

MEMORANDUM

To: Justin Gipson, Fire Division Chief: Director of Fire Prevention and Support Services, Chula Vista Fire Department

From: Dudek Fire Protection; Michael Huff, Principal Fire Protection Planner
Dudek Fire Protection; Noah Stamm, Fire Protection Planner III

Subject: Village 8 East Fire Protection Plan Addendum and Figures Updates

Date: December 2023 (Updated January 2024)

Attachment (s): Attachment 1 – Updated Site Plan and Site Utilization Plan
Attachment 2 – FPP Figure 12 – Updated Fuel Modification Zone Exhibit
Attachment 3a – FPP Figure 13 – Updated Perimeter Fence at Preserve Edge
Attachment 3b - V8 East Park Concept Section at P-2 Park Area
Attachment 4 – Updated FPP Attachment 2 – Approved Plant Palettes for Village 8 East Interior Landscape and Fuel Modification Zones
Attachment 5 – Updated Prohibited Plant List

The University Villages, Village 8 East Fire Protection Plan (FPP) prepared by Dudek was approved by the City Chula Vista Fire Department (CVFD) in 2014. In September 2022, Dudek was asked to evaluate proposed changes related to the Village 8 East replanning effort. HomeFed Otay Land II, LLC (Applicant) has prepared a new tentative map (TM) and amendments to the Village 8 East Sectional Planning Area Plan (SPA), which include an amendment to the FPP. Dudek has evaluated the revised site plan (Attachment 1) and determined that the findings of the approved Fire Protection Plan (FPP) dated July 2014 remain applicable and valid. The site changes do not impact the analysis, results, or requirements of the FPP as long as the FPP's requirements are maintained.

In addition to the revised site plan and SPA, the Village 8 East replanning effort includes an updated landscape plan with a variety of newly proposed plant species along with an updated prohibited plant list. Dudek has reviewed the proposed plant palette and prohibited plant list and provided opinions that required the removal of some species, resulting in the proposed plant palettes which Dudek accepts as meeting the FPP requirements for fuel modification zone areas and separately, for interior landscape areas.

As indicated, Dudek has determined that the findings of the approved 2014 FPP remain applicable with the proposed site plan and SPA updates, with some minor FPP changes. First, the fire and buildings codes have been updated since the FPP was prepared in 2014 with the most recent update adopted on January 1, 2023. The FPP will be amended to incorporate consistency with the latest codes.

Items 1 through 5 below summarize the proposed addenda to the 2014 FPP. Additionally, Attachment 2 – FPP *Figure 12 – Village 8 East Fuel Modification Zone Exhibit* has been updated to reflect the revised Village 8 East TM with no FMZ width reductions except at the P-2 Park.

Item 1. Fire Protection Plan ADDENDUM - CURRENT CODES. The approved FPP (December 2014) shall include the application of all applicable Chapters of the 2022 California Fire Code (CFC), including Chapter 49 and all applicable Chapters of the 2022 California Building Code (CBC), including Chapter 7A, for the entire University Villages, Village 8 East Project Site.

Item 2. Fire Protection Plan ADDENDUM – LAND USE CHANGES.

The FPP is amended to include the following Project Description and Table 1:

Otay Ranch Village 8 East is south of the extension of Main Street, north of the Otay River Valley, east of Village 8 West and west of SR-125. This urban village was originally approved by the Chula Vista City Council in 2014 and subsequently amended in 2020. Current entitlements accommodate a total of 3,276 residential units, including 943 detached homes, 1,893 attached homes and 440 multi-family units in a mixed-use setting, 20,000 square feet of retail/commercial uses, an elementary school site, a neighborhood park and the 51.5-acre (gross) Otay Ranch Community Park South. Access to the village is provided via the extension of Main Street and La Media Parkway with emergency and pedestrian access to the community park provided along a utility corridor in the southeast portion of Village 8 East. Primary access to the community park is via existing Avenida Caprise within Village 8 West.

HomeFed Otay Land II, LLC, (Applicant), proposes to amend the Village 8 East land use plan to reflect current market conditions and housing needs and to ensure the community relates more closely to the adjacent Village 8 West community and future Village 9 planned east of SR-125. The replanning effort also addresses the redesign of the SR-125 interchanges at Main Street and La Media Parkway.

Village 8 East Proposed Land Use: The Proposed Village 8 East Land Use Plan would include a Village Core area that would accommodate a mix of uses including multi-family residential and retail/commercial uses along with an elementary school site and a centrally located neighborhood park. A future multi-modal bridge, planned to accommodate Neighborhood Electric Vehicles (NEV), bicycles and pedestrians is also planned in the Village Core linking Village 8 East and future Village 9.

The proposed project would include 20,000 square feet of commercial/retail uses and 1,348 multi-family homes distributed across eight Village Core parcels. Other residential land uses include 1,664 multi-family residential units in 10 parcels designated Medium-High Residential. The elementary school site has an underlying “High” residential land use designation that could accommodate 264 multi-family units if the site is not utilized as a school site. The project also includes an alternative elementary school site/neighborhood park site configuration which would increase the size of the elementary school site and correspondingly reduce the neighborhood park site. This alternative configuration would be implemented based on the needs of the Chula Vista Elementary School District.

The project also includes 253.6 acres of Preserve Open Space, 16.4 acres of manufactured slopes/basins and the 22.6-acre active recreation site (AR-11) located east of SR-125. Approximately 15.3 acres comprising perimeter slope areas are included in the gross acres of development parcels. The Village 8 East Final Map(s) will include open space easements over perimeter slope areas based on final engineering designs. The 43.3-acre (gross) Otay Ranch Community Park South is located south of Village 8 East. An existing water quality basin that serves Village 8 West is located in the western portion of the community

park and the proposed project includes an additional water quality basin in the eastern portion of the community park to serve Village 8 East.

Parcel	Permitted Density Range	Estimated Units ¹	Gross Acres ²	Estimated Density ³
Medium High Multi-Family Residential				
R-1	11-18 du/ac	154	9.9	15.6
R-2	11-18 du/ac	163	10.7	15.2
R-3	11-18 du/ac	162	11.4	14.2
R-4	11-18 du/ac	147	10.9	13.5
R-5	11-18 du/ac	155	11.0	14.1
R-6	11-18 du/ac	143	10.3	13.9
R-7	11-18 du/ac	226	15.8	14.3
R-8	11-18 du/ac	176	14.0	12.6
R-9	11-18 du/ac	196	15.4	12.7
R-10	11-18 du/ac	142	11.5	12.3
Total MH		1,664	120.9	13.8
Village Core⁴				
VC-1	18-45 du/ac.	275	7.6	36.2
VC-2	18-45 du/ac.	430	11.3	38.1
VC-3A	18-45 du/ac.	161	5.5	29.3
VC-3B ⁵	18-45 du/ac.	0	5.6	0.0
VC-4	18-45 du/ac.	192	4.5	42.7
VC-5 ⁵	18-45 du/ac.	0	5.7	0.0
VC-6	18-45 du/ac.	142	5.3	26.8
VC-7	18-45 du/ac.	148	6.0	24.7
Total VC		1,348	51.5	26.2
Subtotal Residential				
		3,012	172.4	
Other				
Community Purpose Facility⁶				
CPF-1			1.2	
Subtotal CPF			1.2	
Parks				
P-1 ⁷			7.3	
P-2 ¹¹			43.3	
AR-11			22.6	
Total Parks			73.2	
School				
S-1 ^{7 8}		264	11.3	

Parcel	Permitted Density Range	Estimated Units¹	Gross Acres²	Estimated Density³
Open Space				
MSCP Preserve OS (Lots 1-4)			253.6	
Manufactured/Basin OS (Lots 5-8) ⁹			16.4	
Total Open Space			270.0	
Circulation				
Internal			22.5	
External			9.2	
Total Circulation			31.7	
CALTRANS LOTS (to be dedicated)				
CT-1			1.7	
CT-2			0.1	
CT-3			1.9	
Total CALTRANS Lots			3.7	
Future Development				
Lot A			1.0	
Lot B			8.4	
Total Future Development			9.4	
Subtotal Other			400.5	
OVERALL SPA TOTAL¹⁰		3,276	572.9	

NOTES:

¹ Estimated Units are provided for planning purposes only, do not represent the final unit allocation for each parcel and shall not be used to limit or restrict the final units allocated to any parcel.; The final unit allocation must remain consistent with the permitted density range applicable to the parcel. The final unit allocation shall be determined during Design Review and shall be documented in the Unit Tracking Table (Village 8 East SPA Plan, Attachment 1). Revisions to the Site Utilization Table shall not be required based on changes to the Estimated Units presented herein.

² Final acreage information to be determined during final engineering. Acreage may vary due to rounding. Residential and Village Core gross acreage includes approximately 15.3 of perimeter open space areas. Open space easements to be recorded over perimeter open space slopes to be maintained by the Master HOA or Sub-Association, as determined during final design.

³ Estimated Density calculated based on gross parcel acreage. Final density to be determined during Design Review.

⁴ 20,000 SF of commercial uses are authorized within Village 8 East. Commercial SF may be developed within a single parcel designated VC or distributed among any parcel designated VC (VC-1 through VC-7). The final distribution of commercial SF to be determined during Design Review. The “Permitted Density Range” is not applicable to VC parcels with no residential units.

