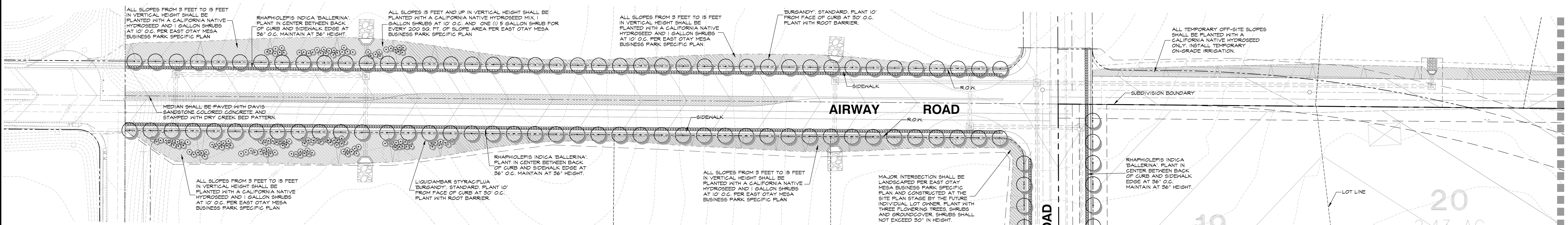
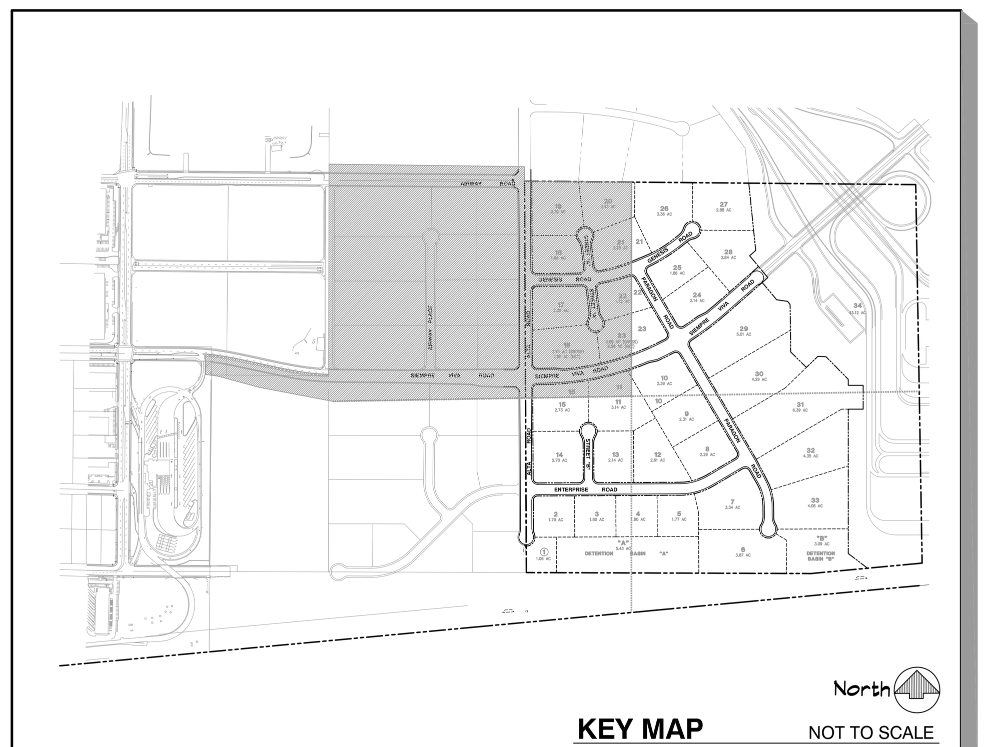
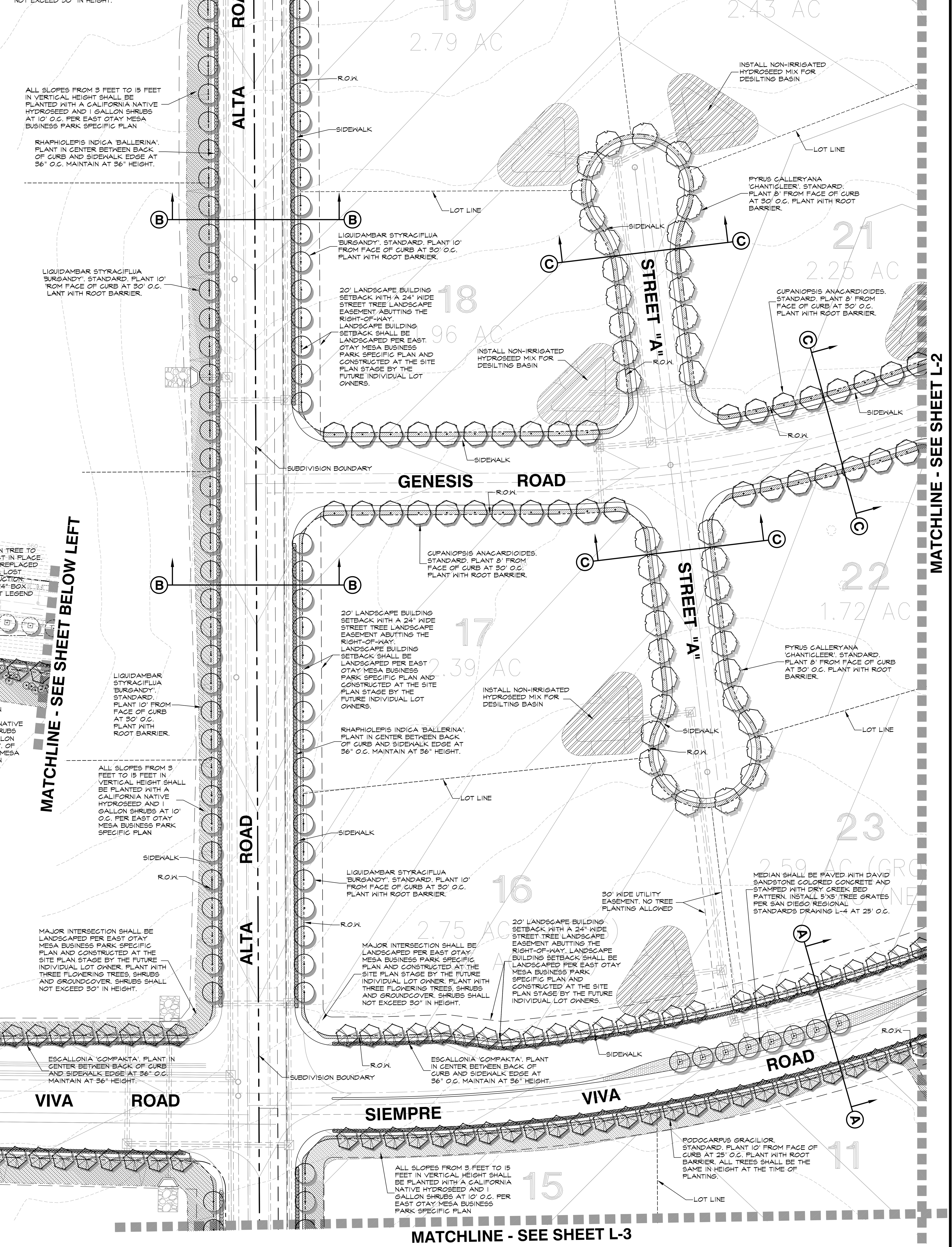
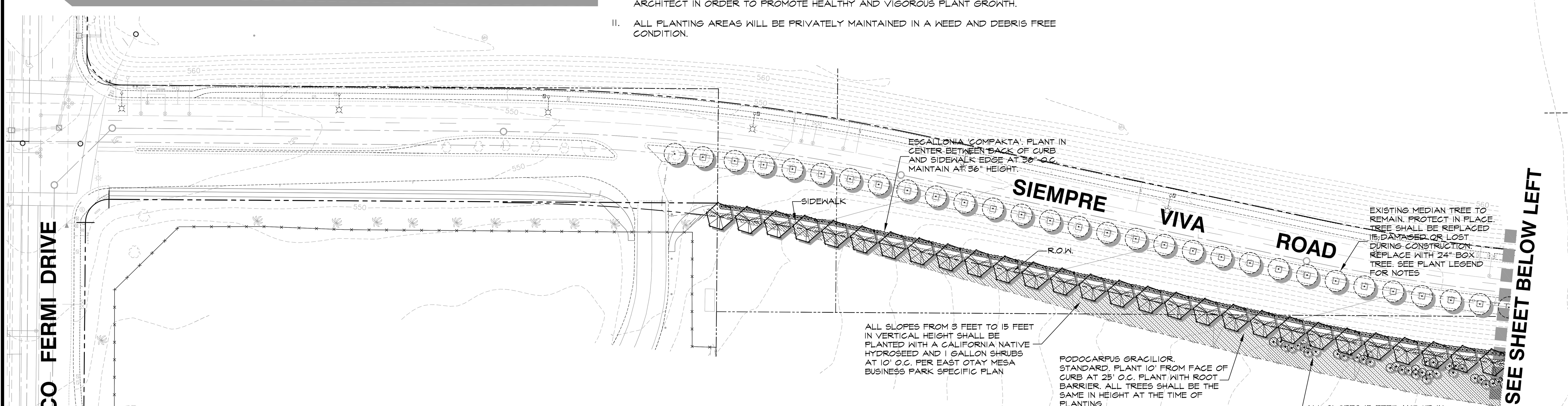


