Appendix N
Fire Protection Plan

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April 18, 2022 14068

LaVona Koretke
Deputy Fire Marshal
Escondido Fire Department

Subject: Fire Protection Plan – Letter Report for the 2085 N. Iris Lane Project

Dear LaVona:

This Fire Protection Plan (FPP) – Letter Report demonstrates that the 2085 N. Iris Lane Project will be in compliance with applicable portions of the Rincon Del Diablo Ordinance No. 2019-116.1-5. The Project will also be consistent with the 2019 California Building Code, Chapter 7A; 2019 California Fire Code, Chapter 49; and 2019 California Residential Code, Section 337, as adopted by the Rincon Del Diablo Fire District. The Project would be required to meet the adopted codes at the time of construction. This FPP-Letter Report has been prepared as prescribed in the County's "Guidelines for Determining Significance and Report Format and Content Requirements for Wildland Fire and Fire Protection (County of San Diego 2010)" document. For purposes of this FPP- Letter Report, the 2085 N. Iris Lane Project will be referred to as the "Project".

Following extensive review of available digital site information, including topography, vegetation types, fire history, and the Project's site plan, along with a site visit conducted by Dudek fire protection planners in May of 2021.

1 Project Description

The Project proposes to develop 102 single-family, detached and interlocking residential lots within the City of Escondido, San Diego County, California (Figure 1, Vicinity Map and Figure 2, Project Site Plan). The proposed 7.7-acre Project site is located at 2085 N. Iris Lane. Attachment 1 includes site photographs.

The Project would convert five lots to one larger lot and utilize all of the lot for single family housing with residential units, garages, driveways, sidewalks/paths, a small park, storm water quality basins, and utilities common with urban communities. The Project would convert the existing low density lots to a higher density residential community consistent with communities to the north and south of the site and remove the existing areas of vegetation to be replaced with ignition resistant landscapes.

2 Environmental Setting

2.1 Location

Within the City of Escondido, the Project site is located off of N. Iris Lane to the south of Robin Hill Lane and north of Cheyenne Lane. Centre City Parkway is located to the east and south of the site. The Project site is entirely within