⁵ VC-3B and VC-5 are anticipated to be developed with non-residential uses only, consistent with the Village Core zoning district. The “Permitted Density Range” is not applicable to VC parcels with no residential units.

⁶ Per the Land Offer Agreement (7/8/2014), the Village 8 East SPA Plan shall designate 4.0 acres of CPF land. The Applicant is proposing to meet a portion of the Village 8 East CPF obligation by designating the 1.2-acre CPF-1 site as a private recreation facility. The remaining 2.8 acre CPF obligation shall be addressed in a separate agreement between the Applicant and the City of Chula Vista.

⁷ Both the Village 8 East SPA Plan and Tentative Map include the "Proposed" and "Alternative" configuration and acreage for the S-1 School Site and P-1 Neighborhood Park. Either the Proposed or Alternative may be implemented without the need for an amendment to the SPA Plan or TM. The final neighborhood park acreage shall be addressed in the future Village 8 East Parks Construction Agreement.

⁸ The S-1 school site has an underlying residential land use designation of High Residential. If the site is not developed as a school site, then it shall be developed as residential; however, if the site is developed as an elementary school, then the 264 units may be reallocated to another Village 8 East parcel or transferred to another village, as permitted in the Village 8 East PC District Regulations, Chapter 10, Implementation.

⁹ A portion of the Edge Trail and associated overlook features (approximately 1.76 acres) are included within the 8.2-acre OS-7 parcel. The Edge Trail area shall be secured with a public access easement and the 1.76 acres shall satisfy a portion of the Village 8 East park obligation. The 1.76-acre Edge Trail area is not counted toward meeting the Village 8 East open space requirement.

¹⁰ Village 8 East acreage adjusted from approved 2014 development area to reflect changes in SR-125 ROW and to facilitate the future SR-125 ROW Decertification process.

¹¹ The P-2 Community Park / OS-6 Alternative would be implemented only upon City approval of the Alternative Compliance Program (“ACP”) Permit and Rough Grading Storm Water Quality Management Plan (“SWQMP”) (See TM Sheet 6 for additional details). This would increase the P-2 Community Park parcel to 47.4 acres (gross) and 39.0 acres (net) and correspondingly decrease the OS-6 parcel to 4.8 acres (gross) and 0.7 acres (gross).

Local bus stops are provided on both sides of Main Street. Transit access would be provided in shared flow travel lanes.

La Media Parkway, from its eastern terminus in Village 8 West, would continue through Village 8 East as a four-lane major road with a 17-foot Chula Vista Regional Trail comprised of a 5-foot sidewalk and 12-foot-wide, two-way NEV/Bike Route on the south side. On the north side of La Media Parkway, an 11-foot Chula Vista Regional Trail is provided west of La Palmita Drive and 5-foot sidewalk is provided east of La Palmita Drive. Transit access is planned in shared flow travel lanes.

SR-125: Concurrent with the replanning effort in Village 8 East, CALTRANS has initiated a Project Study Report-Project Development Support (PSR-PDS) to evaluate alternatives that provide new local street connections, increase capacity, improve mobility, and relieve congestion on State Route 125 (SR-125) between the Otay River and Birch Road. The PSR-PDS includes four preliminary designs for the SR-125 interchanges at Main Street and Otay Valley Road. The Village 8 East land use plan reflects Alternative B. The TM will be revised to reflect the ultimate SR-125 ROW and design.

Alternative B: Couplet/Parallel Street System Interchange Alternative B consists of a couplet/parallel street system interchange with ramps at Main Street and Otay Valley Road acting as a single freeway access point via connected one-way frontage roads (Type L-5 per Caltrans Highway Design Manual (HDM) Section 502.2(C)). For this alternative, vehicles traveling northbound on SR-125 would exit at Otay Valley Road and enter SR-125 at Main Street. Similarly, southbound vehicles would exit SR-125 at Main Street and enter SR-125 at La Media Parkway. The on/off ramps at La Media Parkway and Main Street will be connected by two-lane, one-way frontage roads. This alternative will include three La Media Parkway Valley Road (approximately 94'-4" wide), and a new multi-modal bridge (22' wide).

Discretionary Actions: Discretionary actions which require City Council and Planning Commission consideration and/or approval. The Proposed Project includes an Addendum to Otay Ranch University Villages Project Comprehensive SPA Plan Amendment Final Environmental Impact Report (FEIR) (EIR 13-01; SCH No. 2013071077); approved December 2014, amendments to the City of Chula Vista General Plan, the Otay Ranch General Development Plan, the Otay Ranch Village 8 East Sectional Planning Area Plan, and Appendices, a Rezone and approval of Village 8 East Tentative Map CVT No. 22-0005. A Development Agreement amendment is also proposed as part of the Proposed Project.

Technical Reports and Memos: The following technical reports and memos would be prepared for the proposed project:

- Biological Resources Technical Memorandum (Dudek)
- Air Quality and Global Climate Change Technical Memorandum (Dudek)
- Health Risk Assessment Screening Letter (Ldn Consulting, Inc.)
- Noise Assessment Technical Memorandum (Dudek)
- Comprehensive Project Information Form/Trip Generation Analysis Update (Chen Ryan)
- Archaeological Evaluation of Cultural Resources Letter (Dudek)
- Master Drainage Study (Hunsaker)
- PDP SWQMP (Hunsaker)
- Overview of Sewer Service Update (Wilson Engineering)
- Overview of Water Service Update (Wilson Engineering)

- Geotechnical Investigation Letter (GEOCON)
- Fiscal Impact Analysis Update (Development Planning & Financing Group)

Item 3. Fire Protection Plan ADDENDUM-FUEL MODIFICATION ZONE AND FENCE CHANGES. Fuel Modification Zones will remain the same throughout the University Villages, Village 8 East Project area with the following exceptions:

- 1) a reduction of the 100-foot FMZ around the perimeter of the Otay Ranch Community Park South (P-2) to 30 feet (see Attachment 2). It should be noted that there will be a structure(s) proposed within the P-2 Park area, however, the location of the structure(s) is not yet identified. Any structures located within the P-2 Park area will be provided with 100 feet or more of irrigated fuel modification around all sides.
- 2) the six-foot tall CMU fire wall that was previously proposed along the rear yards of the structures at the southern edge of the development area, is now unnecessary and will instead be tubular steel or post & rail (Attachment 3a). The six-foot CMU fire wall along the rear yards of the structures is being eliminated because a full 100 feet of on-site fuel modification (i.e. Zones 0, 1, and 2) is achievable along exposed sides of the structures along the southern boundary that are exposed to the naturally-vegetated open space areas. Furthermore, within the fuel modification zones, there are multiple MSE/retaining walls proposed that range in height between 3 and 12 feet, as well as multi-tiered edge trails/community park trails that are between 8 feet and 20 feet wide. The inclusion of the MSE/retaining walls and the trails provide and equivalent separation of fuels. Finally, the P-2 Park area that is south of the V8 East community provides an irrigated fuel break that separates the fuels around V8 East. See Attachments 3a and 3b for cross sections of the fuel modification zones adjacent to the southern portion of the development. and;
- 3) the inclusion of Zone “0”, which will be located on all sides of and directly adjacent to all structures. Zone 0 extends 5 feet from buildings, structures, decks, etc.

1.) Otay Ranch Community Park South (P-2) FMZ Reduction

The 100 feet of FMZ around the Community Park South is considered unnecessary based on the park’s landscape, maintenance, and ignition resistant conditions. Therefore, the FMZ has been reduced to 30 feet of maintained zone around the perimeter of the P-2 Park to augment the already lower fuel, maintained and managed park landscape. It should be noted that there will be a structure(s) proposed within the P-2 Park area, however, the location of the structure(s) is not yet identified. Any structures located within the P-2 Park area will be provided with 100 feet or more of irrigated fuel modification around all sides.

3.) Inclusion of Zone “0”

The Zone “0” ember-resistant zone is currently not required by law, but science has proven it to be the most important of all the defensible space zones. This zone includes the area under and around all attached decks, and requires the most stringent wildfire fuel reduction. The ember-resistant zone is designed to keep fire or embers from igniting materials that can spread the fire to a home. The following provides guidance for this zone, which may change based on the regulation developed by the Board of Forestry and Fire Protection.

- Use hardscape like gravel, pavers, concrete and other noncombustible mulch materials. No combustible bark or mulch
- Remove all dead and dying weeds, grass, plants, shrubs, trees, branches and vegetative debris (leaves, needles, cones, bark, etc.); Check and clear roofs, gutters, decks, porches, stairways, etc.
- Remove all branches within 10 feet of any chimney or stovepipe outlet
- Limit plants in this area to low growing, nonwoody, properly maintained plants

- Limit combustible items (outdoor furniture, planters, etc.) on top of decks
- Relocate firewood and lumber at least 30-feet from structures
- Vegetation limited to no more than 6" to 18" in height
- Vegetation shall be irrigated
- Replace combustible fencing, gates, and arbors attach to the home with noncombustible alternatives
- Consider relocating garbage and recycling containers outside this zone
- Consider relocating boats, RVs, vehicles and other combustible items outside this zone

Zone 1 and 2 Fuel modification and fire safety standards will follow the recommendations of Section 4.1 through 4.1.3 of the Project's approved FPP. Zone 1 will include all public and private areas located between a structure's edge and 50 feet outward and Zone 2 will include all public and private areas located between the outside edge of Zone 1 and a minimum of 50 feet outward to 100 feet, per the Project's FPP (dated July 2014). FMZ consistent landscape or hardscape is allowable and consistent with the intent of a 100-foot wide FMZ.

