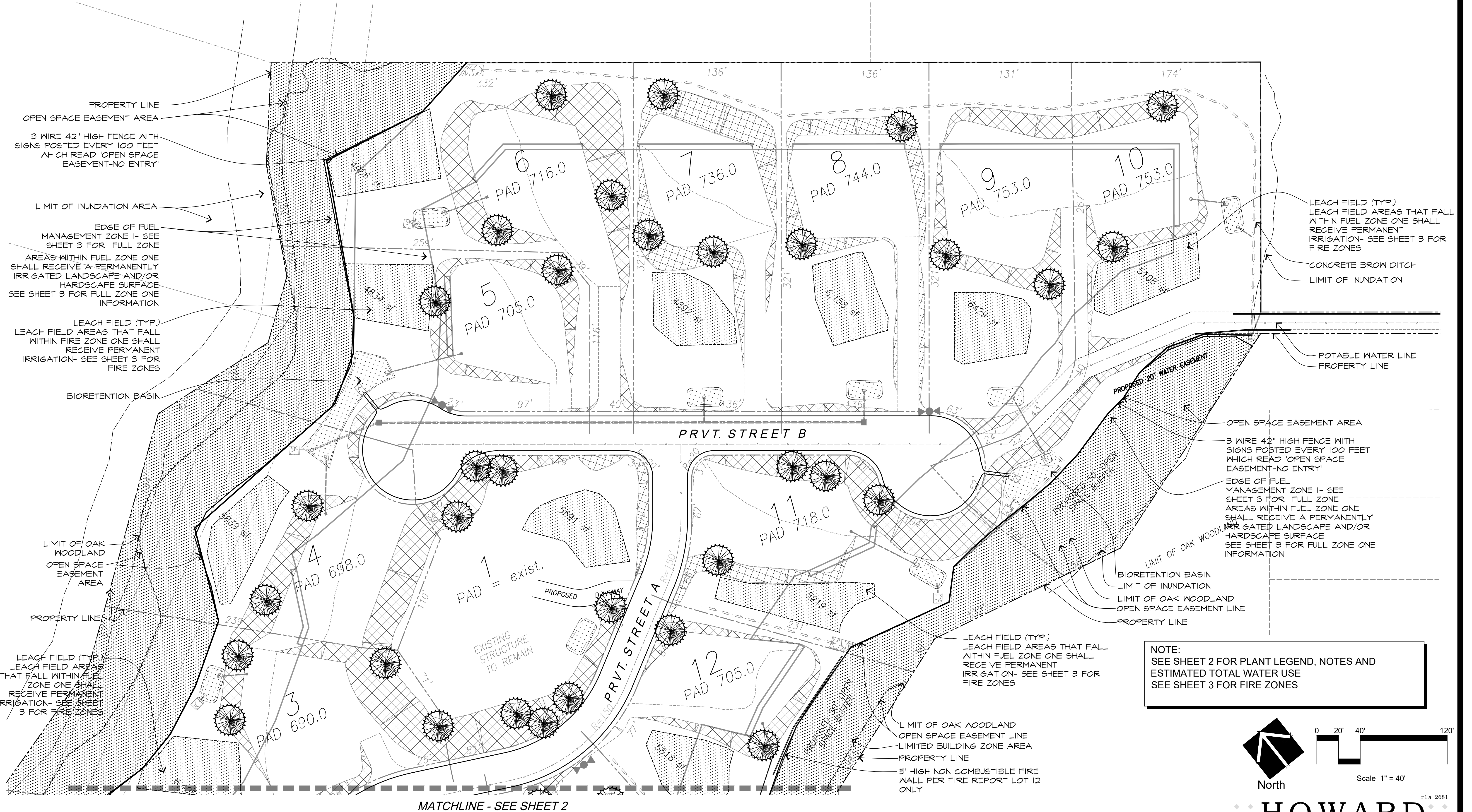
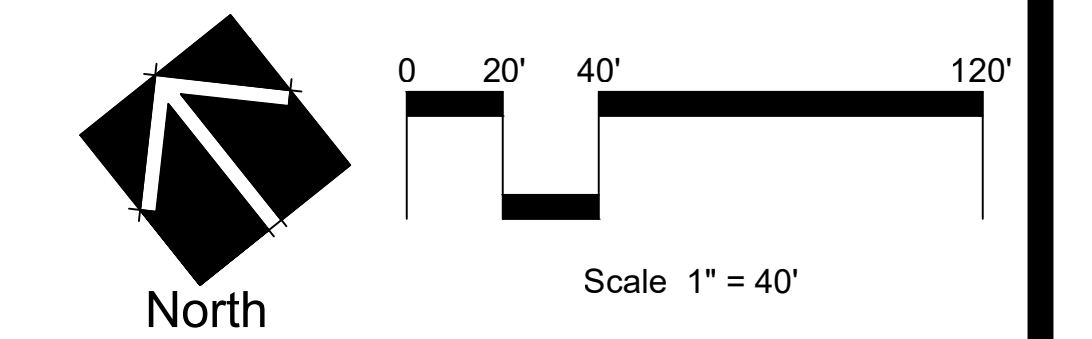