DESIGN STATEMENT / OBJECTIVES

1. PLANTING WILL BE DESIGNED TO OBSCURE UNDESIRABLE VIEWS (AUTOMOBILE, STORAGE, UTILITY AREAS, ETC.) AND ADD CHARACTER AND INTEREST TO THE SITE. WHERE PLANTING AREA EXCEEDS EIGHT FEET IN WIDTH, MOUNDING SHALL BE USED. PLANTING SHALL BLEND WITH DESIGNS PROPOSED FOR ADJACENT PROPERTY.
2. ARCHITECTURAL ELEMENTS OF THE SITE WILL BE RELATED AND ENHANCED WITH PLANTINGS OF SIMILAR DESIGN CHARACTER.
3. ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
4. COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE UTILIZED TO CREATE A FRIENDLY, WARM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY. SEE FINAL PLANTING PLANS FOR INSTALLATION LAYOUT, DETAILS AND SPECIFICATIONS.
5. ALL OUTDOOR STORAGE, LOADING, REFUSE AND UTILITY AREAS WILL BE VISUALLY SCREENED ON ALL SIDES (EXCEPT AT ACCESS POINTS). PLANTING WILL BE USED TO SOFTEN HARD MATERIALS WHERE SUCH ARE USED FOR SCREENING.
6. VEHICULAR ENTRANCES WILL BE IDENTIFIED AND ACCENTED WITH SPECIAL GROUPINGS OR TREES, SHRUBS AND/OR GROUND COVERS, HOWEVER, THESE AREAS SHALL NOT DETRACT FROM THE BUILDING AS THE FOCUS OF THE SITE.
7. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE - A MINIMUM OF TWO PERCENT (2%) AWAY FROM BUILDING IN PLANTING AREAS. SEE CIVIL ENGINEERING PLANS FOR FINAL GRADING.
8. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION. AREAS ADJACENT TO STRUCTURES, ROADWAYS, ENTRIES AND ACTIVITY AREAS WILL BE IRRIGATED WITH PERMANENT BELOW GRADE AUTOMATED SYSTEMS. IRRIGATION WILL UTILIZE RECYCLED WATER.
9. IRRIGATION SYSTEMS SHALL UTILIZE LOW PRECIPITATION FIXED AND POP-UP STEAM ROTOR, SHRUB SPRAY AND BUBBLER HEADS FOR TRANSITIONAL LANDSCAPE AREAS, ADJACENT OPEN SPACE, PARKWAYS, PARKING AREA LANDSCAPING, BUILDING PERIMETER LANDSCAPE PLANTING AND ALL LAWN AREAS. POP-UP SPRAY HEADS SHALL BE USED ADJACENT TO WALKS, DRIVES AND ACTIVITY AREAS.
10. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
11. ALL PLANTING AREAS WILL BE PRIVATELY MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.



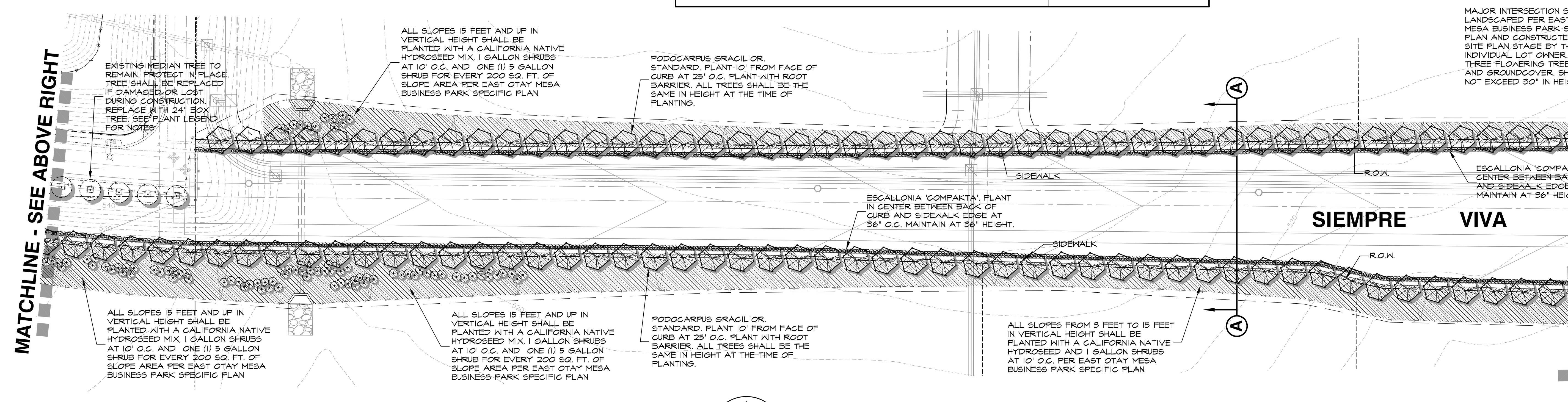




MAINTENANCE NOTE:
THE OWNER WILL BE RESPONSIBLE FOR ON-GOING LANDSCAPE MAINTENANCE OF THE PARKWAY AND MEDIAN PLANTINGS, DETENTION BASINS, VEGETATED SWALES, AND SLOPE PLANTINGS UNTIL SUCH TIME AS A MAINTENANCE DISTRICT IS FORMED.