Item 4. Fire Protection Plan ADDENDUM- Appendix C Proposed Plant Palette. The Proposed plant palettes for all areas including the landscape and fuel modification zone areas are provided as Attachment 4 to this technical memorandum. These plant palettes shall supersede the palettes presented in the 2014 FPP (FPP Attachment 2).

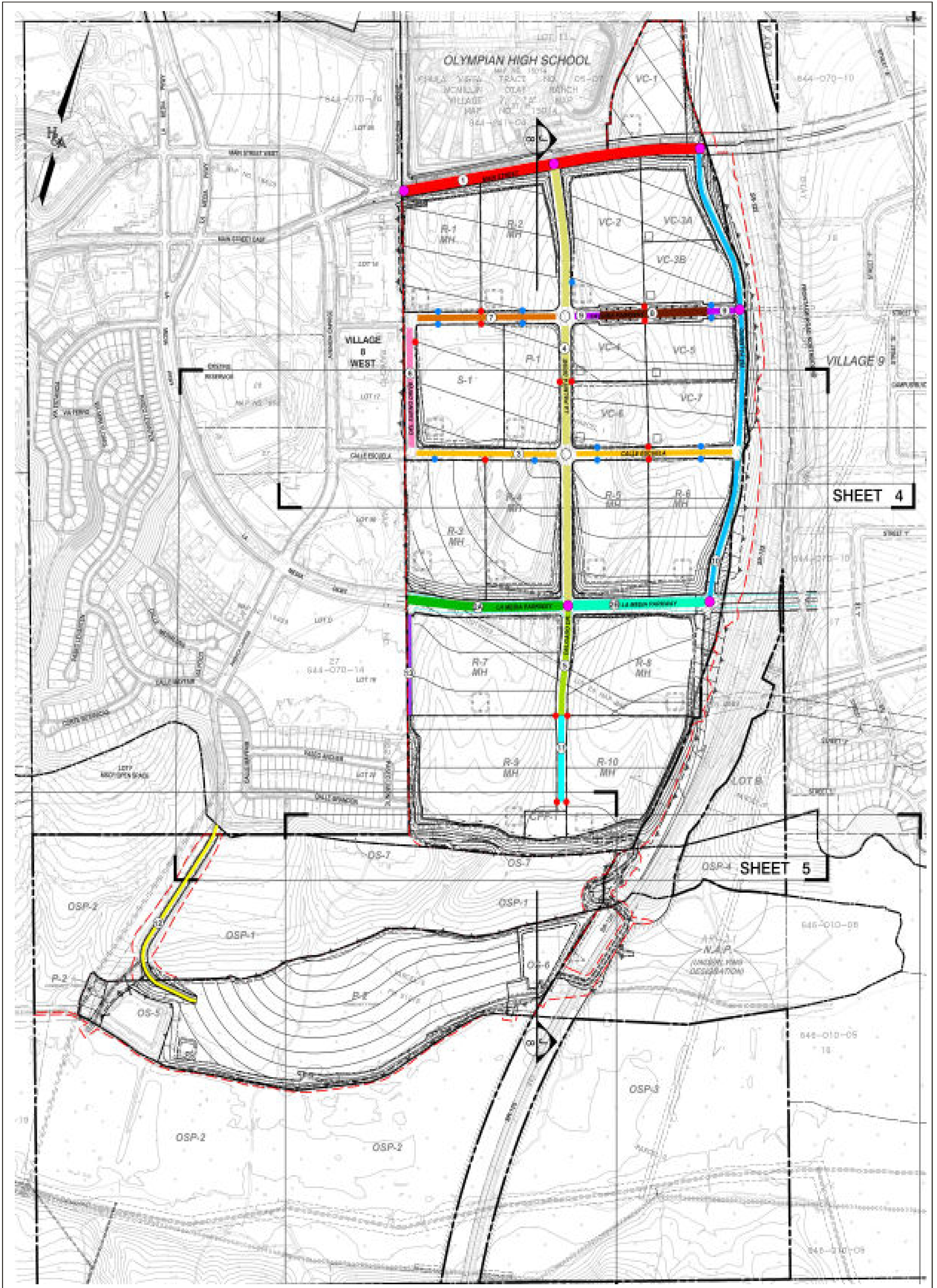
Item 5. Fire Protection Plan ADDENDUM – Prohibited Plant List. The Proposed prohibited plant list (Attachment 5) has been edited to remove California pepper (*Schinus mole*), camphor tree (*Cinnamomum camphora*), bottle brush (*Callistemon* sp) with proper maintenance, olive tree (*Olea europa*), manzanita (*Arctostaphylos* sp.), coyote bush (*Baccharis* sp.), iceplant (*Carpobrotus* sp), English ivy (*Hedera helix*) with maintenance, Mahonia (*Mahonia* sp), Laurel sumac (*Rhus lancea*) at low densities, purple nightshade (*Solanum xantii*) and periwinkle (*Vinca major*). These plants are proposed to be used in modest applications as isolated individuals within the interior landscape areas and be subject to ongoing maintenance to address their accumulation of debris. This prohibited plant list shall supersede the palettes presented in the 2014 FPP (FPP Attachment 3).

Dudek has reviewed the proposed changes to the site plan, plant palette and prohibited plant lists and find that the proposed changes are acceptable and do not conflict with the intent of the 2014 FPP. In addition, the Project will apply all applicable Chapters of the 2022 Fire and Building Codes, including Chapters 49 of the CFC and Chapter 7A of the CBC).

Please feel free to contact me at (619) 992-9161, if you have any questions or require any additional information.

