plant List, and Appendix II, Undesirable Plant List.

APPENDIX "A"

The California Exotic Pest Plant Council

List A-1: Most Invasive Wildland Pest Plants; Widespread

Latin Name	Common Name	Habitats of Concern and Other Comments	Distributions
<i>Ammophila arenaria</i>	European beach grass	Coastal dunes	SCo,CCo,NCo
<i>Arundo donax</i>	giant reed, arundo	Riparian areas	cSNF,CCo,SCo,SnGb,D,GV
<i>Bromus tectorum</i>	cheat grass, downy brome	Sagebrush, piñon-juniper, other desert communities; increases fire frequency	GB,D
<i>Carpobrotus edulis</i>	iceplant, sea fig	Many coastal communities, esp. dunes	SCo,CCo,NCo,SnFrB
<i>Centaurea solstitialis</i> <sup>c</sup>	yellow starthistle	Grasslands	CA-FP (uncommon in SoCal)
<i>Cortaderia jubata</i>	Andean pampas grass, jubategrass	Horticultural; many coastal habitats, esp. disturbed or exposed sites incl. logged areas	NCo,NCoRO,SnFrB,CCo,WTR,SCo
<i>Cortaderia selloana</i>	pampas grass	Horticultural; coastal dunes, coastal scrub, Monterey pine forest, riparian, grasslands; wetlands in SCV; also on serpentine	SnFrB,SCo,CCo,ScV
<i>Cynara cardunculus</i> <sup>a</sup>	artichoke thistle	Coastal grasslands	CA-FP, esp. CCo,SCo
<i>Cytisus scoparius</i> <sup>c</sup>	Scotch broom	Horticultural; coastal scrub, oak woodlands, Sierra foothills	NW,CaRF,SNF,GV,SCo,CW
<i>Eucalyptus globulus</i>	Tasmanian blue gum	Riparian areas, grasslands, moist slopes	NCoRO,GV,SnFrB,CCo,SCoRO,SCo,ChI
<i>Foeniculum vulgare</i>	wild fennel	Grasslands; esp. SoCal, Channel Is.; the cultivated garden herb is not invasive	CA-FP
<i>Genista monspeliensis</i> <sup>c</sup>	French broom	Horticultural; coastal scrub, oak woodlands, grasslands	NCoRO,NCoRI,SnFrB,CCo,SCoRO,ChI,WTR,PR
<i>Lepidium latifolium</i> <sup>a</sup>	perennial pepperweed, tall whitetop	Coastal, inland marshes, riparian areas, wetlands, grasslands; potential to invade montane wetlands	CA (except KR,D)
<i>Myriophyllum spicatum</i>	Eurasian watermilfoil	Horticultural; lakes, ponds, streams, aquaculture	SnFrB,SnJV,SNH(?) prob. CA
<i>Pennisetum setaceum</i>	fountain grass	Horticultural; grasslands, dunes, desert canyons, roadsides	Deltaic,GV,CCo,SCo,SnFrB
<i>Rubus discolor</i>	Himalayan blackberry	Riparian areas, marshes, oak woodlands	CA-FP
<i>Senecio mikanoides</i> (= <i>Deloira odorata</i> )	Cape ivy, German ivy	Coastal, riparian areas, also SoCal (south side San Gabriel Mtns.)	SCo,CCo,NCo,SnFrB,SW
<i>Toenatherum caput-medusae</i> <sup>c</sup>	medusa-head	Grasslands, particularly alkaline and poorly drained areas	NCoR,CaR,SNF,GV,SCo
<i>Tamarix chinensis</i> , <i>T. gallica</i> , <i>T. parviflora</i> & <i>T. ramosissima</i>	tamarisk, salt cedar	Desert washes, riparian areas, seeps and springs	SCo,D,SnFrB,GV,NCoR,SNF,Teh,SCoRI,SNE,WTR
<i>Ulex europaeus</i> <sup>a</sup>	gorse	North, central coastal scrub, grasslands	NCo,NCoRO,CaRF,n&c:SNF,SnFrB,CCo

Noxious Weed Ratings

- F: Federal Noxious Weed, as designated by the USDA; targeted for federally-funded prevention, eradication or containment efforts.
- A: CA Dept. of Food & Agriculture, on "A" list of Noxious Weeds; agency policies call for eradication, containment or entry refusal.
- B: CA Dept. of Food & Agriculture, on "B" list of Noxious Weeds; includes species that are more widespread, and therefore more difficult to contain; agency allows county Agricultural Commissioners to decide if local eradication or containment is warranted.
- C: CA Dept. of Food & Agriculture, on "C" list of Noxious Weeds; includes weeds that are so widespread that the agency does not endorse state or county-funded eradication or containment efforts except in nurseries or seed lots.
- Q: CA Dept. of Food & Agriculture's designation for temporary "A" rating pending determination of a permanent rating.

For most species nomenclature follows *The Jepson Manual: Higher Plants of California* (Hickman, J., Ed., 1993).

1) 2 1999 CalEPPC List

APPENDIX "B"

**Approved Plant List for the Village 8-West Preserve Edge**

Existing Natives On Site*	Approved Village 2 Species**	BOTANICAL NAME - Common Name
<b>LARGE SHRUBS:</b>		
	▲	HETEROMELES ARBUTIFOLIA - Toyon
◆	▲	ISOMERIS ARBOREA - Bladder Pod
◆	▲	RHAMNUS CROCEA - Redberry
◆	▲	SIMMONDSIA CHINENSIS - Jojoba
◆		YUCCA SCHIDIGERA - Mojave Yucca
<b>SUBSHRUBS / PERENNIALS / SUCCULENTS:</b>		
◆		BACCHARIS PILULARIS - Coyote Brush
◆	▲	CYLINDROPUNTIA CALIFORNICA - Snake Cholla
◆	▲	DEINANDRA (HEMIZONIA) FASCICULATA - Fascicled Tarplant
◆	▲	DISTICHLIS SPICATA - Spiked Salt Grass
◆		IVA HAYESIANA - San Diego Marsh-elder
◆	▲	LUPINUS SUCCULENTUS - Arroyo Lupine
◆		MALACHOTHAMNUS FASCICULATUS - Chaparral Bushmallow
◆	▲	NASSELLA PULCHRA - Purple Needlegrass
◆	▲	OPUNTIA LITTORALIS - Coastal Prickly Pear
◆		SALVIA APIANA - White Sage
◆	▲	SISYRINCHIUM BELLUM - Blue-eyed Grass
◆	▲	VIGUIERA LACINIATA - San Diego Sunflower
<b>SEEDED PLANTS:</b>		
◆		BLOOMERIA CROCEA - Common Goldstar
◆	▲	DEINANDRA (HEMIZONIA) FASCICULATA - Fascicled Tarplant
◆		HAZARDIA SQUARROSA - Sawtooth Goldenfields
◆	▲	LUPINUS SUCCULENTUS - Arroyo Lupine
◆		PLANTAGO ERECTA - Dot-seed Plantain
◆	▲	SISYRINCHIUM BELLUM - Blue-eyed Grass

NOTES:

All listed species are suitable for fuel modification zones

\* Existing species on site per Biological Resources Report by URS, July 26, 2010

\*\* Approved for Villages 2, 3, & portions of 4

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