FIRE PROTECTION PLAN
SHORT FORM

ORCHARD HILLS

3100 557 TM, ER No. 3910 12-08-001
APN's 218-220-10 and 218-220-17
KIVA Project: 12-0163389.

APPROVED
SAN MARCOS
FIRE DEPARTMENT
1 Civic Center Drive
San Marcos, CA 92069
By _____ Date 4/17/13

March 2013

FOR County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

City of San Marcos Fire Prevention
1 Civic Center Drive
San Marco, CA 92069

Attn: Mathew Ernau, Division Chief - Fire Marshal
Subject: Fire Protection Plan-Short Form for Orchard Hills (3100 557 TM, ER No. 3910 12-08-001) APN's 218-220-10 and 218-220-17, KIVA Project: 12-0163389.

Project is located on the northeast corner of Richland Road and Tide Way.

This letter is written in response to a request from San Marcos Fire Prevention and County of San Diego DPLU for a Short-Form Fire Protection Plan consistent with California Fire Code Article 86, to address

Location

The subject site is an approximate 12.54 acre triangular shaped property located on the northeast corner of Richland Road and Tide Way within Section 1, Township 12 South, Range 3 west on the U.S. Geological Survery (USGS) 7.5-minute San Marcos quadrangle map.

The subject property is situated within the North County Metropolitan Subregional Planning Area.

Topography

The topography of the subject site is generally gently to steeply sloping with the regional topographic gradient tending to the southwest. Site elevation is approximately 760 to 880 feet above mean sea level (amsl). Finished pads for the project are proposed to be approximately 840 to 826 amsl for the northern boundary; 812 to 820 amsl along the eastern boundary; and 812 to 850 along the southern boundary. The lowest pad elevations will be situated on the southeastern corner at 812 amsl.

Geology

The subject site lies within the Central Mountain-Valley Physiographic Region in San Diego County. The site is underlain by Mesozoic-age basic intrusive rocks (San Marcos) grabbo and Upper Jurassic marine sedimentary and metasedimentary rocks. There are four basic soil types on the subject site; Escondido very fine sandy loam; Las Posas fine sandy loam; Las Posas stony fine sandy loam and Wyman loam.

Flammable Vegetation

The site is primarily covered by non-native grasses and abandoned immature eucalyptus groves. Natural features surrounding the site include the Merriam Mountains to the northeast, which include a variety of native and non-native grasslands and shrubs. Most of the vegetation onsite will be removed as a result of the project grading and will be replaced with plant material from the approved plant list included in this Fire Protection Plan.

Climate

Climate conditions range from the mid 90 degree temperature in the summer and early fall to a low of mid 30's and 40's in the winter. Seasonal Santa Ana conditions typically occur in the later summer and early fall.

Water Supply

The property is currently located within the boundaries of the Vista Irrigation District, and will require annexation into the Vallecitos Water District and Sewer Improvement District for services. Vallecitos Water District has indicated that both water and sewer facilities are presently available to serve the site. An extension of the public water system with new pipelines, and hydrants will be built to serve the project area.

Hydrants are proposed to be situated every 500 feet within the project area on Street B. A fire hydrant will also be located on the northeast corner of Richland Rd. and Street A. Hydrants shall meet County standards outlined in Fire Code Section 96.1.507.5.1.

The required fire flow for the project is 2500 gpm. In addition, the required flow and pressure must meet the demands required for residential sprinkler systems.

Fire Access

Fire access into the project area is from Richland Road. Internal project streets are public with a 52-foot right-of-way and 32-foot pavement width. Cul-de-sacs are a 40-foot radius. Access for lots 17 and 18 will be from individual all-weather driveways. Access for lots 13 and 14 will be via a 24-foot wide all-weather driveway.

Grades for all streets and access driveways within the project area will be less than 10%.

All fire access shall meet County standards as identified in Fire Code Section 503 FIRE APPARATUS ACCESS ROADS.

All roads must be installed to the standards specified in Section I-M of the County of San Diego Off-Street Parking Design Manual. Surfacing material minimum standard is based on % grade:

i. From 0% –10% slope, ~~all-weather surface (minimum 4" D.G.)~~ paved surface as approved by SMFPD.

ii. From 11% to 14% slope, paving must be at least 2" asphaltic concrete.

iii. From 15% to 20%, paving must be minimum 3" asphaltic concrete, or (for residential driveways) 3 ½" Portland cement concrete with deep broom finish perpendicular to the direction of travel to enhance traction.