# Landscape Concept Plan



# San Pasqual Valley Road

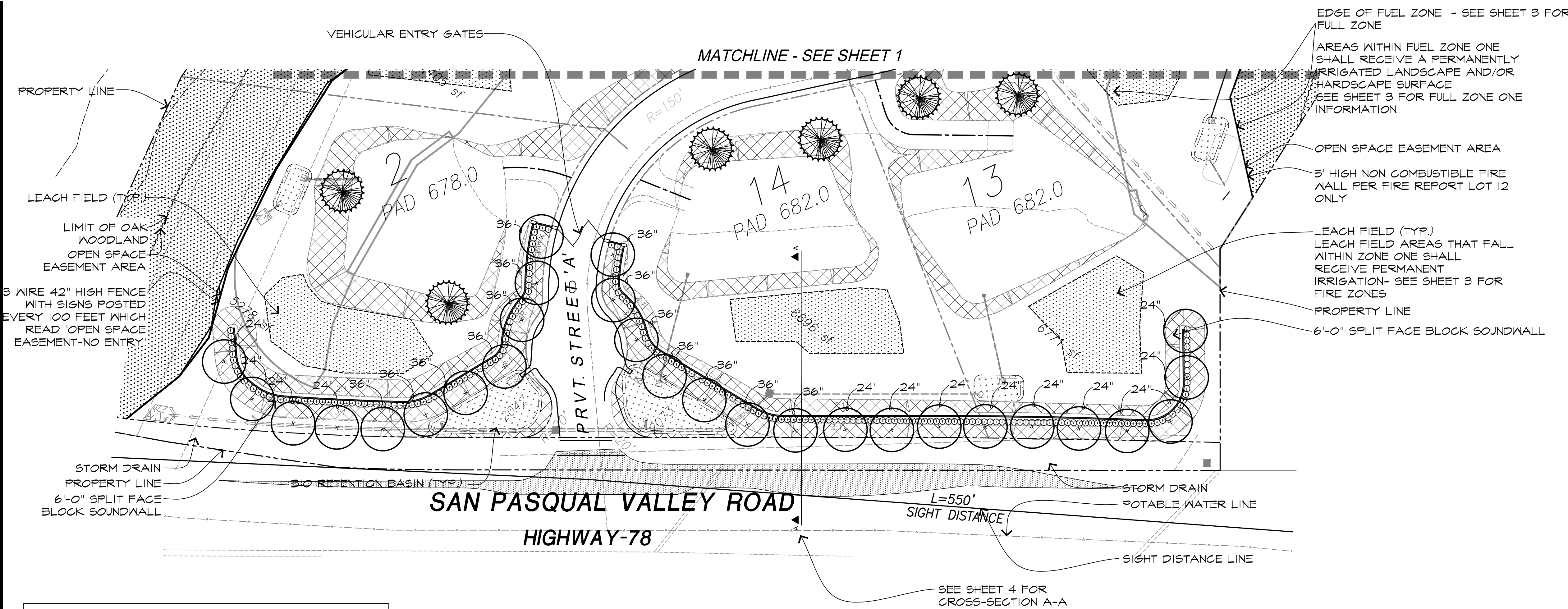


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Sheet 1 of 5

# Landscape Concept Plan



- Planting Legend**
- TREES - 5 GAL MIN. SIZE (OR AS NOTED)**  
(50% OF TREES ON PERIMETER SLOPES TO BE 24" BOX SIZE)
- OLEA EUROPAEA 'WILSONI' - FRUITLESS OLIVE TREE L
  - 24" BOX, MIN (OR PER PLAN)
  - RHUS LANCEA - AFRICAN SUMAC L
  - QUERCUS AGRIFOLIA - COAST LIVE OAK L
- NOISE WALL FOUNDATION SHRUBS - 15 GAL MIN. SIZE**
- BOUGAINVILLEA SPP. - BOUGAINVILLEA L
  - COMAROSTAPHYLIS SPP - SUMMER HOLLY L
  - FURCRAEA SPP - MAURITIUS HEMP L
  - LAURUS NOBILIS - GRECIAN LAUREL L
  - WESTRINGIA VARIETIES - COAST ROSEMARY L
- NOISE WALL SUBSHRUBS - 1 GAL MIN. SIZE**
- CISTUS SPP. - ROCK ROSE L
  - HESPERALOE - MAURITIUS HEMP L
  - ALOE SS. - ALOE L
  - ANIGONANTHOS SPP - KANGAROO PAM L
  - DIANELLA SPP. - DIANELLA L
  - FESTUCA SPP - BLUE FESCUE L
  - KNIPHOFIA SPP - RED HOT POKER L
  - LANTANA SPP. - LANTANA L
  - PHLOMIS FRUTICOSA - JERUSALEM SAGE L
- LARGE SHRUBS - 1 GAL MIN. SIZE - 20% TO BE 15 GALLON SIZE ON PER**
- HETEROMELES ARBUTIFOLIA - TOYON L