Attachment 1

Updated FPP Figure 1 –Site Plan and Updated Site
Utilization Plan

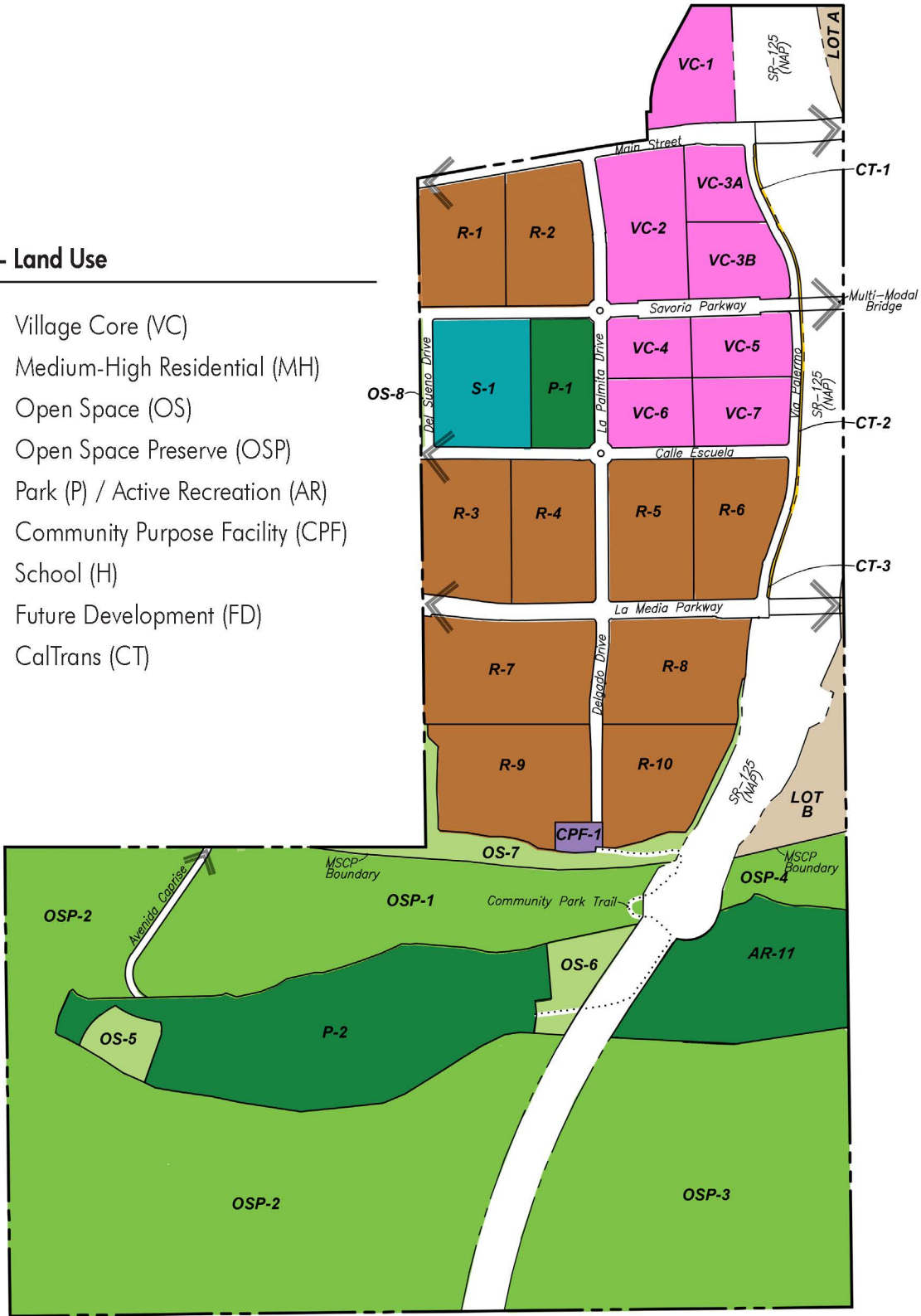


SOURCE: HUNSAKER & ASSOCIATES, October 2023



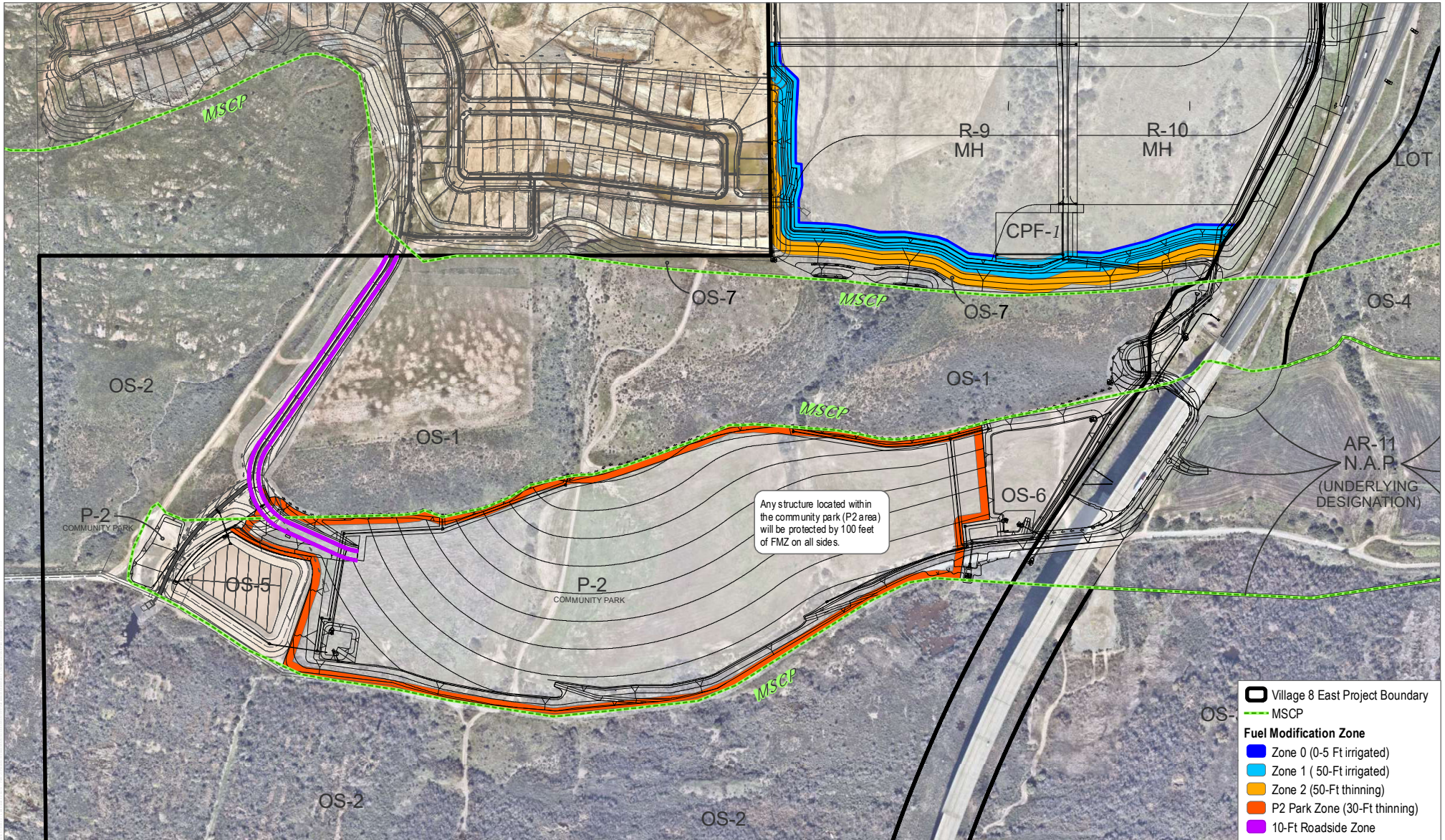
Legend - Land Use

-  Village Core (VC)
-  Medium-High Residential (MH)
-  Open Space (OS)
-  Open Space Preserve (OSP)
-  Park (P) / Active Recreation (AR)
-  Community Purpose Facility (CPF)
-  School (H)
-  Future Development (FD)
-  CalTrans (CT)



Attachment 2

Updated FPP Figure 12 –Village 8 East Fuel Modification
Zone Exhibit Revised Village 8 East TM



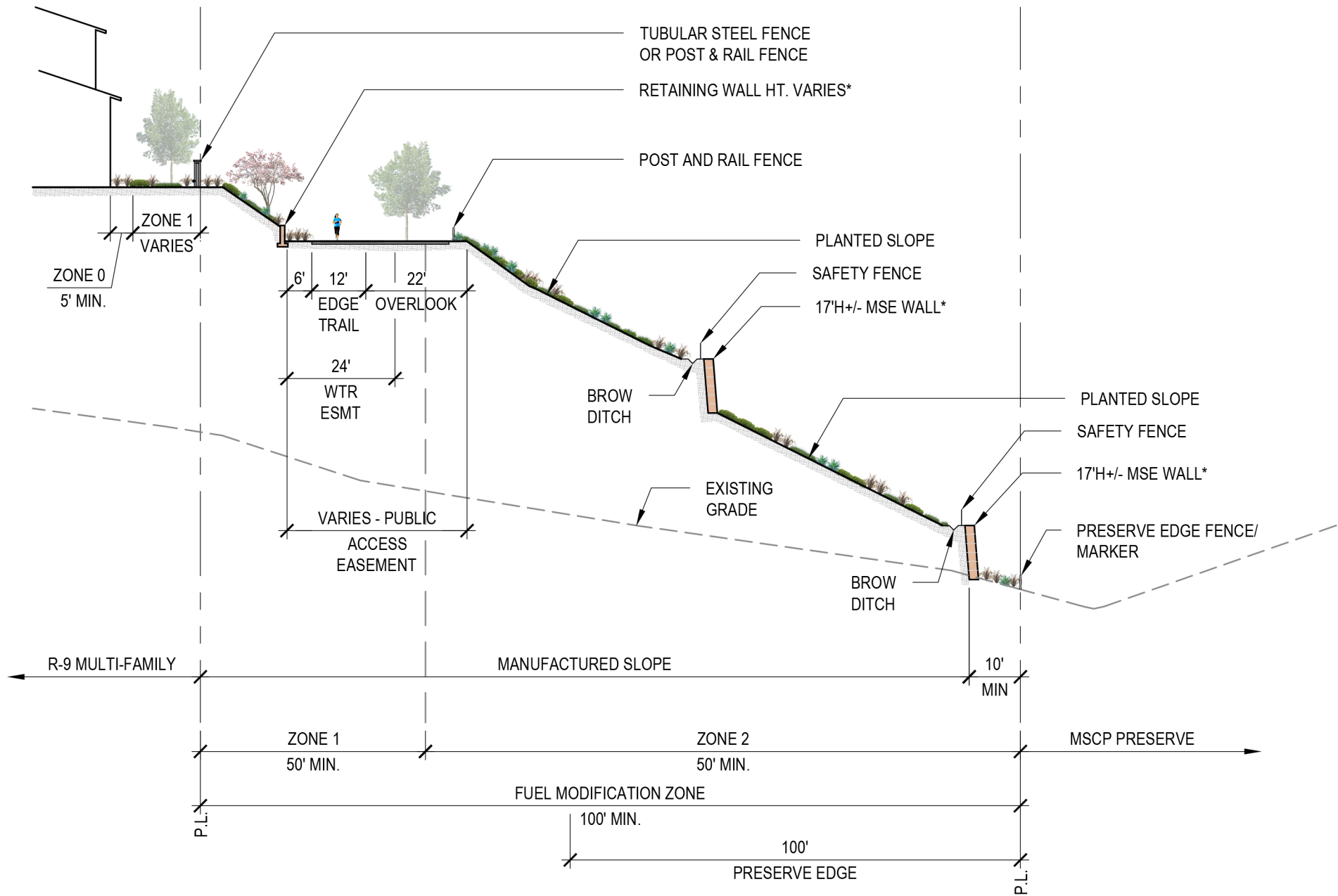
SOURCE: Hursaker 2022; SAN GIS 2022



- Village 8 East Project Boundary
- MSCP
- Fuel Modification Zone**
- Zone 0 (0-5 Ft irrigated)
- Zone 1 (50-Ft irrigated)
- Zone 2 (50-Ft thinning)
- P2 Park Zone (30-Ft thinning)
- 10-Ft Roadside Zone