Individual property owners are responsible for maintaining driveways, gates and signs on their own parcel in compliance with fire codes. Road easements, including gates and signs within the project, must also be maintained in compliance with fire codes in perpetuity.

Building Fire Resistance and Ignition

Both "Basic and Enhanced" construction requirements per county Buildinng and Fire Codes will be employed for all exterior elements including roofs, eaves, exterior walls, doors, windows, decks, etc.

Fire Protection Systems

New residential buildings and garages shall be sprinklered to NFPA 13-D and Couunty of San Diego or local fire protection district standards.

Fire Protection Equipment

(i.e. extinguishers) Although portable fire extinguishers are recommended, none are required for this project.

Defensible Space

A minimum of 150-foot Fuel Management Zone, or as approved by the FAHJ, will be established around each structure per County Fire Code Section 4707.2.

Lots 14, 16 and 17 will have minor building encroachments into the Fuel Management Zone. These minor encroachments are illustrated on the attached Fuel Modification Exhibit (Appendix A).

Vegetation Management

Prescribed Defensible Open Space (Fuel Management Zone) will be maintained on at least an annual basis or more often as needed. Planting within this area must be from the approved fire resistant planting materials (established, maintained and amended by the County of San Diego) and herein attached as Appendix B.

Individual property owners will be responsible for maintaining their own parcel in compliance with fire codes.

Roadway and utility easements as well as gates and signs within the project, must also be maintained in compliance with fire codes in perpetuity.

Fire Behavior Computer Modeling

Computer Fire Behavior Model not required for this project per County Fire Marshal.

Name of Person Preparing this Report

PREPARED BY: _____ Date: March 13, 2013

Printed Name: Gerald S. Gilbert Title: Project Manager

Name of Property Owner

Owner: Bank of the West Date: March 13, 2013

Printed Name: C Blair Pruett (authorized Agent) Title: Project Manager

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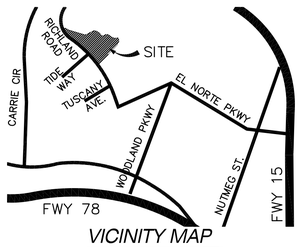
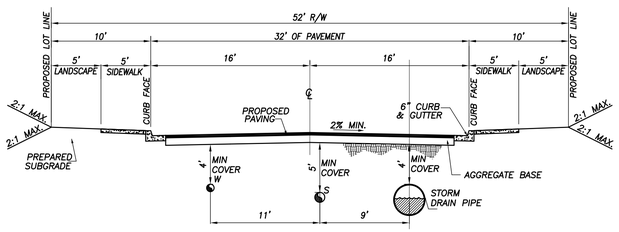
FIRE MANAGEMENT ZONE EXHIBIT