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT	*MINIMUM DISTANCE TO STREET TREE*
Traffic signals (stop sign)	20 feet
Underground utility lines	5 feet
Above ground utility structures	10 feet
Driveway (entries)	10 feet
Intersection (intersecting curb lines of two streets)	25 feet
Sewer Lines	10 feet



Ø 15' 30' 60' 120'
SCALE: 1"=60'-0"
North

SEE SHEET L-3 FOR PLANT LIST
SEE SHEET L-5 FOR LANDSCAPE STREET SECTIONS

PRELIMINARY LANDSCAPE PLAN

NOTE: THIS PLAN IS CONCEPTUAL ONLY. IT IS INTENDED TO PORTRAY SCHEMATIC RELATIONSHIPS ONLY. IT IS NOT INTENDED AS A DETAILED PLAN OF SOLUTIONS TO ALL LANDSCAPE PROBLEMS. THE OWNER ASSUMES FULL RESPONSIBILITY FOR ANY WORK PERFORMED FROM THIS PLAN.

REVISIONS	BY

TESHIMA DESIGN GROUP
LANDSCAPE ARCHITECTURE · LAND PLANNING
9903 BUSINESSPARK AVE. SUITE 100 · SAN DIEGO, CA 92131
PH: (858) 693-8824 FAX: (858) 693-1182
TDG JOB NO. 06-40 DATE: 5-13-14

LICENSED LANDSCAPE ARCHITECT RONALD S. TESHIMA 1468
Signature
Ren Date 6/30/14
STATE OF CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

SAN DIEGO OTAY BUSINESS PARK
COUNTY OF SAN DIEGO, CALIFORNIA

Date:	FEBRUARY 2014
Scale:	AS SHOWN
Drawn:	SCE
Job:	12009.02
Sheet	L-1

MATCHLINE - SEE SHEET L-1

SUBDIVISION BOUNDARY

LOT LINE

CALTRANS "SR-11" FUTURE R/W

ALL TEMPORARY OFF-SITE SLOPES SHALL BE PLANTED WITH A CALIFORNIA NATIVE HYDROSEED ONLY. INSTALL TEMPORARY ON-GRADE IRRIGATION.

INSTALL NON-IRRIGATED HYDROSEED MIX FOR DESILTING BASIN

ALL SLOPES OVER 3 FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH A CALIFORNIA NATIVE HYDROSEED ONLY

CUPANIOPSIS ANACARDIOIDES, STANDARD, PLANT 8' FROM FACE OF CURB AT 30' O.C. PLANT WITH ROOT BARRIER.

R.O.W.

GENESIS ROAD

SIDEWALK

MEDIAN SHALL BE PAVED WITH DAVID SANDSTONE COLORED CONCRETE AND STAMPED WITH DRY CREEK BED PATTERN. INSTALL 5'X5' TREE GRATES PER SAN DIEGO REGIONAL STANDARDS DRAWING L-14 AT 25' O.C.

PARAGON ROAD

ESCALLONIA 'COMPAKTA'. PLANT IN CENTER BETWEEN BACK OF CURB AND SIDEWALK EDGE AT 36" O.C. MAINTAIN AT 36" HEIGHT.

ALL SLOPES FROM 3 FEET TO 15 FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH A CALIFORNIA NATIVE HYDROSEED AND 1 GALLON SHRUBS AT 10' O.C. PER EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN

TIPUANA TIPU, STANDARD, PLANT 8' FROM FACE OF CURB AT 30' O.C. PLANT WITH ROOT BARRIER.

PODOCARPUS GRACILIOR, STANDARD, PLANT 10' FROM FACE OF CURB AT 25' O.C. PLANT WITH ROOT BARRIER. ALL TREES SHALL BE THE SAME IN HEIGHT AT THE TIME OF PLANTING.

SIEMPRE VIVA ROAD

20' LANDSCAPE BUILDING SETBACK WITH A 24' WIDE STREET TREE LANDSCAPE EASEMENT ABUTTING THE RIGHT-OF-WAY. LANDSCAPE BUILDING SETBACK SHALL BE LANDSCAPED PER EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN AND CONSTRUCTED AT THE SITE PLAN STAGE BY THE FUTURE INDIVIDUAL LOT OWNERS.

BOTTOM OF EASTERN DRAINAGE CHANNEL SHALL BE PLANTED WITH A CALIFORNIA NATIVE HYDROSEED MIX

ALL DRAINAGE CHANNEL SLOPES 15 FEET AND UP IN VERTICAL HEIGHT SHALL BE PLANTED WITH A CALIFORNIA NATIVE HYDROSEED MIX, 1 GALLON SHRUBS AT 10' O.C. AND A MIXTURE OF ONE (1) 5 GALLON TREE OR SHRUB FOR EVERY 200 SQ. FT. OF SLOPE AREA PER EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN

ALL TREES ON THE SLOPES SHALL BE PLANTED IN GROUPINGS OF NO MORE THEN 5 TREES. CANOPIES OF TREE CLUSTERS SHALL BE 20' APART PER FIRE PROTECTION PLAN.

ALL TEMPORARY OFF-SITE SLOPES SHALL BE PLANTED WITH A CALIFORNIA NATIVE HYDROSEED ONLY. INSTALL TEMPORARY ON-GRADE IRRIGATION.

ALL TEMPORARY OFF-SITE SLOPES SHALL BE PLANTED WITH A CALIFORNIA NATIVE HYDROSEED ONLY

MATCHLINE - SEE SHEET L-4

MAINTENANCE NOTE:
THE OWNER WILL BE RESPONSIBLE FOR ON-GOING LANDSCAPE MAINTENANCE OF THE PARKWAY AND MEDIAN PLANTINGS, DETENTION BASINS, VEGETATED SWALES, AND SLOPE PLANTINGS UNTIL SUCH TIME AS A MAINTENANCE DISTRICT IS FORMED.

North

0 15' 30' 60' 120'
SCALE: 1"=60'-0"

PRELIMINARY LANDSCAPE PLAN

NOTE: THIS PLAN IS CONCEPTUAL ONLY. IT IS INTENDED TO PORTRAY SCHEMATIC RELATIONSHIPS ONLY. IT IS NOT INTENDED AS A DETAILED PLAN OF SOLUTIONS TO ALL LANDSCAPE PROBLEMS. THE OWNER ASSUMES FULL RESPONSIBILITY FOR ANY WORK PERFORMED FROM THIS PLAN.