Attachment 3a

Updated FPP Figure 13 – Perimeter Wall at Preserve Edge



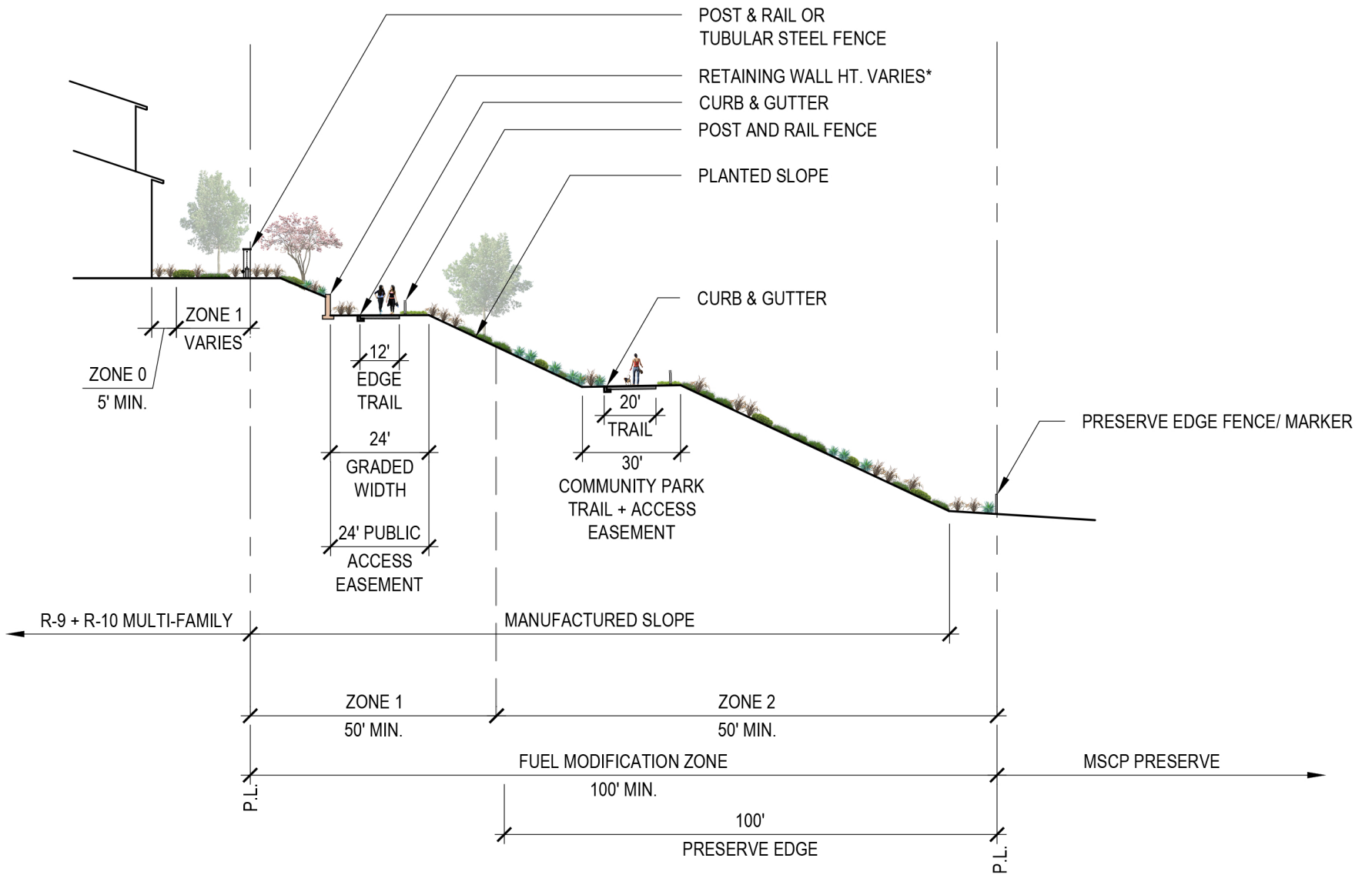
NOTE: * FINAL ELEVATIONS TO BE DETERMINED ON GRADING PLAN

Otay Ranch

Village 8 East - Preserve Edge Plan

Section 01 - Multi-Family to Preserve with MSE

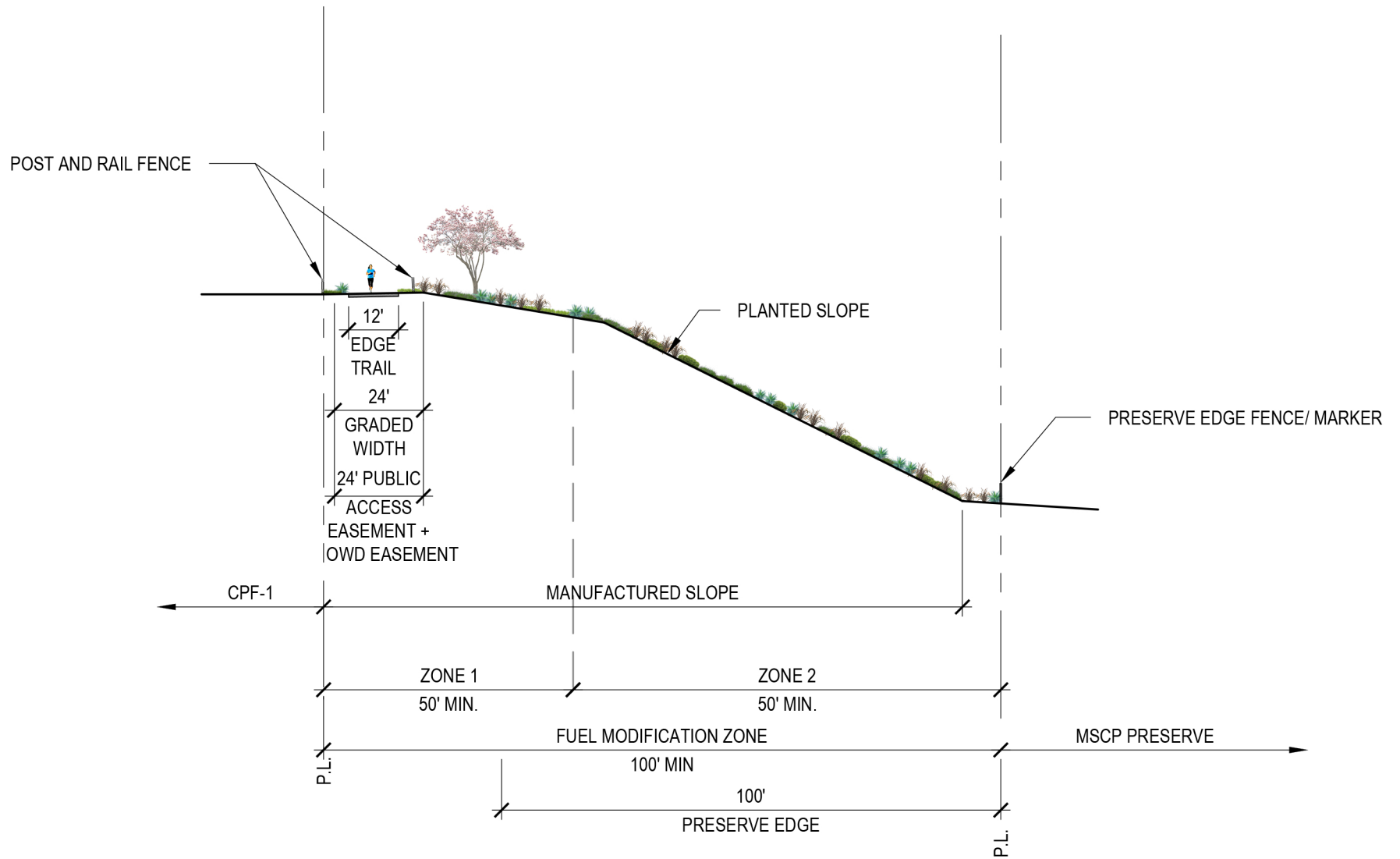
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NOTE: * FINAL ELEVATIONS TO BE DETERMINED ON GRADING PLAN