TENTATIVE TRACT NO. 5570



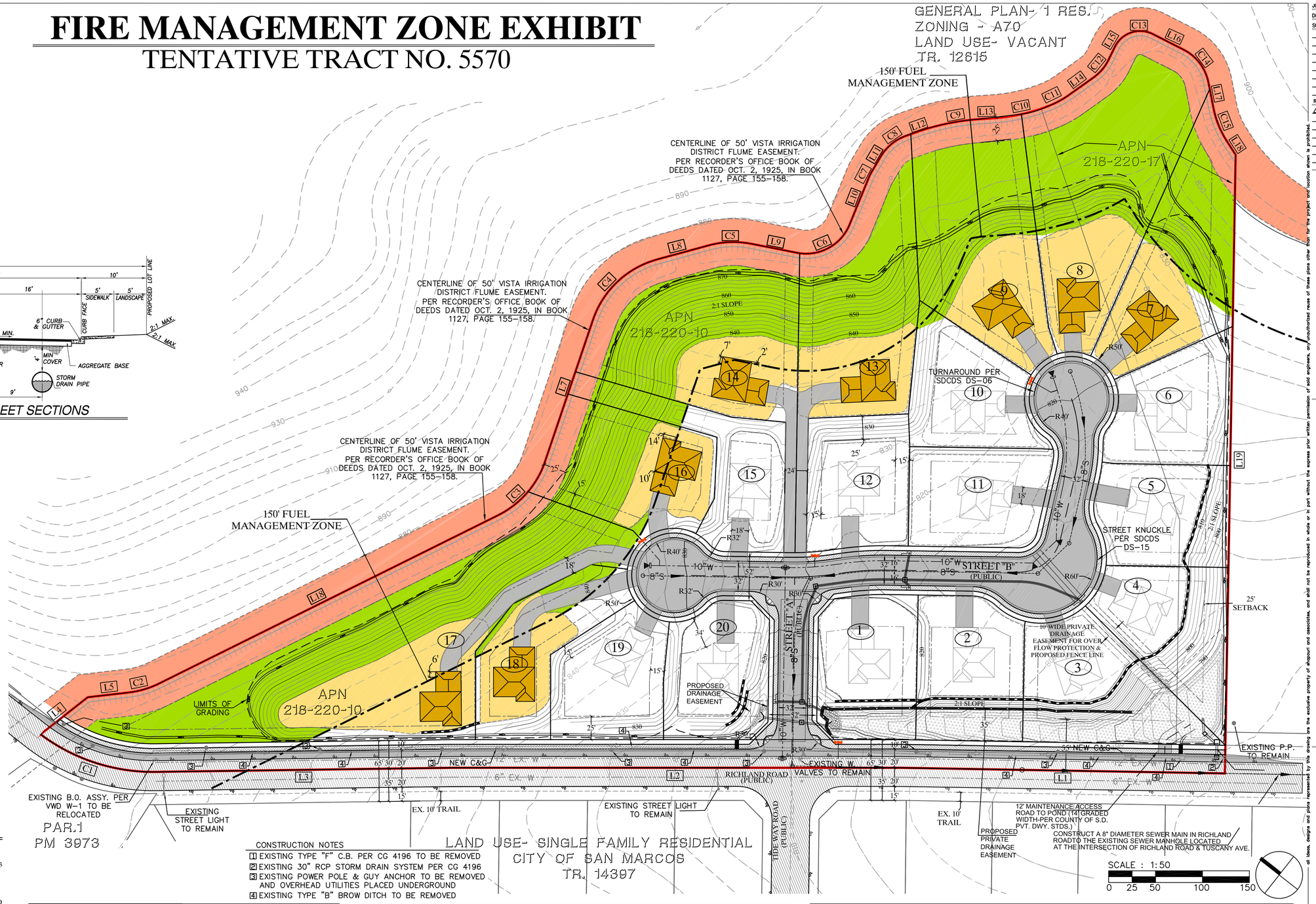
VICINITY MAP

Scale: NTS



PROPOSED (PUBLIC) STREET SECTIONS

SCALE : NTS



CONSTRUCTION NOTES

1. EXISTING TYPE "F" C.B. PER CG 4196 TO BE REMOVED
2. EXISTING 30" RCP STORM DRAIN SYSTEM PER CG 4196
3. EXISTING POWER POLE & GUY ANCHOR TO BE REMOVED AND OVERHEAD UTILITIES PLACED UNDERGROUND
4. EXISTING TYPE "B" BROW DITCH TO BE REMOVED

OWNER INFORMATION

BANK OF THE WEST, Mr. Blair Pruett
2527 CAMINO RAMON
SAN RAMON, CA 94583
PHONE: (760) 307-3027 Ext. 701

NAME , AGENT

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH THE CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

ENGINEER OF WORK

M.H. SHAPOURI,
RCE LIC. No. C52794
SHAPOURI & ASSOCIATES
18029 CALLE AMBIENTE ,
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MAILING ADRESS:
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RANCHO SANTA FE, CA
92067

REGISTERED PROFESSIONAL ENGINEER
M.H. SHAPOURI
C 52794
EXP. 12-31-2014
CIVIL
STATE OF CALIFORNIA

M.H. SHAPOURI, RCE C52794 Date

TELEPHONE No. (858) 756-8340

LINE TABLE OF PROPOSED LOTS (GROSS)