SEE SHEET L-3 FOR PLANT LIST
SEE SHEET L-5 FOR LANDSCAPE STREET SECTIONS

KEY MAP NOT TO SCALE

REVISIONS	BY

TESHIMA DESIGN GROUP
LANDSCAPE ARCHITECTURE · LAND PLANNING
9903 BUSINESSPARK AVE. SUITE 100 · SAN DIEGO, CA 92131
PH: (858) 695-9824 FAX: (858) 695-1652

DATE: 5-13-14

TDG JOB NO. 06-40

CERTIFIED LANDSCAPE ARCHITECT — No. 2499 — Signature — Rev Date 5/30/14 — STATE OF CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

SAN DIEGO
OTAY BUSINESS PARK
COUNTY OF SAN DIEGO, CALIFORNIA

Date:	FEBRUARY 2014
Scale:	AS SHOWN
Drawn:	SCE
Job:	12009.02
Sheet	L-2
	of 5 Sheets

PLANT LEGEND

RIGHT-OF-WAY AND MEDIAN PLANTING FOR: SIEMPRE VIVA ROAD. GATEWAY ROAD - MAJOR.

STREET AND MEDIAN TREES

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
PODOCARPUS GRACILIOR (STREET TREE)	FERN PINE	24" BOX	STANDARD. PLANT 10' FROM FACE OF CURB AT 25' O.C. PLANT WITH ROOT BARRIER. ALL TREES SHALL BE THE SAME IN HEIGHT AT THE TIME OF PLANTING.
ARBUTUS UNEDO 'MARINA' (MEDIAN TREE)	STRAWBERRY TREE	24" BOX	STANDARD. PLANT WITH A 5'X5' TREE GRATE PER SAN DIEGO REGIONAL STANDARD DRAWING L-4. SPACE 25'O.C. PLANT WITH ROOT BARRIER.

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ESCALLONIA 'COMPAKTA'	DWARF ESCALLONIA	5 GALLON	PLANT IN CENTER BETWEEN BACK OF CURB AND SIDEWALK EDGE AT 36" O.C. MAINTAIN AT 36" HEIGHT.

GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
LANTANA 'SPREADING SUNSHINE'	LANTANA	FLATS	PLANT AT 12" O.C.
MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	FLATS	PLANT AT 12" O.C.
SENECIO MANDRALISCAE	KLEINIA	FLATS	PLANT AT 12" O.C.

EXISTING MEDIAN TREES TO REMAIN

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	9" CALIPER	PROTECT IN PLACE. SEE NOTES BELOW AND ON PLAN.

EXISTING TREE NOTES:
ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED IN PLACE. ANY DAMAGED OR LOST EXISTING TREES DURING CONSTRUCTION SHALL BE REPLACED WITH A 24" BOX TREE OF THE SAME SPECIE

RIGHT-OF-WAY PLANTING FOR: AIRWAY ROAD AND ALTA ROAD. MAJOR ROAD - NON GATEWAY

STREET TREES

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
LIQUIDAMBAR STYRACIFLUA 'BURGANDY'	SWEET GUM	24" BOX	STANDARD. PLANT 10' FROM FACE OF CURB AT 30' O.C. PLANT WITH ROOT BARRIER.

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
RHAPHIOLEPIS INDICA 'BALLERINA'	INDIAN HAWTHORN	5 GALLON	PLANT IN CENTER BETWEEN BACK OF CURB AND SIDEWALK EDGE AT 36" O.C. MAINTAIN AT 36" HEIGHT.

GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
LANTANA 'SPREADING SUNSHINE'	LANTANA	FLATS	PLANT AT 12" O.C.
MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	FLATS	PLANT AT 12" O.C.
SENECIO MANDRALISCAE	KLEINIA	FLATS	PLANT AT 12" O.C.

RIGHT-OF-WAY PLANTING FOR: GENESIS ROAD, PARAGON ROAD, ENTERPRISE ROAD, STREET "A" AND STREET "B". LOCAL ROADS

STREET TREES

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
PYRUS CALLERYANA 'CHANTICLEER'	ORNAMENTAL PEAR	24" BOX	STANDARD. PLANT 10' FROM FACE OF CURB. PLANT WITH ROOT BARRIER.
CUPANIOPSIS ANACARDIOIDES	CARROT WOOD TREE	24" BOX	STANDARD. PLANT 10' FROM FACE OF CURB. PLANT WITH ROOT BARRIER.
TIPUANA TIPU	TIPU TREE	24" BOX	STANDARD. PLANT 10' FROM FACE OF CURB. PLANT WITH ROOT BARRIER.

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
RHAPHIOLEPIS INDICA 'BALLERINA'	INDIAN HAWTHORN	5 GALLON	PLANT IN CENTER BETWEEN BACK OF CURB AND SIDEWALK EDGE AT 36" O.C. MAINTAIN AT 36" HEIGHT.

GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
LANTANA 'SPREADING SUNSHINE'	LANTANA	FLATS	PLANT AT 12" O.C.
MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	FLATS	PLANT AT 12" O.C.
SENECIO MANDRALISCAE	KLEINIA	FLATS	PLANT AT 12" O.C.

SLOPE, DETENTION BASIN AND TEMPORARY DESILTING BASIN PLANTING

TREES

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	5 GALLON	STANDARD. SINGLE STAKE. PLANT AT RATE OF: 1 PER 200 SQ. FT.
QUERCUS AGRIFOLIA	COAST LIVE OAK	5 GALLON	STANDARD. SINGLE STAKE. PLANT AT RATE OF: 1 PER 200 SQ. FT.
POPULUS FREMONTII	WESTERN COTTONWOOD	5 GALLON	STANDARD. SINGLE STAKE. PLANT AT RATE OF: 1 PER 200 SQ. FT. PLANT CUTTING GROWN MALE PLANTS.

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
CEANOTHUS 'YANKEE POINT'	WILD LILAC	5 GALLON	PLANT AT RATE OF: 1 PER 200 SQ. FT.

SHRUBS AND CALIFORNIA NATIVE IRRIGATED HYDROSEED MIX FOR SLOPES

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	1 GALLON	PLANT AT 10' O.C.
ENCELIA CALIFORNICA	BUSH SUNFLOWER	HYDROSEED	3 LBS. PER ACRE.
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	HYDROSEED	8 LBS. PER ACRE.
GNAPHALIUM CALIFORNICUM	CALIFORNIA CUDWEED	HYDROSEED	1 LBS. PER ACRE.
HAPLOPAPPUS VENETUS	ISOCOMA	HYDROSEED	2 LBS. PER ACRE.
LASTHENIA CALIFORNICA	CALIFORNIA GOLDFIELDS	HYDROSEED	1-1/2 LBS. PER ACRE.
LOTUS SCOPARIUS	DEER WEED	HYDROSEED	5 LBS. PER ACRE.
LUPINUS BICOLOR	LUPINE	HYDROSEED	3 LBS. PER ACRE.
NEMOPHILA MENZIESII	BABY BLUE EYES	HYDROSEED	1-1/2 LBS. PER ACRE.
PLANTAGO INSULARIS	INDIAN WHEAT GRASS	HYDROSEED	30 LBS. PER ACRE.
NASSELLA PULCHRA	PURPLE NEEDLE GRASS	HYDROSEED	4 LBS. PER ACRE.
ERIOPHYLLUM CONFERTIFLORUM	NCN	HYDROSEED	3 LBS. PER ACRE.
SISYRINCHIUM BELLUM	BLUE-EYE GRASS	HYDROSEED	2 LBS. PER ACRE.
BAILEYA MULTIRADIATA	DESERT MARIGOLD	HYDROSEED	2 LBS. PER ACRE.