  - QUERCUS DUMOSA - SCURRY OAK L
  - RHUS INTEGRIFOLIA - LEMONADE BERRY L
- MEDIUM SHRUBS - 1 GAL MIN. SIZE**
- COMAROSTAPHYLIS DIVERSIFOLIA - SUMMER HOLLY L
  - ENGELIA CALIFORNICA - COAST SUNFLOWER L
  - FREMONTODENDRON CALIFORNICA - FLANNELBUSH L
  - LOTUS SCOPARIUS - DEERWEED L
- GROUND COVER - HYDROSEED (LOW)**
- NATIVE HYDROSEED MIX:**
- ACHILLEA MILLEFOLIUM - WHITE YARROW
  - CROTON CALIFORNICUS - CALIFORNIA CROTON
  - ERIOPHYLLUM CONFERTIFLORUM - GOLDEN YARROW
  - ESCHSCHOLZIA CALIFORNICA - CALIFORNIA POPPY
  - IVA HAYESIANA - SAN DIEGO FORTY-NINE NEED
  - LASTHENIA CALIFORNICA - DWARF GOLDFIELDS
  - LAYIA PLATYGLOSSA - TIDY TIPS
  - LOTUS SCOPARIUS - DEERWEED
  - LUPINUS NANUS - SKY LUPINE
  - MIMULUS AURANTIACUS PUNICEUS - STICKY MONKEYFLOWER
- BIO RETENTION BASIN**
- ACHILLEA MILLEFOLIUM - YARROW L
  - CAREX TUMULICOLA - FOOTHILL SEDGE M
  - JUNCUS PATENS - EUROPEAN GRAY SEDGE M
  - LEYMUS 'CANYON PRINCE' - WILD RYE L
- PERMANENTLY IRRIGATED HYDROSEED MIX (USE ON ZONE TWO LEACH FIELDS AND UNDISTURBED ZONE ONE AREAS)**
- NATIVE TEMPORARILY IRRIGATED HYDROSEED MIX (USE ON LEACH FIELDS NOT LOCATED IN ZONE TWO FIRE ZONE)**