LOT NUM	LOT SIZE(S.F.)		LOT NUM	LOT SIZE(S.F.)	
LOT 1	15,870	RESIDENTIAL	LOT 13	30,262	RESIDENTIAL
LOT 2	16,922	RESIDENTIAL	LOT 14	36,434	RESIDENTIAL
LOT 3	19,538	RESIDENTIAL	LOT 15	15,051	RESIDENTIAL
LOT 4	17,083	RESIDENTIAL	LOT 16	20,440	RESIDENTIAL
LOT 5	15,018	RESIDENTIAL	LOT 17	67,473	RESIDENTIAL
LOT 6	15,139	RESIDENTIAL	LOT 18	16,182	RESIDENTIAL
LOT 7	24,138	RESIDENTIAL	LOT 19	15,033	RESIDENTIAL
LOT 8	39,139	RESIDENTIAL	LOT 20	15,096	RESIDENTIAL
LOT 9	30,218	RESIDENTIAL	PUBLIC ST. "A" & "B"	54,272	----
LOT 10	15,158	RESIDENTIAL			
LOT 11	15,263	RESIDENTIAL	RICHLAND ROAD	37,725	----
LOT 12	15,208	RESIDENTIAL			

LEGEND

- PROJECT BOUNDARY
- APN# EXISTING ASSESSOR PARCEL NUMBER
- L36 PROJECT BOUNDARY DIMENSION
- 8"S PROPOSED LOT LINES
- PROPOSED CONCRETE DITCH PER SDRSD D-75
- 20 PROPOSED LOT NUMBER
- PROPOSED FIRE HYDRANTS
- 10"W PROPOSED WATER LINES
- PROPOSED 10' WIDE TRAIL
- PROPOSED WATER VALVE TEE CONNECTION
- PROPOSED WATER END CAP CONNECTION
- 8"S PROPOSED SEWER LINE
- PROPOSED MANHOLE
- PROPOSED STORM DRAIN PIPE
- PROPOSED CURB INLET TYPE "B" PER SDRSD D-2
- PROPOSED CLEANOUT TYPE "A" PER SDRSD D-9
- PROPOSED CATCH BASIN TYPE "F" PER SDRSD D-7
- PROPOSED BLOCK WALL
- PROPOSED WING TYPE HEADWALL PER SDRSD D-34
- 790 PROPOSED COUNTOURS 2:1
- EXISTING FLUME AREA
- PROPOSED PAD AREA
- FUEL MANAGEMENT ZONE
- PROPOSED SETBACKS
- 950 EXISTING COUNTOURS
- (PE 810') PROPOSED PAD ELEV.
- EXISTING FLUME EASEMENT
- PROPOSED 5' WIDE SIDEWALK
- PROPOSED BMP AREA
- PROPOSED ROCK RIP RAP PER SDRSD D-40
- EXISTING ELECTRIC POLE
- PROPOSED PAD OUTLINE
- PROPOSED CROSS GUTTER
- MID-BLOCK CROSS GUTTER
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED KEYSTONE RETAINING WALL

LINE AND CURVE TABLE OF PROPERTY BOUNDARY

LINE	LENGTH	BEARING
L1	346.35'	S37°07'38"E
L2	477.65'	S38°07'21"E
L3	315.29'	S38°55'29"E
L4	63.94'	N76°18'58"W
L5	43.76'	N44°43'58"W
L6	402.73'	N64°31'50"W
L7	159.29'	S70°34'06"W
L8	56.83'	N53°25'44"W
L9	49.69'	N27°00'16"W
L10	53.69'	S74°06'01"W
L11	19.11'	S82°35'48"W
L12	12.85'	N57°33'59"W
L13	14.82'	N41°57'18"W

LINE	LENGTH	BEARING
L14	32.01'	N73°35'50"W
L15	15.49'	S77°55'47"W
L16	36.68'	N11°11'22"W
L17	28.09'	N40°42'52"E
L18	17.53'	N19°03'39"E
L19	659.66'	N52°52'22"E

CURVE	LENGTH	RADIUS
C1	131.61'	200.00
C2	34.55'	100.00

CURVE	LENGTH	RADIUS
C3	78.37'	100.00
C4	97.74'	100.00
C5	46.12'	100.00
C6	68.85'	50.00
C7	7.41'	50.00
C8	34.76'	50.00
C9	68.12'	250.00
C10	60.57'	200.00
C11	24.94'	100.00
C12	24.85'	50.00
C13	47.59'	30.00
C14	45.29'	50.00
C15	37.79'	100.00

JOB NO.
DRAWN:
SUBMITTALS:
REVISIONS:
1

SUBDIVISION TENTATIVE
MAP OF APN 218-220-10 & 17
COUNTY OF SAN DIEGO, CA.
92069

TENTATIVE MAP
ORCHARD HILLS
RESIDENTIAL DEVELOPMENT

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FIRE MANAGEMENT ZONE EXHIBIT

SHEET TITLE: TM 5570
NO. 1 of 1
DATE PRINTED: 05-05-2014

COUNTY OF SAN DIEGO ACCEPTABLE PLANTS FOR DEFENSIBLE SPACE IN FIRE PRONE AREAS

ALL NATIVE PLANTS ON THE FOLLOWING LIST are considered to be drought-tolerant in the particular climate zone they are found. Those that grow best in riparian areas, as indicated by the "R", are generally the least drought-tolerant plants on the list.