Otay Ranch

Village 8 East - Preserve Edge Plan

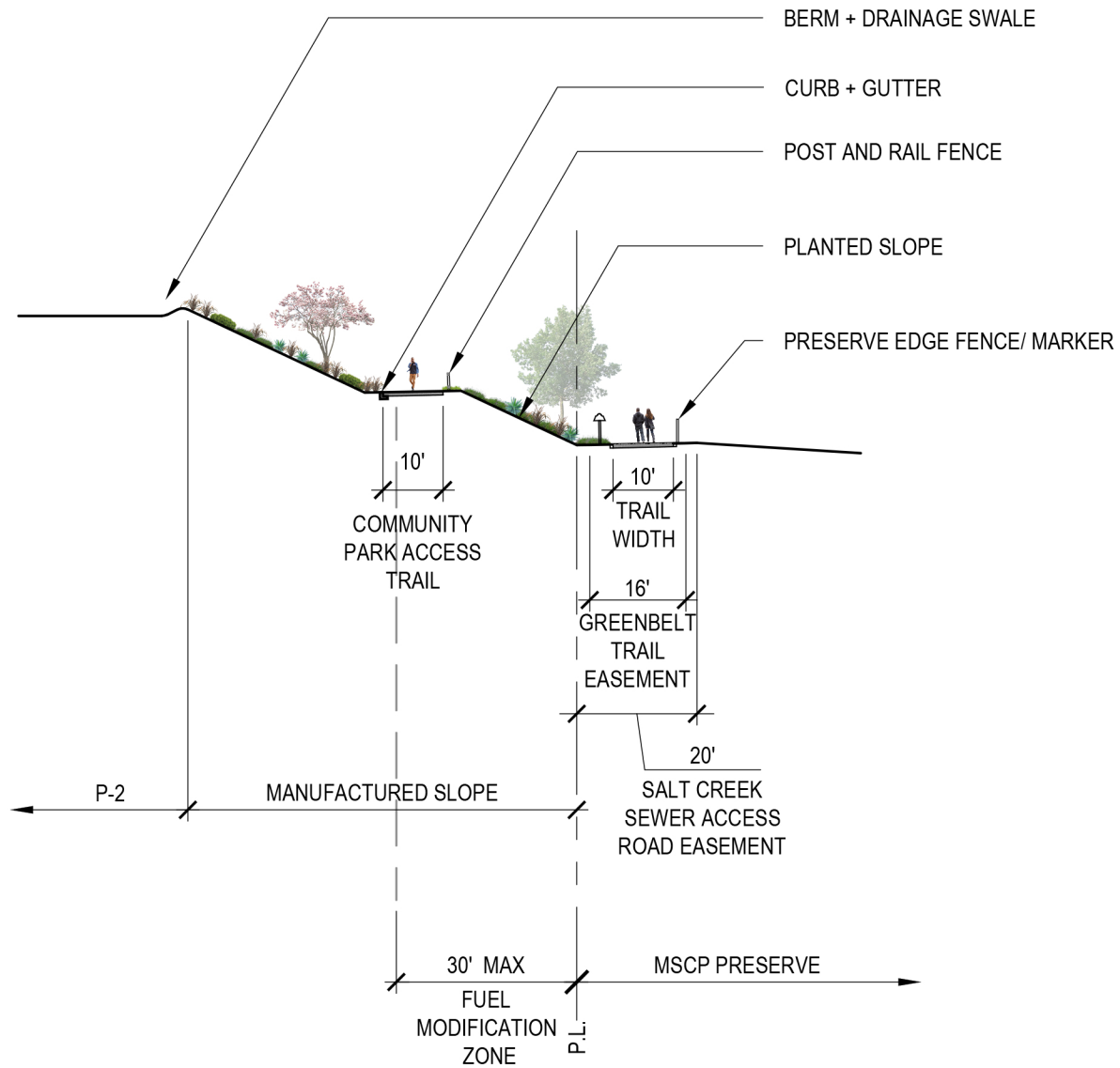


Otay Ranch

Village 8 East - Preserve Edge Plan

Section 03 - CPF1 to Preserve

02 Jan 24



Otay Ranch

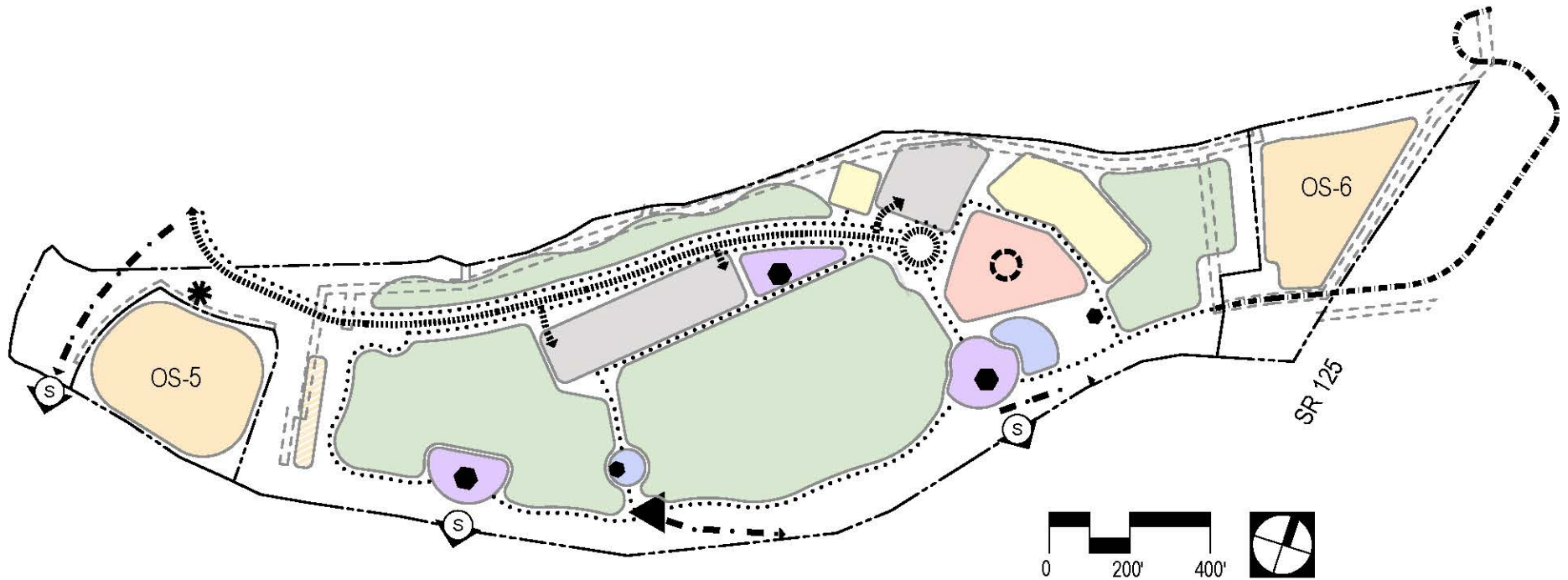
Village 8 East - Preserve Edge Plan

Section 04 - P2 to Preserve

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Attachment 3b

V8 East Park Concept Section at P-2 Park Area



LEGEND

SYMBOL	DESCRIPTION
	COMMUNITY CENTER
	MULTI-USE SPORTS FIELDS
	PICNIC AREA
	PLAY AREA
	SPORTS COURTS
	WATER QUALITY DETENTION BASIN
	CONCEPTUAL PARK WATER QUALITY DETENTION BASIN
	LANDMARK MONUMENT
	RESTROOM MAINTENANCE
	PEDESTRIAN CIRCULATION
	VEHICULAR CIRCULATION
	COMMUNITY PARK TRAIL (MAINTENANCE + EMERGENCY ACCESS)
	GREENBELT TRAIL CONNECTION
	PARKING AREA
	SCENIC OVERLOOK
	LARGE SHADE STRUCTURE
	SMALL SHADE STRUCTURE
	TRAIL STAGING AREA
	30' FUEL MOD ZONE
	LOT LINE
	EASEMENT

Attachment 4

Updated FPP Attachment 2 – Approved

Plant Lists

ATTACHMENT “A”

VILLAGE 8 EAST BRUSH MANAGEMENT, PRESERVE EDGE & COMMUNITY PARK

APPROVED PLANT LIST – December 2023

Brush Management Modification (Zones 1 & 2)

Plant and seed material should be locally sourced to the greatest extent possible to avoid genetically compromising existing Preserve vegetation. Notes provided below must be adhered to and planting must be implemented in accordance with the Chula Vista Fire Department’s fuel modification guidelines summarized in the Village 8 East Fire Protection Plan and 2023 Addendum.

Trees

Botanical Name	Common Name	BMZ	Notes
<i>Cercis occidentalis</i>	Western Redbud	1	
<i>Heteromeles arbutifolia</i>	Toyon	*	See Note 'A' below
<i>Parkinsonia x 'Desert Museum'</i>	Desert Museum Palo Verde	1	
<i>Platanus racemosa</i>	California Sycamore	1	
<i>Prosopis chilensis</i>	Chilean Mesquite	1	
<i>Prunus ilicifolia 'ilicifolia'</i>	Hollyleaf Cherry	1	
<i>Quercus agrifolia</i>	Coast Live Oak	1	
<i>Quercus engelmannii</i>	Englemann Oak	1	
<i>Rhus lancea</i>	African Sumac	1	See Note 'B' below

Shrubs, Cacti & Ground Covers

<i>Agave attenuata</i>	Foxtail Agave	1	
<i>Atriplex semibacatta</i>	Berry Saltbush	1	
<i>Baccharis pilularis 'Pigeon Point'</i>	Dwarf Coyote Brush	1 & 2	See Note 'C' below
<i>Cotoneaster dammeri 'Lowfast'</i>	Bearberry Cotoneaster	1	
<i>Encelia californica</i>	California Encelia	2	
<i>Encelia farinose</i>	California Encelia	1 & 2	
<i>Epilobium californicum</i>	California Fuschia	1 & 2	
<i>Epilobium canum</i>	California Fuschia	1 & 2	
<i>Galvezia speciosa 'Fire Cracker'</i>	Bush Snapdragon	2	
<i>Heteromeles arbutifolia</i>	Toyon	*	See Note 'A' below
<i>Isomeris arborea</i>	Bladder Pod	2	
<i>Isocoma menziesii 'Manziesii'</i>	Coast Goldenbush	2	
<i>Iva hayesiana</i>	San Diego Marsh Elder	*	
<i>Limonium perzii</i>	Statice	1	
<i>Myoporum parvifolium 'Putah Creek'</i>	Creeping Myoporum	1	
<i>Nassella pulchra</i>	Purple Needle Grass	2	
<i>Opuntia littoralis</i>	Coastal Prickly Pear Cactus	2	See Note 'E' below
<i>Opuntia oricola</i>	No Common Name	2	See Note 'E' below
<i>Phyla nodiflora</i>	Kurapia	1	
<i>Rhamnus crocea</i>	Redberry	*	
<i>Rhus integrifolia</i>	Lemonade Berry	*	
<i>Rhus ovata</i>	Sugarbush	*	
<i>Salvia apiana</i>	White Sage	2	See Note 'F' below