SOURCE: USGS 7.5-Minute Series Imperial Beach Quadrangle

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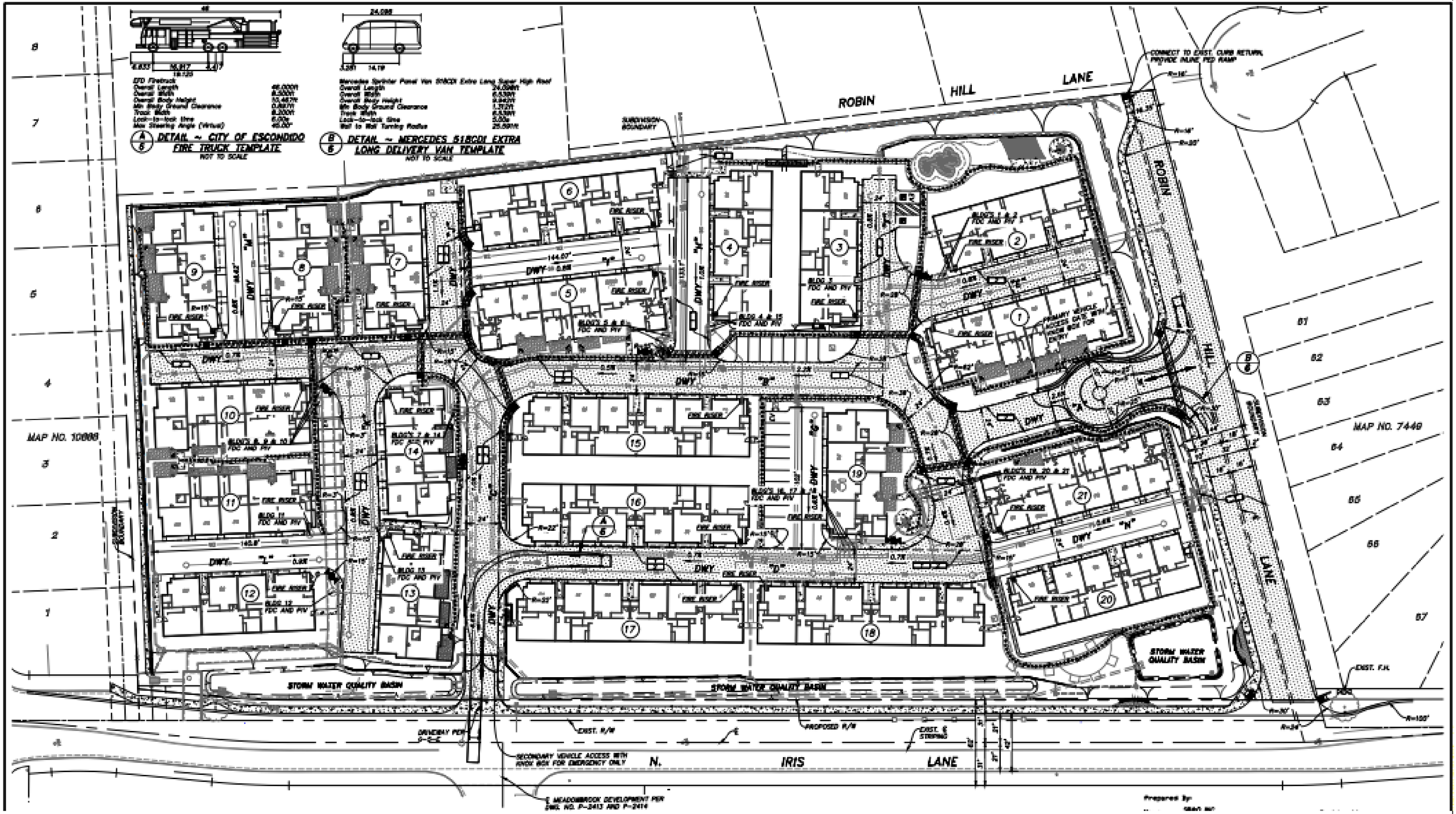
0 150 300 Feet

FIGURE1

Project Location

Fire Protection Plan Letter Report for the N. Iris Lane Project



SOURCE: HUNSAKER AND ASSOCIATES, INC. 2022

FIGURE 2

Project Site Plan

Fire Protection Plan Letter Report for the N. Iris Lane Project

APNs 224-310-05, 224-310-06, 224-310-07, 224-310-08, and 224-310-20, which lies within Lot 6, Section 4, Township 12 South, Range 2 West of the Escondido U.S. Geographical Survey 7.5-minute quadrangle map. Figure 1 illustrates the Project's regional location.

The Project's existing fire environment includes urbanized landscapes with single family track communities to the north and south, larger lot residential to the west, and multi-family and office space to the east. The vicinity includes schools, golf course, and retail. A linear open space, Reidy Creek, occurs to the east of the Project. Currently, the Project site is vacant (refer to Figure 1, Representative Site Aerial Photograph). The nearest larger open space is the Daley Ranch approximately 1.5 miles to the northeast. The existing Project site represents one of the higher fire threats in the vicinity due to on-site areas that seasonally grow vegetation that dries out and becomes available to fire ignitions until it is mowed/maintained. This threat will be removed with the Project as it develops the entire site to ignition resistant landscapes.

While the Project site is not designated as a FHSZ by the California Department of Forestry and Fire Protection (CAL FIRE), the Project site is designated by the City of Escondido as High Fire Hazard Severity Zone. CAL FIRE's Fire and Resource Assessment Program (CAL FIRE 2022) fire history data[1] indicates wildfires have occurred within a 5 mile vicinity of the Project site; however, there have been no recorded wildfires on-site. The 1997 Del Dios Fire is the only wildfire that has burned within 1-mile of the Project site, and the most recent wildfire in the Project vicinity was the 2014 Cocos Fire.