SPECIAL NOTE: When planting, it is necessary to water deeply to encourage the plant roots to seek natural moisture in the soil. This watering should continue for at least three years to allow the plants to naturalize. More water should be provided in summer and less (if any) in the winter. These plants should be weaned off the supplemental irrigation and become less dependent on it over the establishment period.

No plant is totally fire resistant. The plants listed were chosen to due to their high water content, minimum amount of flammable resins and/or low fuel volume.

Definitions:

Drought-Tolerant Plant Materials: Trees, shrubs, groundcovers, and other vegetation capable of sustained growth and reproduction with only natural moisture. Occasional supplemental irrigation is necessary only in extreme drought situations.

Establishment Period: The time it takes for a plant to become drought-resistant. This is usually a period of three years and is the time when supplemental irrigation is necessary.

Native or Naturalizing Plant Species: Plant species native to the region or introduced which, once established, are capable of sustaining growth and reproduction under local climatic conditions without supplemental irrigation.

Acceptable Plant List Table

No.	Type	Genus	Species	Common Name
1	Annual	Lupinus spp.	nanus	Lupine
2	Groundcover	Achillea	millefolium	Yarrow
3	Groundcover	Aptenia	cordifolia	Aptenia
4	Groundcover	Arctostaphylos spp.		Manzanita
5	Groundcover	Cerastium	tomentosum	Snow-in-Summer
6	Groundcover	Coprosma	kirkii	Creeping Coprosma
7	Groundcover	Cotoneaster spp.		Redberry
8	Groundcover	Drosanthemum	hispidum	Rosea Ice Plant
9	Groundcover	Dudleya	brittonii	Britton's Chalk Dudleya
10	Groundcover	Dudleya	pulverulenta	Chalk Dudleya
11	Groundcover	Dudleya	virens	Island Live-Forever
12	Groundcover	Eschscholzia	californica	California Poppy
13	Groundcover	Ferocactus	viridescens	Coast Barrel Cactus
14	Groundcover	Gaillardia	grandiflora	Blanket Flower
15	Groundcover	Gazania spp.		Gazania
16	Groundcover	Helianthemum spp.		Sunrose
17	Groundcover	Lantana spp.		Lantana
18	Groundcover	Lasthenia	californica	Common Goldfields
19	Groundcover	Lasthenia	glabrata	Coastal Goldfields
20	Groundcover	Lupinus spp.		Lupine
21	Groundcover	Myoporum spp.		Myoporum
22	Groundcover	Pyracantha spp.		Firethorn
23	Groundcover	Rosmarinus	officinalis	Rosemary
24	Groundcover	Santolina	chamaecyparissus	Lavender Cotton
25	Groundcover	Santolina	virens	Santolina
26	Groundcover	Trifolium	frageriferum	O'Connor's Legume
27	Groundcover	Verbena	rigida	Verbena
28	Groundcover	Viguiera	laciniata	San Diego Sunflower
29	Groundcover	Vinca	major	Periwinkle
30	Groundcover	Vinca	minor	Dwarf Periwinkle
31	Perennial	Coreopsis	gigantea	Giant Coreopsis
32	Perennial	Coreopsis	grandiflora	Coreopsis
33	Perennial	Coreopsis	maritima	Sea Dahlia
34	Perennial	Coreopsis	verticillata	Coreopsis
35	Perennial	Heuchera	maxima	Island Coral Bells
36	Perennial	Iris	douglasiana	Douglas Iris
37	Perennial	Kniphofia	uvaria	Red-Hot Poker
38	Perennial	Lavandula spp.		Lavender
39	Perennial	Limonium	californicum perezii	Coastal Statice
40	Perennial	Limonium	californicum var. mexicanum	Coastal Statice
41	Perennial	Oenothera spp.		Primrose
42	Perennial	Penstemon spp.		Penstemon
43	Perennial	Satureja	douglasii	Yerba Buena
44	Perennial	Sisyrinchium	bellum	Blue-Eyed Grass