Botanical Name	Common Name	BMZ	Notes
<i>Simmondsia chinensis</i>	Jojoba	*	See Note 'F' below
<i>Trichostema lanatum</i>	Woolly Blue Curls	*	
<i>Viguiera laciniata</i>	San Diego Sunflower	2	
<i>Yucca schidigera</i>	Mojave Yucca	1 & 2	
<i>Yucca whipplei</i>	Our Lord's Candle	1 & 2	

Hydroseed Application

Plant and seed material should be locally sourced to the greatest extent possible to avoid genetically compromising existing Preserve vegetation

<i>Acmispon americanus</i>	Purshing's lotus	1
<i>Acmispon heermannii</i>	Heerman's lotus	1
<i>Cryptantha intermedia</i>	Common cryptantha	1
<i>Eschscholzia californica</i>	Coastal California Poppy	1
<i>Helianthemum scoparium</i>	Sun Rose	1
<i>Lasthenia gracilis</i>	California Goldfields	1
<i>Lupinus bicolor</i>	Miniature Lupine	1
<i>Sisyrinchium bellum</i>	Blue Eyed Grass	1
<i>Corethrogyne filaginifolia</i>	Sand Aster	2
<i>Encelia farinosa</i>	California Encelia	2
<i>Ericameria palmeri</i>	Palmer's goldenbush	2
<i>Eriophyllum confertiflorum</i>	Golden Yarrow	2
<i>Galium angustifolium</i>	Narrow leaved bedstraw	2
<i>Hazardia squarrosa</i>	Sawtooth goldenbush	2
<i>Hemizonia fasciculata</i>	Common Tarplant	2
<i>Isocoma menziesii</i>	Menzies' goldenbush	2
<i>Iva hayesiana</i>	San Diego Marsh Elder	*
<i>Lasthenia californica</i>	Dwarf goldfields	2
<i>Lupinus excubitus</i>	Grape soda lupine	2
<i>Viguiera laciniata</i>	San Diego Sunflower	2

Brush Management Notes:

- * Indicates larger shrubs that may be utilized in Zone 2, in cluster of no more than 400 SF
- A May be planted within Fuel Management Zone 1 up to 10% of the plant palette mix. No single mass shall exceed 400 sf. These shall be spaced such that the nearest shrub is no closer than the tallest shrub height (at maturity)
- B Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
- C Only local native shrub species will be utilized. No cultivars shall be permitted.
- D Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
- E Plants must be locally sourced
- F May be planted in limited quantities and must be properly spaced

Community Park P-2 Plant List

Trees

<i>Arbutus 'Marina'</i>	Marina Strawberry Tree
<i>Brachychiton populneus</i>	Bottle Tree
<i>Cassia leptophylla</i>	Gold Medallion Tree
Citrus species	Citrus
<i>Cupaniopsis anacardioides</i>	Carrotwood
<i>Dracaena draco</i>	Dragon Tree
<i>Eriobotrya deflexa</i>	Bronze Loquat

Botanical Name	Common Name	BMZ	Notes
<i>Geijera parviflora</i>	Australian Willow		
<i>Jacaranda mimosifolia</i>	Jacaranda		
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree		
<i>Lagerstroemia indica</i>	Lavender Crape Myrtle		
<i>Ligustrum lucidum</i>	Glossy Privet		
<i>Lophostemon confertus</i>	Brisbane Box		
<i>Magnolia grandiflora</i>	Magnolia		
<i>Metrosideros excelsa</i>	New Zealand Christmas Tree		
<i>Olea europea</i> 'Willsonii'	Fruitless Olive		
<i>Parkinsonia</i> x 'Desert Museum'	Desert Museum Palo Verde		
<i>Platanus acerifolia</i>	London Plane Tree		
<i>Platanus racemosa</i>	California Sycamore		
<i>Quercus agrifolia</i>	Coast Live Oak		
<i>Quercus engelmannii</i>	Englemann Oak		
<i>Quercus ilex</i>	Holly Oak		
<i>Rhus lancea</i>	African Sumac		
<i>Tipuana tipu</i>	Tipu Tree		
<i>Ulmus parvifolia</i> 'Drake'	Drake Evergreen Elm		

Shrubs, Cacti, Ornamental Grasses & Ground Covers

<i>Agave attenuata</i>	Foxtail Agave
<i>Aloe</i> species	Aloe
<i>Anigozanthos</i> species	Kangaroo Paw
<i>Baccharis pilularis</i> 'Pigeon Point'	Dwarf Coyote Brush
<i>Bougainvillea</i> species	Bougainvillea
<i>Callistemon citrinus</i> 'Little John'	Little John Bottlebrush
<i>Carex</i> species	Sedge
<i>Ceanothus</i> cultivars	Ceanothus
<i>Chondropetalum tectorum</i>	Cape Rush
<i>Cistus</i> species	Rockrose
<i>Clematis</i> species	Evergreen Clematis Vine
<i>Cordyline australis</i> 'Atropurpurea'	Bronze Dracena
<i>Cotoneaster dammeri</i> 'Lowfast'	Bearberry Cotoneaster
<i>Crassula</i> species	Crassula
<i>Dietes vegeta</i>	Fortnight Lily
<i>Echium fastuosum</i>	Pride of Madeira
<i>Encelia californica</i>	California Encelia
<i>Encelia farinose</i>	California Encelia
<i>Euonymus</i> species	Euonymus
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Festuca</i> species	Fescue
<i>Ficus pumila</i>	Creeping Fig
<i>Grevillea</i> 'Noellii'	Noel Grevillea
<i>Grewia occidentalis</i>	Lavender Starflower
<i>Helichrysum petiolare</i> 'Limelight'	Limelight Licorice Plant
<i>Hesperaloe</i> species	Red Yucca
<i>Heteromeles arbutifolia</i>	Toyon
<i>Ilex</i> species	Holly
<i>Lantana</i> species	Lantana
<i>Leucophyllum</i> species	Texas Ranger
<i>Leymus condensatus</i> 'Canyon Prince'	Canyon Prince Wild Rye

Botanical Name	Common Name	BMZ	Notes
<i>Ligustrum japonicum</i> 'Texanum'	Texas Privet		
<i>Limonium perezii</i>	Statice		
<i>Mahonia aquifolium</i>	Oregon Grape		
<i>Mimulus cardinalis</i>	Scarlet Monkeyflower		
<i>Muhlenbergia rigens</i>	Deergrass		
<i>Myoporum parvifolium</i> 'Putah Creek'	Creeping Myoporum		
<i>Myrtus communis</i>	Myrtle		
<i>Nassella pulchra</i>	Purple Needle Grass		
<i>Nephrolepis cordifolia</i>	Sword Fern		
<i>Phormium species</i>	New Zealand Flax		
<i>Phyla nodiflora</i>	Kurapia		
<i>Pittosporum crassifolium</i> 'Compactum'	Evergreen Pittosporum		
<i>Pittosporum tobira</i> 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum		
<i>Podocarpus</i> 'Icee Blue' (Columnar)	Icee-Blue Yellow-Wood		
<i>Podocarpus macrophyllus</i> 'Maki'	Shrubby Yew Pine		
<i>Portulcaria afra</i>	Elephant's Food		
<i>Portulcaria afra</i> 'Minima'	Elephant's Mat		
<i>Prunus caroliniana</i>	Carolina Cherry		
<i>Pyracantha species</i>	Firethorn		
<i>Raphiolepis indica</i>	Indian Hawthorn		
<i>Raphiolepis umbellata</i> 'Minor'	Dwarf Yedda Hawthorne		
<i>Rhus integrifolia</i>	Lemonade Berry		
<i>Rhus ovata</i>	Sugarbush		
<i>Rosmarinus species</i>	Rosemary		
<i>Salvia apiana</i>	White Sage		
<i>Scaevola</i> 'Mauve Clusters'	Mauve Clusters Pincushion Flower		
<i>Strelitzia nicolai</i>	Giant Bird of Paradise		
<i>Strelitzia reginae</i>	Bird of Paradise		
<i>Tecoma species</i>	Esperanza		
<i>Tecomaria capensis</i>	Cape Honeysuckle		
<i>Thuja occidentalis</i> 'Degroots Spire'	Degroots Spire Arbovitae		
<i>Trachelospermum jasminoides</i>	Star Jasmine		
<i>Tulbaghia violacea</i>	Sweet Garlic		
<i>Westringia fruticosa</i> 'Mundi'	Low Coast Rosemary		
<i>Wisteria sinensis</i>	Chinese Wisteria		

Turf

<i>Festuca</i> Aquawise Sportslube Mix (from seed)	Sports Field Fescue Mix
Dwarf Tall Fescue (sod)	Marathon II
<i>Cynodon dactylon</i> 'Bandera'	Bandera Bermuda Grass

Hydroseed Application

Plant and seed material should be locally sourced to the greatest extent possible to avoid genetically compromising existing Preserve vegetation.