NON-IRRIGATED HYDROSEED MIX FOR BOTTOM OF DETENTION BASIN AND DESILTING BASIN PLANTING

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
OENOTHERA ELATA HOOKERI	EVENING PRIMROSE	HYDROSEED	1 LBS. PER ACRE.
ANEMOPSIS CALIFORNICA	YERBA MANSA	HYDROSEED	2 LBS. PER ACRE.
PLUCHEA PURPURASCENS	SWEET SCENT	HYDROSEED	2 LBS. PER ACRE.
LEYMUS TRITICOIDES	BEARDLEE WILDRYE	HYDROSEED	10 LBS. PER ACRE.
FESTUCA RUBRA 'MOLATE'	RED FOUNTAIN GRASS	HYDROSEED	8 LBS. PER ACRE.
VULPIA MICROSTACHYS	SMALL FESCUE	HYDROSEED	5 LBS. PER ACRE.

HYDROSEED MIX AVAILABLE AT HYDRO-PLANT, INC AT (760) 744-7360

APPLY HYDROSEED MIX WITH:
WOOD FIBER AT 2,000 LBS. PER ACRE.
FERTILIZER: 15-15-15 AT 200 LBS. PER ACRE.
GUARGUM (SOIL STABILIZER) AT 120 LBS. PER ACRE.

VEGETATED SWALE PLANTING

HYDROSEED MIX FOR WATER QUALITY VEGETATED SWALES

NOT SHOWN

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
FESTUCA RUBRA	CHEWINGS FESCUE	HYDROSEED	50 LBS. PER ACRE.
FESTUCA LONGIFOLIA	HARD FESCUE	HYDROSEED	25 LBS. PER ACRE.
FESTUCA OVINA	SHEEP FESTUCA	HYDROSEED	25 LBS. PER ACRE.

HYDROSEED MIX AVAILABLE AT AGRONO-TEC SEED CO. PHONE (909) 674-0638. SLOPE SAVER-2.

HYDROSEED MIX APPLICATION:
SEED RATE: 500 LBS PER ACRE.
MULCH: ECO FIBRE WOOD MULCH, 200 LBS PER ACRE.
BINDER: M-BINDER 150 LBS PER ACRE.

NOTE: ALL MATURE TREES SHALL BE LIMPED UP 8 FEET AND ALL IMMATURE TREES SHALL BE LIMPED UP 8 FEET OR 1/3 HEIGHT WHILE GROWING PER FIRE PROTECTION PLAN.

GRASSES

NOT SHOWN

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	PLANT AT 30" O.C.
CAREX DIVULSA	BERKELEY SEDGE	1 GALLON	PLANT AT 30" O.C.

EASTERN DRAINAGE CHANNEL PLANTING

TREES

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	5 GALLON	STANDARD. SINGLE STAKE. PLANT AT RATE OF: 1 PER 200 SQ. FT.
QUERCUS AGRIFOLIA	COAST LIVE OAK	5 GALLON	STANDARD. SINGLE STAKE. PLANT AT RATE OF: 1 PER 200 SQ. FT.
POPULUS FREMONTII	WESTERN COTTONWOOD	5 GALLON	STANDARD. SINGLE STAKE. PLANT AT RATE OF: 1 PER 200 SQ. FT. PLANT CUTTING GROWN MALE PLANTS.

SHRUBS

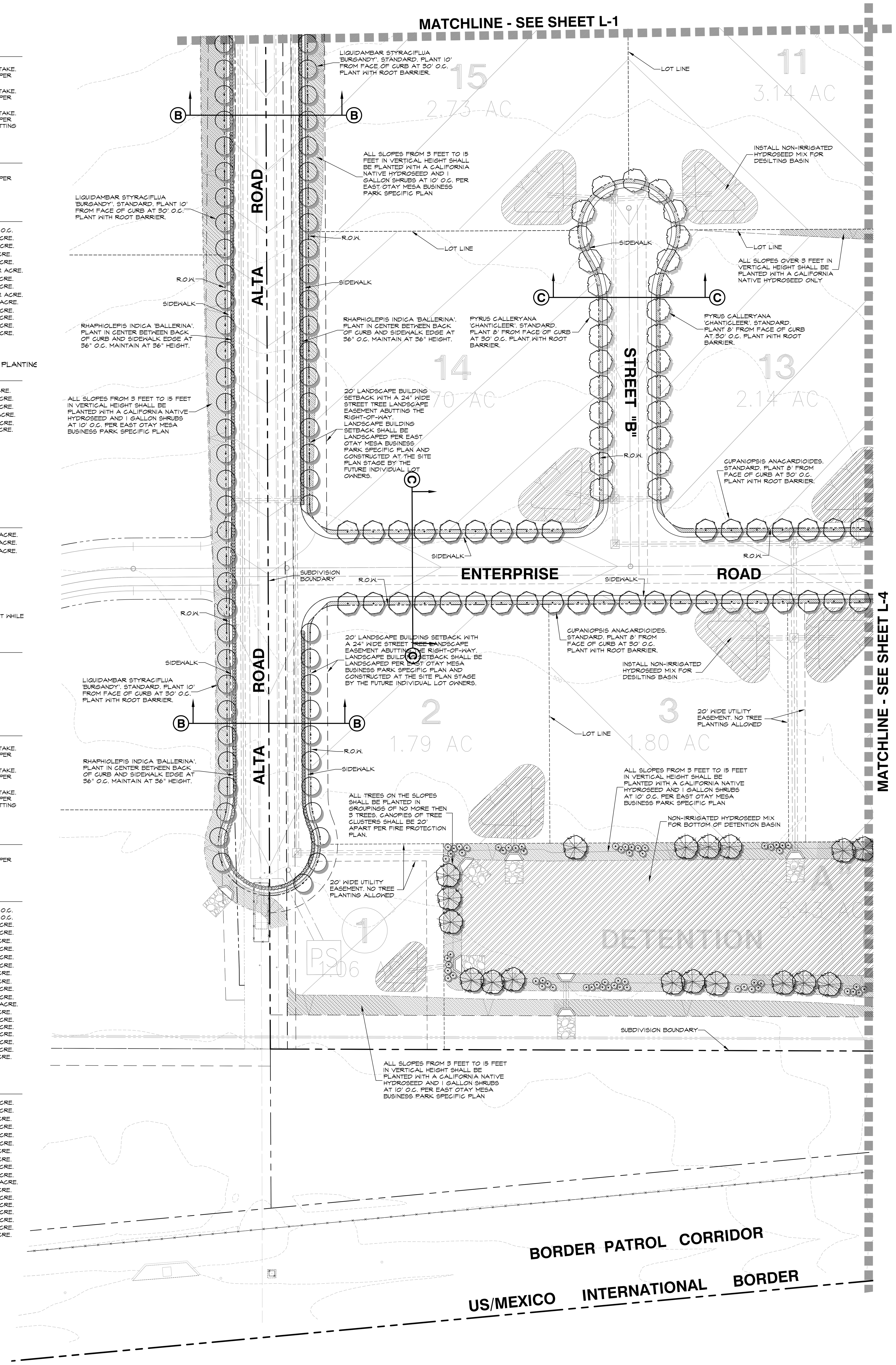
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	5 GALLON	PLANT AT RATE OF: 1 PER 200 SQ. FT.