SPECIES	COMMON NAME	BULK #'S / ACRE
HORDEUM DEPRESSUM	ALKALI BARLEY	8.0
ELYMUS TRITICOIDES	BEARDLESS WILD RYE	5.0
CRESSA TRUXILLENIS	ALKALI NEED	1.0
SUAEDA NIGRA	BUSH SEEPWEED	0.5
ALLENROLFEA OCCIDENTALIS	LODINE BUSH	0.5
LASTHENIA GLABRATA	YELLOW RAYED GOLDFIELD	0.5
SPOROBIOLUS AIRIODES	ALKALI SACATON GRASS	2.5

SEEDING RATE: 18 LBS PER ACRE

ADDITIONAL SOIL AMENDMENTS  
 PROMATRIX EFM - 3,500 LBS/ACRE  
 AM 120 MYCORRHIZAL INOCULUM - 60 LBS/ACRE

### Planting Notes

- NO SPECIES PROPOSED TO BE PLANTED ARE CONTAINED ON THE COUNTY INVASIVE SPECIES LIST.

### Irrigation Notes

- ALL LANDSCAPED AREAS SHOWN ON THIS PLAN SHALL BE IRRIGATED WITH LOW PRECIPITATION RATE ROTORS OR DRIP.
- THE IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC. CONTROLLER SHALL BE INSTALLED WITH A RAIN SENSING SHUTOFF DEVICE.

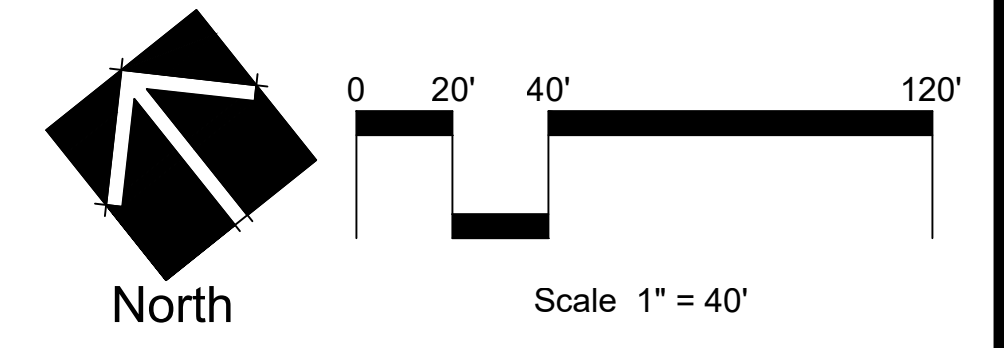
### Maintenance Notes

- ALL LANDSCAPED AREAS SHOWN ON THIS PLAN SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS.

### Fuel Modification

- SEE SHEET 3 FOR EXHIBIT AND NOTES

County Water Efficient Landscape Worksheet										
<b>Evapotranspiration Rate</b> (Per County of San Diego Landscape Manual Appendix A)										
ET <sub>0</sub>		(in)								
Yearly		43.90								
<b>Maximum Applied Water Budget</b>										
LA (Total Landscape Area) =		131,600								
SLA (Special Landscape Area) =										
Maximum Applied Gallons / Year =		Eto(0.62) [(0.42)(LA) + (0.3)(SLA)]								
Maximum Applied Gallons / Year =		1,504,393								
<b>Design Case Table</b>										
A	B	C	F	G	E	H	D	I	J	K
Cont-roller #	Hydrozone #	Valve Circuit #	Hydrozone Area (HA)	% of Total Landscaped Area	Plant Factor (PF)	HA x PF	Irrigation Method	IE	PFXHA/IE	ETWU (Eto)(.62)(PFX HA/IE)
			(SF)	(SF)	(WUCOLS)					(gall)
A	Private Slopes		95,379	87.02%	low 0.3	28,614	M.P. Rotator	0.70	40,877	1,112,582
B	Basin		14,221	12.98%	low 0.3	4,266	M.P. Rotator	0.70	6,095	165,886
C	Berm		22,000	20.07%	low 0.3	6,600	M.P. Rotator	0.80	8,250	224,549
Total:			109,600							1,503,017
Total Estimated Water Use (ETWU):										1,503,017