<i>Acmispon americanus</i>	Purshing's lotus
<i>Acmispon heermannii</i>	Heerman's lotus
<i>Cryptantha intermedia</i>	Common cryptantha
<i>Eschscholzia californica</i>	Coastal California Poppy

Botanical Name	Common Name	BMZ	Notes
<i>Helianthemum scoparium</i>	Sun Rose		
<i>Lasthenia gracilis</i>	California Goldfields		
<i>Lupinus bicolor</i>	Miniature Lupine		
<i>Sisyrinchium bellum</i>	Blue Eyed Grass		
<i>Corethrogyne filaginifolia</i>	Sand Aster		
<i>Encelia farinosa</i>	California Encelia		
<i>Ericameria palmeri</i>	Palmer's goldenbush		
<i>Eriophyllum confertiflorum</i>	Golden Yarrow		
<i>Galium angustifolium</i>	Narrow leaved bedstraw		
<i>Hazardia squarrosa</i>	Sawtooth goldenbush		
<i>Hemizonia fasciculata</i>	Common Tarplant		
<i>Isocoma menziesii</i>	Menzies' goldenbush		
<i>Iva hayesiana</i>	San Diego Marsh Elder		
<i>Lasthenia californica</i>	Dwarf goldfields		
<i>Lupinus excubitus</i>	Grape soda lupine		

Attachment 5

Updated FPP – Village 8 East Prohibited Plant List

Appendix A

Prohibited Plant List - Updated October 2022

TREES

Botanical Name	Common Name	Resources
Abies species	Fir Trees	S
Acacia species	Acacia	HS
Agonis juniperina	Juniper Myrtle	S
Araucaria species	Norfolk Island Pine	S
Callistemon species	Bottlebrush	H
Cedrus species	Cedar	HS
Chamaecyparis species	False Cypress	S
Cinnamomum camphora¹	Camphor Tree	H
Conifers ²		H
Cryptomeria japonica	Japanese Cryptomeria	S
Cupressocyparis leylandii	Leylandii Cypress	S
Cupressus forbesii	Tecate Cypress	S
Cupressus glabra	Arizona Cypress	S
Cupressus sempervirens	Italian Cypress	S
Cupressus species	Cypress species	H
Eucalyptus species	Eucalyptus species	HS
Eucalyptus	Most Eucalyptus Species	K
Juniperus species	Juniper	H
Larix species	Larch	S
Olea europea	Olive Tree	H
Palmae species	Palms	HS**
Parkinsonia aculeata	Mexican Palo Verde	K
Pinus species	Pine	HS**
Pittosporum undulatum	Victorian Box	K
Podocarpus species	Fern Pine	S
Prunus caroliniana	Carolina Cherry Laurel	K
Prunus lyonil	Catalina Cherry	K
Pseudotsuga menziesii	Douglas Fir	S
Quercus engelmannii	Englemann Oak	K
Quercus suber	Cork Oak	K
Schinus mole	California Pepper Tree	H
Tamarix species	Tamarix	C
Taxodium species	Cypress	S
Taxus species	Yew	S
Tsuga species	Hemlock	S
Washingtonia filifera	California Fan Palm	

GROUNDCOVERS, SHRUBS & VINES

Botanical Name	Common Name	Resources
Acacia species	Acacia	HS
Achillia millefolium	Common Yarrow	K
Adenostoma fasciculatum	Chamise	HS
Adenostoma sparsifolium	Red Shanks	HS
Aeonium decorum	Aeonium	K
Aeonium simsii	ncn	K
Ajuga reptans	Carpet Bugle	K
Anthemix cotula	Mayweed	H
Aptenia cordifolia x 'Red Apple'	Red apple	K
Arbutus menziesii	Madrone	H
Arctostaphylos species¹	Manzanita	H
Artemisia pycnocephala	Beach Sagewort	K
Artemisia californica	California Sagebrush	HS
Artemisia caucasica	Caucasia Artemisia	H
Artemisia pycnocephala	Sandhill Sage	H
Artemisia species		H
Arundo donax	Giant Cane	C
Atriplex species	Saltbush	H
Atriplex canescens	Four-Wing Saltbush	K
Atriplex lentiformis ssp. Breweri	Brewer Saltbush	K
Baccharis pilularis consanguinea	Chaparral Bloom	H
Baccharis pilularis var. pilularis	Twin Peaks	K
Baccharis species	Coyote Bush	H
Bambusa species	Bamboo	S
Bougainvillea species	Bougainvillea	H
Brassica nigra	Black Mustard	H
Brassica rapa	Yellow Mustard	H
Cardaria draba	Hoary Cress, Perennial Peppergrass	H
Carpobrotus species¹	Ice Plant, Hottentot Fog	H
Carpobrotus chilensis	Sea Fig Ice Plant	K
Chrysanthemum leucanthemum	Oxeye Daisy	K
Cirsium vulgare	Wild Artichoke	H
Conyza canadensis	Horseweed	H
Coprosma pumila	Prostrate Coprosma	S
Cortaderia seloana	Pampas Grass	HC
Crassula Lactea	ncn	K
Crassula multicava	ncn	K
Crassula ovata	Jade Tree	K
Crassula tetragona	ncn	K
Cytisus Spp.	Scotch Broom, French Broom, etc.	HC
Delosperma 'alba'	White Trailing Ice Plant	K
Dodonea viscosa	Hopseed Bush	S
Drosanthemum floribundum	Rosea Ice Plant	K
Drosanthemum hispidum	ncn	K
Drosanthemum speciosum	Dewflower	K
Eriogonum fasciculatum ²	Common Buckwheat	H
Eriogonum species ³	Common Buckwheat	HS

GROUNDCOVERS, SHRUBS & VINES

Botanical Name	Common Name	Resources
Eschscholzia Mexicana	Mexican Poppy	K
Fremontodendron species	Flannel Bush	H
Gaillardia x grandiflora	Blanketflower	K
Gazania hybrids	South African Daisy	K
Gaxania rigens leucolaen	Trailing Gazaniz	K
Hedera helix¹	English Ivy	H
Helix canariensis ¹	English Ivy	K
Heterotheca grandiflora	Telegraph Plant	HS
Hypericum calycinum	Aaron's Beard	K
Juniperus species	Juniper	S
Lactuca serriola	Prickly Lettuce	H
Lampranthus aurantiacus	Bush Ice Plant	K
Lampranthus filicaulis	Redondo Creeper	K
Lampranthus spectabilis	Trailing Ice Plant	K
Limonium pectinatum	ncn	K
Limonium perezii	Sea Lavendar	K
Lonicera japonica	Japanese Honeysuckle	S
Lonicera japonica 'Halliana'	Hall's Japanese Honeysuckle	K
Lotus coniculatus	Bird's Foot Trefoil	K
Mahonia species	Mahonia	H
Malephora luteola	Trailing Ice Plant	K
Miscanthus species	Eulalie Grass	S
Muehlenbergia species	Deer Grass	S
Nerium oleander	Oleander	K
Nicotania bigelovii	Indian Tobacco	H
Nicotania glauca	Tree Tobacco	H
Ophiopogon japonicus	Mondo Grass	K
Osteospermum fruticosum	Trailing African Daisy	K
Penstemon spectabilis	Beard Tongue	K
Pennisetum setaceum	Fountain Grass	C
Perronskia Atripliciflora	Russian Sage	H
Pickeringia 'Montana'	Chaparral Pea	S
Plantago sempervirens	Evergreen Plantain	K
Portulacaria afra	Elephant's Food	K
Potentilla tabemaemontanii	Spring Cinquefoil	K
Rhamnus Alatemus	Italian Buckhorn	K
Rhus Diversiloba	Poison Oak (worker/firefighter safety)	H
Rhus laurina ³	Laurel Sumac	H
Rhus Lentii	Pink Flowering Sumac	H
Ricinus communis	Castor Bean	H
Romneya coulteri 'white cloud'	White Cloud Matilija Poppy	K
Rosmarinus species ³	Rosemary	S
Salsola austrails	Russian Thistle	H
Salvia mellifera	Black Sage	S
Salvia species	Sage	H
Sedum acre	Goldmoss Sedum	K
Sedum album	Green Stonecrop	K

³ Rosemariuns species (dwarf) is acceptable for use within this project area.

GROUNDCOVERS, SHRUBS & VINES

Botanical Name	Common Name	Resources
Sedum confusum	ncn	K
Sedum ilineare	ncn	K
Sedum x rubrotinctum	Pork and Beans	K
Senecio serpens	ncn	K
Solanum xanthii ³	Purple Nightshade (toxic)	H
Silybum marianum	Milk Thistle	H
Tamarix Spp.	Tamarisk	K
Tecomaria capensis	Cape Honeysuckle	K
Thuja species	Arborvitae	S
Trifolium hirtum 'Hyron'	Hyron Rose Clover	K
Trifolium fflagiferum 'O'Connor's'	O'Connor's Legume	K
Urtica urens	Burning Nettle	S
Verbena species	Verbena	K
Vinca major	Periwinkle	H
Vinca minor	Dwarf Periwinkle	K
Vulpamyuros 'Zorro'	Zorro Annual Fescut	K
Yucca species	Yucca	K

Exceptions

1. The use of palm trees is prohibited within any Brush Management Zones, however Palm trees may be permitted within the development (in moderation), with prior approval from the City of Chula Vista Fire Department. Proper spacing, irrigation and maintenance required.
2. Bougainvillea species may be used within the FPPA "B" Brush Management Zones, (in very moderate amounts), with prior approval from the City of Chula Vista Fire Department.
3. Pursuant to San Diego County Fire Chiefs Association Fuel Modification Zone Plant List (July 15, 1997), plant species prohibited in fuel modification zones adjacent to reserve [Fire Protection Planning Area "A"] lands (acceptable on all other fuel modification locations and zones).