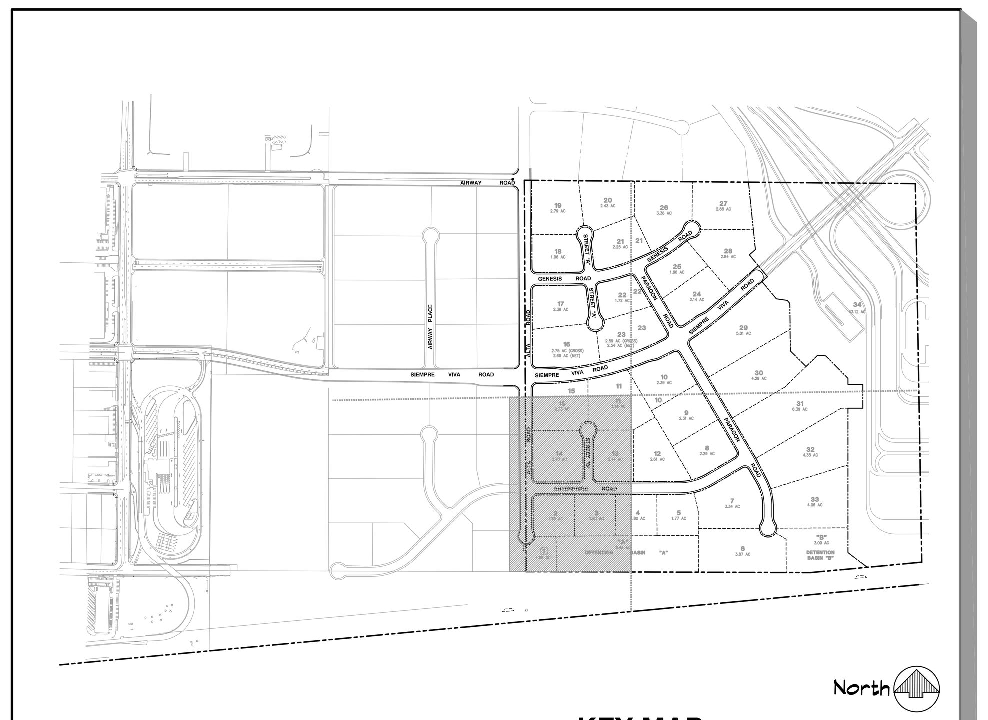
SHRUBS AND CALIFORNIA NATIVE HYDROSEED MIX FOR SLOPES

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ENCELIA CALIFORNICA	CALIFRONIA ENCELIA	1 GALLON	PLANT AT 10' O.C.
ISOCOMA MENZIESII	COAST GOLDENBRUCH	1 GALLON	PLANT AT 10' O.C.
AMBROSIA PSILOSTACHYA	WESTERN RAGWEED	HYDROSEED	3 LBS. PER ACRE.
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	HYDROSEED	3 LBS. PER ACRE.
CRESSA TRUXILLENSIS	ALKALI WEED	HYDROSEED	1 LBS. PER ACRE.
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	HYDROSEED	3 LBS. PER ACRE.
ERIOGONUM FASCICULATUM	FLAT-TOP BUCKWHEAT	HYDROSEED	3 LBS. PER ACRE.
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	HYDROSEED	3 LBS. PER ACRE.
GNAPHALIUM CALIFORNICUM	CALIFORNIA CUDWEED	HYDROSEED	1 LBS. PER ACRE.
HELIOTROPUM CURVASSAVICUM	SALT HELIOTROPE	HYDROSEED	1 LBS. PER ACRE.
ISOCOMA MENZIESII	GOLDENBUSH	HYDROSEED	3 LBS. PER ACRE.
IVA HAYESIANA	SAN DIEGO MARSH ELDER	HYDROSEED	3 LBS. PER ACRE.
JUNCUS BUFONIUS	TOAD RUSH	HYDROSEED	1/2 LBS. PER ACRE.
JUNCUS MEXICANUS	MEXICAN RUSH	HYDROSEED	1 LBS. PER ACRE.
LASTHENIA CALIFORNICA	COMMON GOLDFIELDS	HYDROSEED	3 LBS. PER ACRE.
LOTUS SCOPARIUS	DEERWEED	HYDROSEED	3 LBS. PER ACRE.
LUPINUS BICOLOR	MINIATURE LUPINE	HYDROSEED	3 LBS. PER ACRE.
NASSELLA PULCHRA	PURPLE NEEDLEGRASS	HYDROSEED	6 LBS. PER ACRE.
PLANTAGO ERECTA	DOT-SEED PLANTAIN	HYDROSEED	5 LBS. PER ACRE.
SISYRINCHIUM BELLUM	CALIFORNIA BLUE-EYED GRASS	HYDROSEED	1 LBS. PER ACRE.

CALIFORNIA NATIVE HYDROSEED MIX FOR BOTTOM OF THE CHANNEL

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AMBROSIA PSILOSTACHYA	WESTERN RAGWEED	HYDROSEED	3 LBS. PER ACRE.
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	HYDROSEED	3 LBS. PER ACRE.
CRESSA TRUXILLENSIS	ALKALI WEED	HYDROSEED	1 LBS. PER ACRE.
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	HYDROSEED	3 LBS. PER ACRE.
ERIOGONUM FASCICULATUM	FLAT-TOP BUCKWHEAT	HYDROSEED	3 LBS. PER ACRE.
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	HYDROSEED	3 LBS. PER ACRE.
GNAPHALIUM CALIFORNICUM	CALIFORNIA CUDWEED	HYDROSEED	1 LBS. PER ACRE.
HELIOTROPUM CURVASSAVICUM	SALT HELIOTROPE	HYDROSEED	1 LBS. PER ACRE.
ISOCOMA MENZIESII	GOLDENBUSH	HYDROSEED	3 LBS. PER ACRE.
IVA HAYESIANA	SAN DIEGO MARSH ELDER	HYDROSEED	3 LBS. PER ACRE.
JUNCUS BUFONIUS	TOAD RUSH	HYDROSEED	1/2 LBS. PER ACRE.
JUNCUS MEXICANUS	MEXICAN RUSH	HYDROSEED	1 LBS. PER ACRE.
LASTHENIA CALIFORNICA	COMMON GOLDFIELDS	HYDROSEED	3 LBS. PER ACRE.
LOTUS SCOPARIUS	DEERWEED	HYDROSEED	3 LBS. PER ACRE.
LUPINUS BICOLOR	MINIATURE LUPINE	HYDROSEED	3 LBS. PER ACRE.
NASSELLA PULCHRA	PURPLE NEEDLEGRASS	HYDROSEED	6 LBS. PER ACRE.
PLANTAGO ERECTA	DOT-SEED PLANTAIN	HYDROSEED	5 LBS. PER ACRE.
SISYRINCHIUM BELLUM	CALIFORNIA BLUE-EYED GRASS	HYDROSEED	1 LBS. PER ACRE.