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NOTE:  
SEE SHEET 3 FOR FUEL MODIFICATION ZONES

# San Pasqual Valley Road

# Landscape Concept Plan

## Fuel Management Zones

All fuel management zones shall meet the installation and maintenance criteria of the fire management report- See report for more details.

**Notes:**

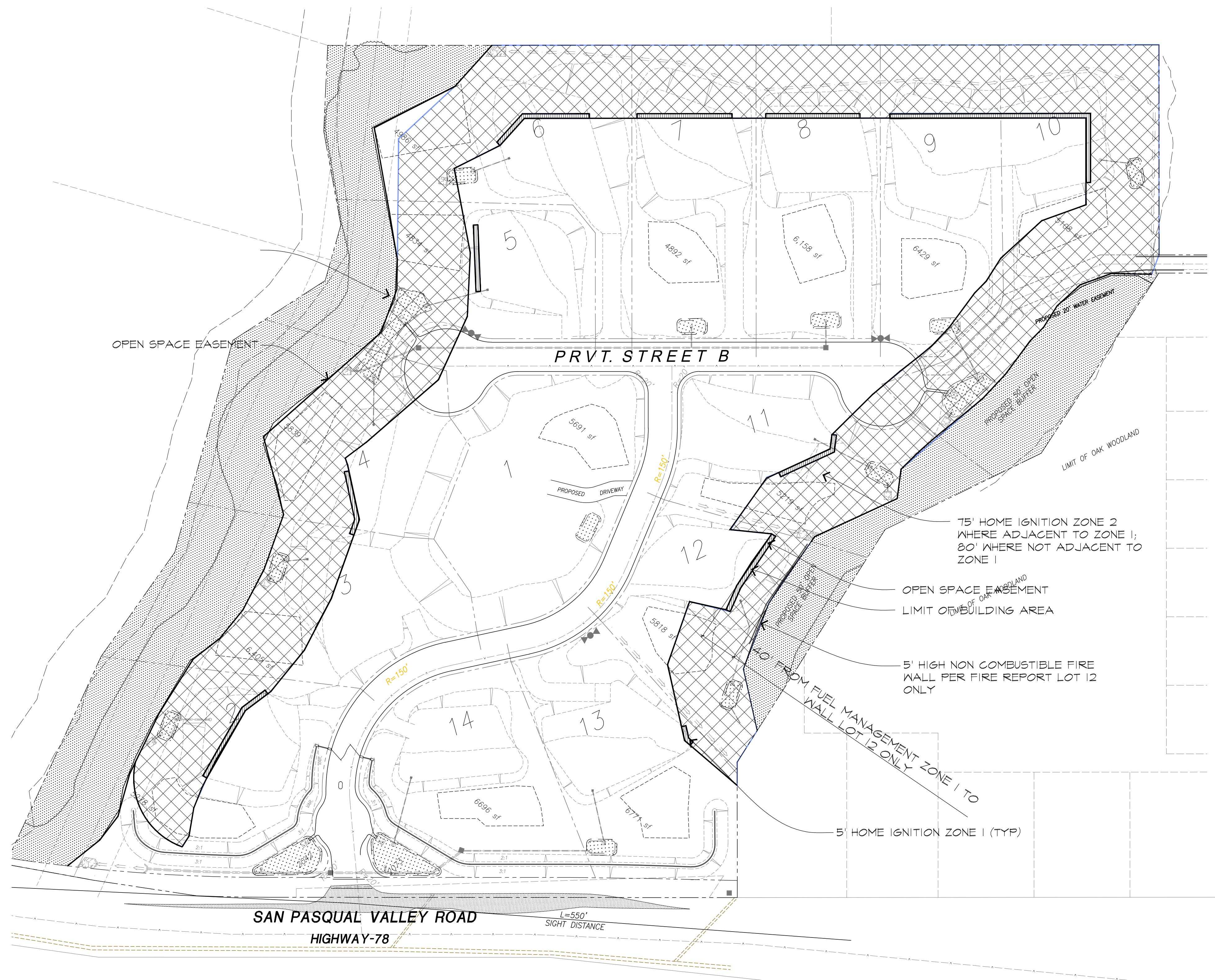
1. Fuel management zones will be maintained by the property owners at least annually or more often as needed. Designated "common areas" will be maintained by the HOA.
2. All of the existing vegetation on the property (annual grass, weeds, isolated trees and shrubs) will be removed during construction and replaced with County-approved fire-resistant landscaping.
3. It is anticipated that each lot will be fully landscaped and/or hardscaped. Plants used in the landscape around the homes will be from an approved fire resistant planting materials list that is maintained by the County of San Diego, Department of Planning and Land Use.
4. The Biological Report has identified 0.9 acres of Southern California Live Oak woodland and riparian habitat along the west boundary of the property. The report recommends that a Biological Open Space Easement be established around all oaks to provide a 50-foot buffer to protect the root systems. This area shall be off-limits for brush clearing activities for fuel reduction.
5. Between the limits of the open space easement and the building pad, Zones 1 shall be implemented as required by the County Fire Code. The fire department will require that the HOA develop a CCR for annual maintenance of the fuel modification zone with special emphasis on protection of the biological open space easement on the property. It is recommended that the limits of the protected Biological Open Space be marked with signed metal posts for reference during annual fuel reduction activities.
6. Zones as shown are outer limits. Actual zones shall be per the 2020 Consolidated Fire Code and shall be as follows, with the exception that the the total width of all zones shall be 80', based on the latest Project Fire Protection Plan, and the entire 80' exclusive of Zone 1 shall be classified as Zone 2:

**4907.4.1 Zone 1 Immediate Zone 0'-5'** Meaning from exterior wall surface of the building extending 5 feet on a horizontal plane. This zone shall be constructed of continuous hardscape or limited fire-resistant plantings acceptable to the FAHJ. Vegetation in this zone shall not exceed 6" to 18" in height and irrigation is required. Removal of combustible materials surrounding the exterior wall area and maintaining area free of combustible materials. The use of mulch and other combustible materials shall be prohibited.

**4907.4.2 Zone 2 Intermediate Zone from Zone 1 to 50'** means from the immediate edge of Zone 1 extending out in a horizontal plane. The zone shall consist of planting low growth, drought tolerant and fire resistive plant species. The height of the plants in this zone starts as 6" adjacent to Zone 1 and extending in a linear fashion up to a maximum of 18" at intersection with Zone 3. Vegetation in this zone shall be irrigated and not exceed 10' in height and shall be moderate in nature. Trees shall not exceed 30' in height and be limited or as approved by the FAHJ. Firewood inside this zone shall be piled a minimum of 30' away from all buildings and structures. Cords of firewood shall also be maintained at least 10' from property lines and not stacked under tree canopies drip lines.

**4907.4.3 Zone 3 Extended Zone 50'-100'** means from the immediate edge of Zone 2 extending out in a horizontal plane for 50'. This zone consists of planting of drought tolerant and fire resistive plant species of moderate height. Brush and plants shall be limbed up off the ground, so the lowest branches are 1/3 height of bush/tree/plant or up to 6' off the ground on mature trees. This area would be considered selective clearing of natural vegetation and dense chaparral by removing a minimum 50% of square footage of this area.