2.2 Observations

The following site observations were observed during the site fire risk assessment:

- Current site includes five single family homes on large lots with a large agricultural lot;
- Site includes driveways, fences, power poles, RV storage, agriculture;
- Vegetation is primarily maintained weedy growth and residential landscapes; grassland with scattered native shrubs and trees around the existing residential properties;
- Surrounding land uses are – north: residential development, south: residential development, east: N. Iris Lane, residential development and large office building, west: rural residential/larger lot.

2.3 Topography

Topography influences fire risk by affecting fire spread rates. Typically, steep terrain results in faster fire spread up-slope and slower fire spread down-slope, unless downslope winds are influencing the fire. Flat terrain tends to have little effect on fire spread, resulting in fires that are driven by wind.

The Project site is relatively flat with slightly higher elevation to the north and west, ranging from 736 to 706 feet above mean sea level. The topography on and adjacent to the site are not consistent with extreme wildfire behavior due to the lack of steep terrain.

[1] Based on polygon GIS data from CAL FIRE FRAP, which includes data from CAL FIRE, USDA Forest Service Region 5, BLM, NPS, Contract Counties and other agencies. The data set is a comprehensive fire perimeter GIS layer for public and private lands throughout the state and covers fires 10 acres and greater between 1878–2018.

2.4 Climate

Inland, northern San Diego County and the project area's weather are influenced by the Pacific Ocean and are frequently under the influence of a seasonal, migratory subtropical high-pressure cell known as the "Pacific High" (WRCC 2022a). Wet winters and dry summers with mild seasonal changes characterize the Southern California climate. This climate pattern is occasionally interrupted by extreme periods of hot weather, winter storms, or dry, easterly Santa Ana winds. The average high temperature for the project area is approximately 76°F, with average highs in the summer and early fall months (June–September) reaching 88°F. Precipitation typically occurs from December through March with annual rainfall averaging 16 inches (WRCC 2022b). The prevailing wind pattern is from the west (on-shore), but the presence of the Pacific Ocean causes a diurnal wind pattern known as the land/sea breeze system. During the day, winds are from the west–southwest (sea) and at night, winds are from the northeast (land), averaging two miles per hour (mph). During the summer season, the diurnal winds may average slightly higher (approximately 16 mph) than the winds during the winter season due to greater pressure gradient forces. Surface winds can also be influenced locally by topography and slope variations. The highest wind velocities are associated with downslope, canyon, and Santa Ana winds.

The Project area's climate has a large influence on the fire risk, as drying vegetation during the summer months becomes fuel available to advancing flames should an ignition be realized. Typically, the highest fire danger is produced by the high-pressure systems that occur in the Great Basin, which result in the Santa Ana winds of Southern California. Sustained wind speeds recorded during recent major fires in San Diego County exceeded 30 mph and may exceed 65 mph during extreme conditions. The Santa Ana wind conditions are a reversal of the prevailing southwesterly winds that usually occur on a region-wide basis during late summer and early fall. Santa Ana winds are warm and dry winds that flow from the higher desert elevations in the north through the mountain passes and canyons. As they converge through the canyons, their velocities increase. Santa Ana winds generally coincide with the regional drought period and the period of highest fire danger. The Project site is affected by Santa Ana winds from the north and east. The slopes are generally in alignment with the extreme Santa Ana wind events, which can influence fire spread by creating downslope and down canyon wind-driven fires.

2.5 Vegetation

The site includes a mix of non-native grasses, weedy vegetation and residential ornamental plants. The entire Project site is either disturbed or developed. Land cover types occurring on-site are generally grouped into: disturbed/bare ground, developed, and agriculture/mowed. Once the Project is built, the on-site vegetation/land cover types would be replaced and characterized as hardscape or irrigated landscape. Offsite vegetation includes landscape plantings associated with neighboring residential properties along with a riparian drainage to the northeast of the Project.

Off-site areas include maintained landscapes, hardscape, and non-native grasses. The fuels in the area are not consistent with extreme wildfire behavior due to the lack of unmaintained fuel beds.

3 Project Fire Protection Code Conformance

3.1 Water Supply

Water for the Project would be provided by the Rincon Del Diablo Municipal Water District. On-site firefighting water needs will be met from on-site fire hydrants to the code specifications of the Rincon Del Diablo Fire District.