KEY MAP NOT TO SCALE

MAINTENANCE NOTE:
THE OWNER WILL BE RESPONSIBLE FOR ON-GOING LANDSCAPE MAINTENANCE OF THE PARKWAY AND MEDIAN PLANTINGS, DETENTION BASINS, VEGETATED SWALES, AND SLOPE PLANTINGS UNTIL SUCH TIME AS A MAINTENANCE DISTRICT IS FORMED.

North
0 15' 30' 60' 120'
SCALE: 1"=60'-0"

SEE SHEET L-5 FOR LANDSCAPE STREET SECTIONS

PRELIMINARY LANDSCAPE PLAN

NOTE: THIS PLAN IS CONCEPTUAL ONLY. IT IS INTENDED TO PORTRAY SCHEMATIC RELATIONSHIPS ONLY. IT IS NOT INTENDED AS A DETAILED PLAN OF SOLUTIONS TO ALL LANDSCAPE PROBLEMS. THE OWNER ASSUMES FULL RESPONSIBILITY FOR ANY WORK PERFORMED FROM THIS PLAN.

REVISIONS	BY

TESHIMA DESIGN GROUP
LANDSCAPE ARCHITECTURE · LAND PLANNING
9903 BUSINESSPARK AVE. SUITE 100 · SAN DIEGO, CA 92131
PH: (858) 693-8824 FAX: (858) 693-1182
TDG JOB NO. 06-40 DATE: 5-13-14

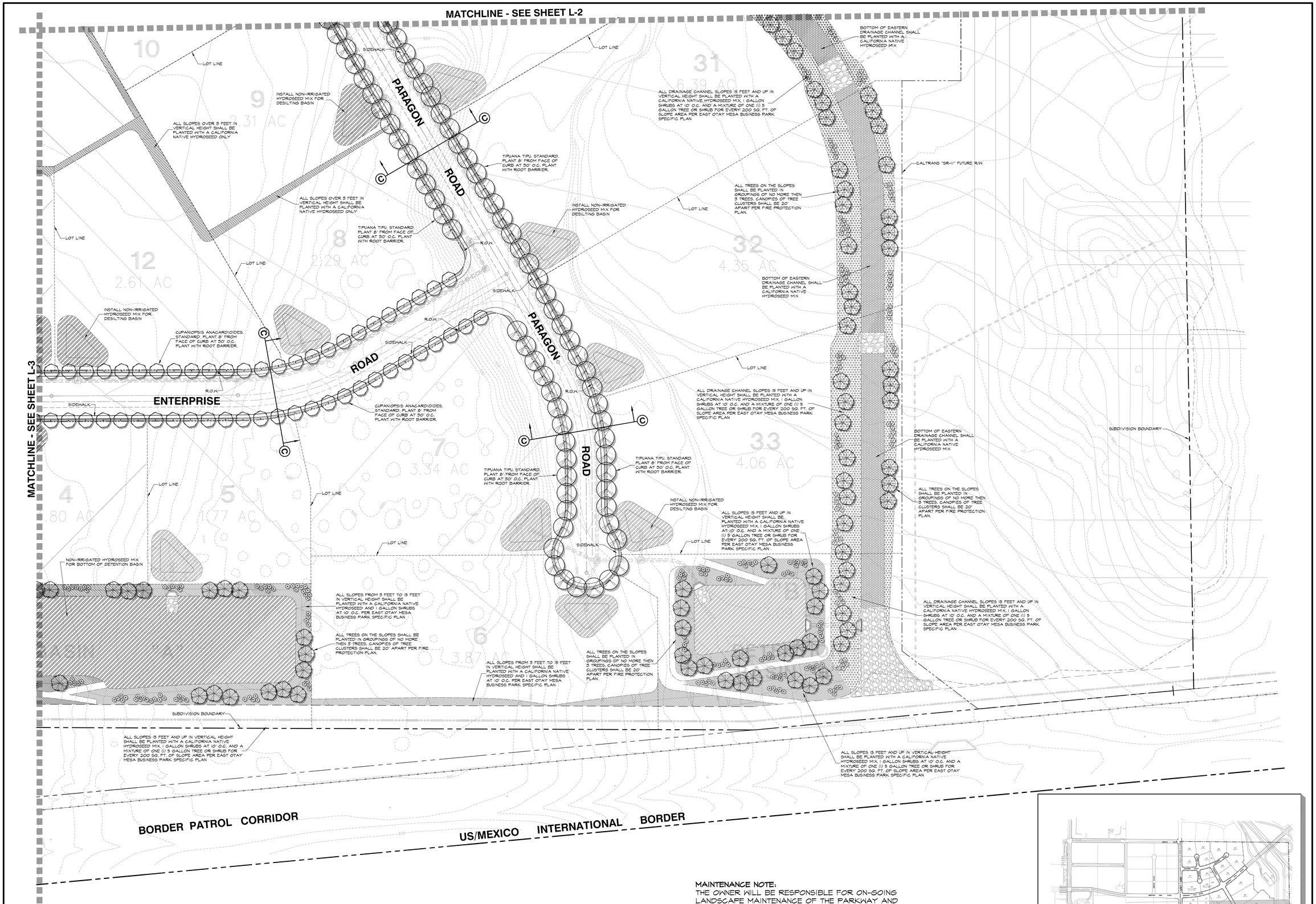
LICENSED LANDSCAPE ARCHITECT RONALD S. TESHIMA · Signature · Ren Date 6/30/14 · STATE OF CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

SAN DIEGO OTAY BUSINESS PARK
COUNTY OF SAN DIEGO, CALIFORNIA

Date:	FEBRUARY 2014
Scale:	AS SHOWN
Drawn:	SCE
Job:	12009.02
Sheet	L-3

of 5 Sheets



MAINTENANCE NOTE:
THE OWNER WILL BE RESPONSIBLE FOR ON-GOING LANDSCAPE MAINTENANCE OF THE PARKWAY AND MEDIAN PLANTINGS, DETENTION BASINS, VEGETATED SWALES, AND SLOPE PLANTINGS UNTIL SUCH TIME AS A MAINTENANCE DISTRICT IS FORMED.