### Fuel Management Exhibit



NOTE:  
SEE SHEET 1 AND 2 FOR PLANTING PLAN, PLANT  
LEGEND, NOTES AND ESTIMATED TOTAL WATER  
USE

North  
NOT TO SCALE

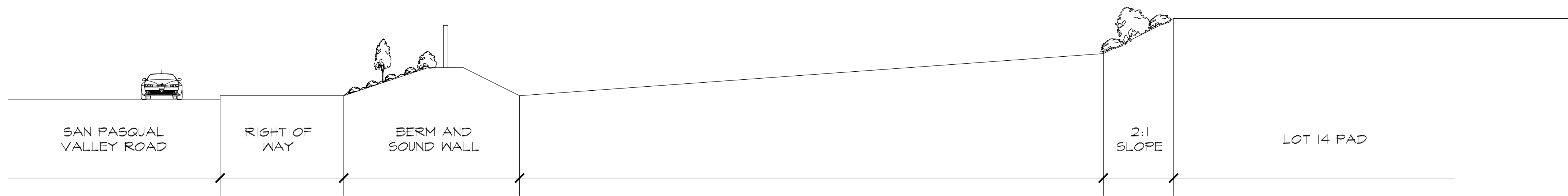
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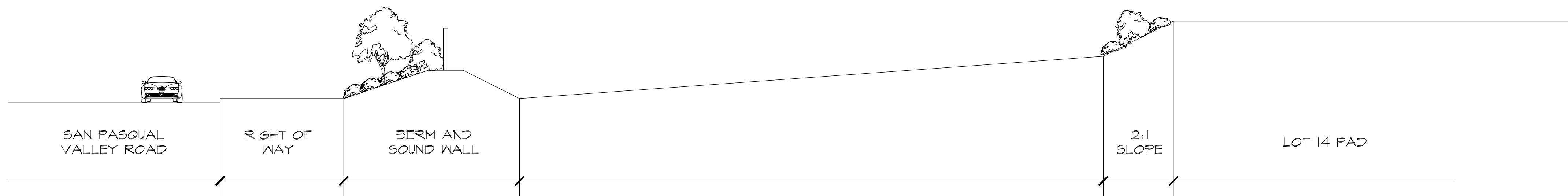
# San Pasqual Valley Road

# Landscape Concept Plan

## Typical Cross Sections



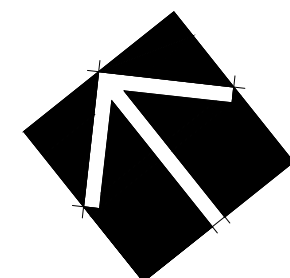
Section A-A - At Time of Planting



Section A-A - 5 years after Planting



Section A-A - 10 years after Planting



North  
NOT TO SCALE

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# San Pasqual Valley Road

# Landscape Concept Plan

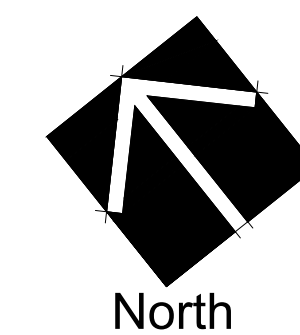
## Suggested Homeowner Plant List

The following plants are considered drought tolerant, non-invasive and fire resistive. Please consult a professional prior to selecting any of these plants for the appropriateness for your yard.