45	Perennial	Sisyrinchium	californicum	Golden-Eyed Grass
46	Perennial	Solanum	xantii	Purple Nightshade
47	Perennial	Zauschneria	'Catalina' ?	Catalina Fuschia
48	Perennial	Zauschneria	californica	California Fuschia
49	Perennial	Zauschneria	cana	Hoary California Fuschia
50	Shrub	Agave	americana	Desert Century Plant
51	Shrub	Agave	Amorpha fruticosa	False Indigobush
52	Shrub	Agave	deserti	Shaw's Century Plant
53	Shrub	Agave	shawii	NCN
54	Shrub	Agave		Century Plant
55	Shrub	Arctostaphylos spp.		Manzanita
56	Shrub	Atriplex	canescens	Hoary Saltbush
57	Shrub	Baccharis	pilularis	Coyote Bush
58	Shrub	Baccharis	salicifolia	Mule Fat "R"
59	Shrub	Carissa	macrocarpa	Natal Plum
60	Shrub	Ceanothus spp.		California Lilac
61	Shrub	Cistus spp.		Rockrose
62	Shrub	Cneoridium	dumosum	Bush rue
63	Shrub	Comarostaphylis	diversifolia	Summer Holly
64	Shrub	Convolvulus	cneorum	Bush Morning Glory
65	Shrub	Dalea	attenuata v orcuttii	Orcutt's Delea
66	Shrub	Elaeagnus	pungens	Silverberry
67	Shrub	Encelia	californica	Coast Sunflower
68	Shrub	Encelia	farinosa	White Brittlebush
69	Shrub	Eriobotrya	deflexa	Bronze Loquat
70	Shrub	Eriophyllum	confertiflorum	Golden Yarrow
71	Shrub	Escallonia spp.		Escallonia
72	Shrub	Feijoa	sellowiana	Pineapple Guava
73	Shrub	Fremontodendron	californicum	Flannelbush
74	Shrub	Fremontodendron	mexicanum	Southern Flannelbush
75	Shrub	Galvezia	juncea	Baja Bush-Snapdragon
76	Shrub	Galvezia	speciosa	Island Bush-Snapdragon
77	Shrub	Garrya	elliptica	Coast Silktassel
78	Shrub	Garrya	flavescens	Ashy Silktassel
79	Shrub	Heteromeles	arbutifolia	Toyon
80	Shrub	Lantana spp.		Lantana
81	Shrub	Lotus	scoparius	Deerweed
82	Shrub	Mahonia spp.		Barberry
83	Shrub	Malacothamnus	clementinus	San Clemente Island Bush Mallow
84	Shrub	Malacothamnus	fasciculatus	Mesa Bushmallow
85	Shrub	Melaleuca spp.		Melaleuca
86	Shrub	Mimulus spp.		Monkeyflower
87	Shrub	Nolina	parryi	Parry's Nolina
88	Shrub	Photinia spp.		Photinia
89	Shrub	Pittosporum	crassifolium	NCN
90	Shrub	Pittosporum	rhombifolium	Queensland Pittosporum
91	Shrub	Pittosporum	tobira 'Wheeleri'	Wheeler's Dwarf
92	Shrub	Pittosporum	undulatum	Victorian Box
93	Shrub	Pittosporum	viridiflorum	Cape Pittosporum
94	Shrub	Plumbago	auriculata	Cape Plumbago
95	Shrub	Prunus	caroliniana	Carolina Laurel Cherry
96	Shrub	Prunus	ilicifolia	Hollyleaf Cherry
97	Shrub	Prunus	lyonii	Catalina Cherry