North
0 15' 30' 60' 120'
SCALE: 1"=60'-0"

PRELIMINARY LANDSCAPE PLAN

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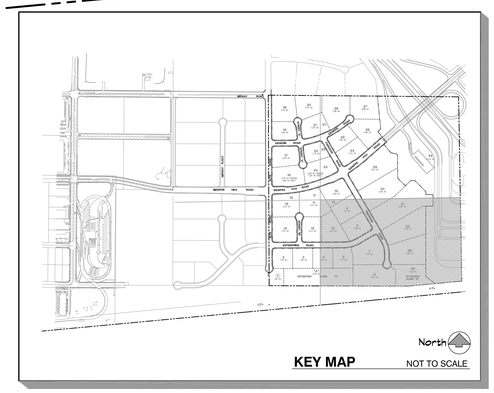
SEE SHEET L-3 FOR PLANT LIST
SEE SHEET L-5 FOR LANDSCAPE STREET SECTIONS



KEY MAP

REVISIONS	BY

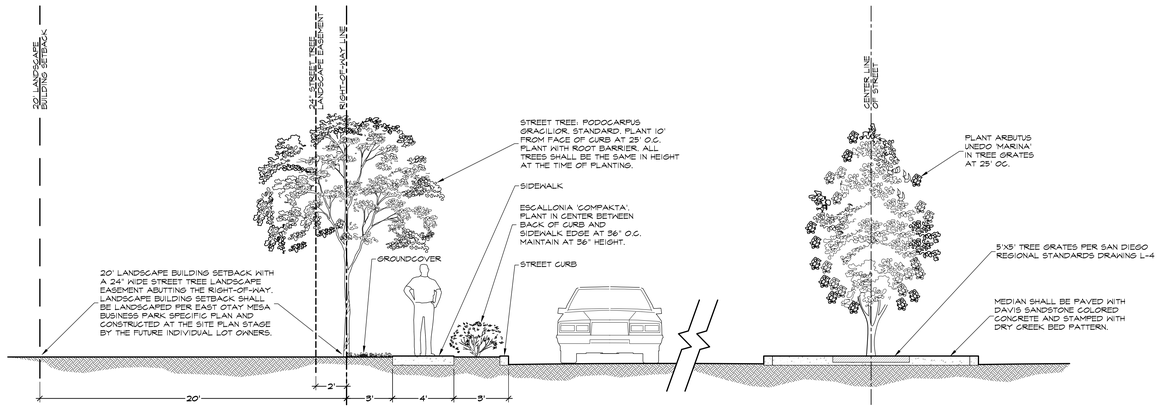
TESHIMA DESIGN GROUP
LANDSCAPE ARCHITECTURE · LAND PLANNING
9903 BUSINESSPARK AVE. SUITE 100 · SAN DIEGO, CA 92131
PH: (858) 693-9824 FAX: (858) 693-1182
TDG JOB NO. 06-40
DATE: 5-13-14

LICENSED LANDSCAPE ARCHITECT
RONALD S. TESHIMA
Signature
Plan Date 6/30/14
Date
STATE OF CALIFORNIA

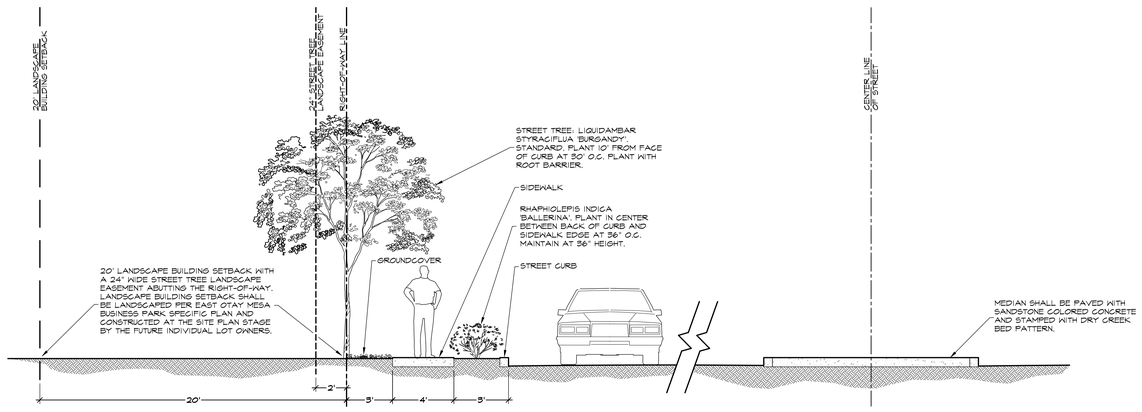
PRELIMINARY
LANDSCAPE PLAN

SAN DIEGO
OTAY BUSINESS PARK
COUNTY OF SAN DIEGO, CALIFORNIA

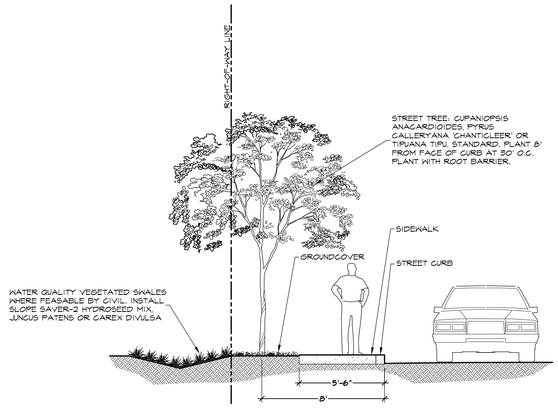
Date:	FEBRUARY 2014
Scale:	AS SHOWN
Drawn:	SCE
Job:	12009.02
Sheet	L-4 of 5 Sheets



A RIGHT-OF-WAY AND MEDIAN PLANTING SECTION FOR: SIEMPRE VIVA ROAD, GATEWAY ROAD - MAJOR. NOT TO SCALE



B RIGHT-OF-WAY PLANTING FOR: AIRWAY ROAD AND ALTA ROAD. MAJOR ROADS - NON GATEWAY NOT TO SCALE



C RIGHT-OF-WAY PLANTING FOR: GENESIS ROAD, PARAGON ROAD, ENTERPRISE ROAD, STREET "A" AND STREET "B". LOCAL ROADS NOT TO SCALE

PRELIMINARY LANDSCAPE PLAN

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REVISIONS	BY

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PH: (858) 689-9824 FAX: (858) 689-1812

DATE: 5-13-14

TDG JOB NO. 06-40

REGISTERED LANDSCAPE ARCHITECT — JAMES T. TESHIMA — No. 3161 — Signature — Ren Date 8/30/14 — State — STATE OF CALIFORNIA

LANDSCAPE STREET SECTIONS

SAN DIEGO
OTAY BUSINESS PARK
COUNTY OF SAN DIEGO, CALIFORNIA

Date:	FEBRUARY 2014
Scale:	AS SHOWN
Drawn:	SCE
Job:	12009.02
Sheet	L-5
	of 5 Sheets