### BOTANICAL NAME - COMMON NAME

Achillea Tomentosa\* - Woolly Yarrow  
Aesculus californica\* - California Buckeye  
Agave americana - Century Plant  
Agave deserti\* - Desert Century Plant  
Agave shawii\* - Shaw's Century Plant  
Aloe arborescens - Tree Aloe  
Alyogyne huegelii - Blue Hibiscus  
Antigonon leptopus\* - San Miguel Coral Vine  
Arbutus unedo - Strawberry Tree  
Baccharis glutinosa\* - Mule Fat  
Brachychiton populneus - Bottle Tree  
Caesalpinia gilliesii - Bird of Paradise Bush  
Calliandra californica\* - Baja Fairy Duster  
Cassia artemisioides - Feathery Senna  
Ceanothus spp.\* - California Lilac  
Ceratonia siliqua - Carob  
Cercidium floridum - Blue Palo Verde  
Cercis occidentalis\* - Western Redbud  
Comarostaphylis diversifolia\* - Summer Holly  
Convolvulus cneorum - Bush Morning Glory  
Coreopsis gigantea\* - Giant Coreopsis  
Coreopsis maritima\* - Sea Dahlia  
Coreopsis verticillata - Coreopsis  
Dalea orcuttii - Orcutt's Delea  
Dalea spinosa - Smoke Tree  
Delosperma alba - White Trailing Ice Plant  
Dudleya brittonii\* - Britton's Chalk Dudleya  
Dudleya pulverulenta\* Chalk Dudleya  
Dudleya virens\* - Island Live-Forever  
Elaeagnus pungens - Silverberry  
Encelia californica\* - Coast Sunflower  
Encelia farinosa\* - White Brittlebush  
Eriophyllum confertiflorum\* - Golden Yarrow  
Eschscholzia californica\* - California Poppy  
Ferocactus viridescens\* - Coast Barrel Cactus  
Fouquieria splendens\* - Ocotillo  
Galvezia juncea\* - Baja Bush-Snapdragon  
Galvezia speciosa\* - Island Bush-Snapdragon  
Garrya flavescens\* - Ashy Silktassel  
Grevillea spp. - Grevillea  
Helianthemum spp.\* - Sunrose  
Hesperaloe parviflora - Red Yucca  
Heteromeles arbutifolia\* - Toyon  
Iva hayesiana\* - Poverty Weed

Juglans californica\* - California Walnut  
Juglans hindsii - California Black Walnut  
Keckiella cordifolia\* - Heart-Leaved Penstemon  
Kniphofia uvaria - Red-Hot Poker  
Lampranthus aurantiacus - Ice Plant  
Lantana spp. - Lantana  
Lasthenia californica\* - Common Goldfields  
Laurus nobilis - Sweet Bay  
Lavandula spp. - Lavender  
Leucophyllum frutescens - Texas Ranger  
Lonicera subspicata\* - Chaparral Honeysuckle  
Lotus scoparius\* - Deerweed  
Lupinus spp. - Lupine  
Lyonothamnus floribundus asplenifolius\* - Fernleaf  
Catalina Ironwood  
Malacothamnus fasciculatus\* - Mesa Bushmallow  
Nolina parryi\* - Parry's Nolina  
Nolina parryi spp. Wolfii\* - Wolf's Bear Grass  
Penstemon spp. (wild)\* - Penstemon  
Pittosporum phillyraeoides - Willow Pittosporum  
Portulacaria afra - Elephant's Food  
Prunus ilicifolia\* - Hollyleaf Cherry  
Prunus lyonii - Catalina Cherry  
Quercus agrifolia\* - Coast Live Oak T  
Quercus dumosa\* - Scrub Oak S  
Quercus engelmannii\* - Engelmann Oak T  
Quercus suber - Cork Oak  
Rhamnus californica\* - Coffeeberry  
Robinia Ambigua 'Purple Robe' - Purple Robe Locust  
Romneya coulteri\* - Matilija Poppy  
Rosa californica\* - California Wild Rose  
Rosa minutifolia\* - Baja - California Wild Rose  
Sambucus spp. - Elderberry  
Santolina chamaecyparissus - Lavender Cotton  
Santolina virens - Santolina  
Sedum spp. - Stonecrop  
Senecio cineraria - Dusty Miller  
Sisyrinchium bellum\* - Blue-Eyed Grass  
Symphoricarpos mollis\* - Creeping Snowberry  
Tagetes lemmonii - Copper Canyon Daisy  
Teucrium fruticans - Bush Germander  
Ulmus pumila - Siberian Elm  
Verbena lilacina\* - Lilac Verbena  
Viguiera laciniata\* - San Diego Sunflower G  
Westringia fruticosa - Coast Rosemary S  
Yucca schidigera\* - Mojave Yucca  
Yucca whipplei\* - Foothill Yucca  
Yucca californica - Our Lord's Candle  
Zauschneria californica - California Fuschia P  
Zauschneria cana - Hoary California Fuschia P  
Zauschneria 'Catalina' - Catalina Fuschia P



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