98	Shrub	Puncia	granatum	Pomegranate
99	Shrub	Pyracantha spp.		Firethorn
100	Shrub	Quercus	dumosa	Scrub Oak
101	Shrub	Rhamus	alaternus	Italian Buckthorn
102	Shrub	Rhamus	californica	Coffeeberry
103	Shrub	Rhaphiolepis spp.		Rhaphiolepis
104	Shrub	Rhus	continus	Smoke Tree
105	Shrub	Rhus	integrifolia	Lemonade Berry
106	Shrub	Rhus	laurina	Laurel Sumac
107	Shrub	Rhus	ovata	Sugarbush
108	Shrub	Rhus	trilobata	Squawbush
109	Shrub	Romneya	coulteri	Matilija Poppy
110	Shrub	Rosa	californica	California Wild Rose
111	Shrub	Rosa	minutifolia	Baja California Wild Rose
112	Shrub	Salvia spp.		Sage
113	Shrub	Sambucus spp.		Elderberry
114	Shrub	Symphoricarpos	mollis vulgaris	Creeping Snowberry
115	Shrub	Syringa	capensis	Lilac
116	Shrub	Tecomaria	fruticans	Cape Honeysuckle
117	Shrub	Teucrium	lilacina	Bush Germander
118	Shrub	Verbena	congestum	Lilac Verbena
119	Shrub	Xylosma	schidigera	Shiny Xylosma
120	Shrub	Yucca	whipplei	Mojave Yucca
121	Shrub	Yucca	macrophyllum	Foothill Yucca
121	Tree	Acer	saccharinum	Big Leaf Maple
122	Tree	Acer	rhombifolia	Silver Maple
123	Tree	Alnus Arbutus	unedo	White Alder "R"
124	Tree	Archontophoenix	cunninghamiana	Strawberry Tree
125	Tree	Brahea	armata	King Palm
126	Tree	Brahea	edulis	Blue Mexican Palm
127	Tree	Ceratonia	siliqua	Guadalupe Palm
128	Tree	Cercis	occidentalis	Carob
129	Tree	Cornus	stolonifera	Western Redbud
130	Tree	Eriobotrya	japonica	Redtwig Dogwood
131	Tree	Erythrina	caffra	Loquat
132	Tree	Gingko	biloba "Fairmount"	Kaffirboom Coral Tree
133	Tree	Juglans	californica	Fairmount Maidenhair Tree
134	Tree	Lagerstroemia	indica lucidum	California Walnut
135	Tree	Ligustrum	styraciflua	Crape Myrtle
136	Tree	Liquidambar	tulipifera	Glossy Privet
137	Tree	Liriodendron	floribundus ssp.	Sweet Gum
138	Tree		Asplenifolius	Tulip Tree
	Tree	Lyonothamnus		Fernleaf Catalina Ironwood
139		Melaleuca spp.		
140	Tree	Myoporum spp.		Melaleuca
141	Tree			Myoporum
142	Tree	Nerium	oleander	Oleander
143	Tree	Parkinsonia	aculeata	Mexican Palo Verde
144	Tree	Pistacia	chinensis	Chinese Pistache
145	Tree	Pistacia	vera	Pistachio Nut
146	Tree	Pittosporum	phillyreoides	Willow Pittosporum
147	Tree	Pittosporum	viridiflorum	Cape Pittosporum
148	Tree	Platanus	acerifolia	London Plane Tree

149	Tree	Platanus	racemosa	California Sycamore "R"
150	Tree	Populus	alba	White Poplar
151	Tree	Populus	fremontii	Western Cottonwood "R"
152	Tree	Populus	trichocarpa	Black Cottonwood "R"
153	Tree	Prunus	caroliniana	Carolina Laurel Cherry
154	Tree	Prunus	cersifera 'Newport'	Newport Purple-Leaf Plum
155	Tree	Prunus	ilicifolia	Hollyleaf Cherry
156	Tree	Prunus	lyonii	Catalina Cherry
157	Tree	Prunus	xblireiana	Flowering Plum
158	Tree	Quercus	agrifolia	Coast Live Oak
159	Tree	Quercus	engelmannii	Engelmann Oak
160	Tree	Quercus	suber	Cork Oak
161	Tree	Rhus	lancea	African Sumac
162	Tree	Salix spp.		Willow "R"
163	Tree	Tristania	conferta	Brisbane Box
164	Tree	Ulmus	parvifolia	Chinese Elm
165	Tree	Ulmus	pumila	Siberian Elm
166	Tree	Umbellularia	californica	California Bay Laurel "R"
167	Vine	Antigonon	leptopus	San Miguel Coral Vine
168	Vine	Distictis	buccinatoria	Blood-Red Trumpet Vine
169	Vine	Keckiella	cordifolia	Heart-Leaved Penstemon
170	Vine	Lonicera	japonica 'Halliana'	Hall's Honeysuckle
171	Vine	Lonicera	subspicata	Chaparral Honeysuckle
172	Vine	Solanum	jasminoides	Potato Vine

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