3.2 Fire Access Roads

Primary access to the Project site would be provided from Robin Hill Lane via N. Iris Lane, which would be widened to a minimum 32-foot-wide asphalt cement (AC) pavement private street as part of the Project. Internal circulation would be provided by a looped roadway including driveway alleys. Road widths are 24 feet-wide throughout the Project with no on-street parking. A total of 230 parking spaces, primarily garage parking along with 26 guest parking spaces are provided. Road grades will comply with the District's Standards for Private Roads, per Section 503 of the Rincon Fire Protection District Fire Code. Minimum vertical clearance of 13 feet 6 inches will be maintained for the entire required width of fire access roads.

All access and internal road surfaces will consist of asphalt pavement and would be capable of supporting the imposed loads of fire apparatus (not less than 75,000 lbs.). All proposed roads would be improved with asphalt pavement to facilitate on-site circulation for emergency vehicles. Additionally, the HOA and/or private property owners adjacent to the site's roads would maintain all roadside landscape in a fire safe condition.

3.3 Dead End Roads

The Project does not include a long, dead-end road system that exceeds the allowable 800 feet for this type of development. The Project includes exit only secondary access via Driveway C to N. Iris Lane. This secondary access would be gated and provided code-required gate features per the next section.

The Project's roads comply with Section 503.2.5 regarding 150 feet length of dead end roads without turnarounds. No roads exceed 150 feet from the nearest turnaround point.

3.4 Gates

All gates will be equipped with a Knox, emergency key-operated switch overriding all command functions and opening the gate and a Knox box, per code. Additionally, all gates will be equipped with approved emergency traffic control-activating strobe light sensor, which will activate the gate from both directions of travel on the approach of emergency apparatus. All automatic gates will have a battery back-up or manual mechanical disconnect in case of a power failure.

3.5 Premise Identification

Identification of roads and structures will comply with 2019 Rincon Fire Protection District Fire Code, Section 505.1, as follows:

- All structures shall be identified by street address. Numbers shall be 4 inches in height, 1/2 -inch stroke, and located 6 to 8 feet above grade. Numbers will contrast with background.

An emergency response map update, including structures, fire hydrants, FDCs, and roadways or similar features in a format compatible with current EFD mapping services.

3.6 Fire Hydrants

The fire hydrant or fire valve shall be between 14 to 24 inches above grade, no closer than 4 feet nor further than 12 feet from the roadway, and 8 feet from combustible vegetation.

3.7 Fire Response

The Project site is located within the City of Escondido's responsibility area and the Rincon Fire Protection District. Emergency response for the Project would be provided, initially, by Escondido Fire Department's (EFD) Escondido Fire Station 3, located at 1808 N. Nutmeg Street. Escondido Fire Station 3 is staffed by one Fire Captain, one Engineer, two Firefighter Paramedics and one Paramedic/EMT. Station 3's apparatus includes one Type 1 Engine, one Rescue Ambulance, and one cross-staffed Type 3 Brush Engine. Station 3 is approximately 1.6 miles to the secondary access and 1.8 miles to the primary access. The most remote unit would be approximately 1.98 miles from the fire station with a calculated travel time of just over 4 minutes[2]. Therefore, with dispatch and turnout anticipated to be up to 2.5 minutes, EFD can respond to the Project site within the City's adopted performance goal of responding to emergency calls with a first-due unit within 7:30 minutes (5:00 minutes travel time), 90% of the time (Citygate 2017).

There are additional firefighting resources within the vicinity of the Project site, which includes EFD Station 7, located at 1220 North Ash, Escondido and EFD Station 1, located at 310 N Quince St # 1, Escondido. EFD Station 7 is approximately 2.4 miles from the Project entrance with a calculated travel time of 4.1 minutes (6.6 minutes response time). EFD Station 2 is approximately 4.7 miles from the Project entrance with a calculated travel time of 8.6 minutes.

The Project proposes the development of 102 single family residential lots, which would generate a population of approximately 325 residents (SANDAG 2022). In 2021, the EFD responded to a total of 16,934 calls (Costello, L. 2022). The total population within the EFD service area is 153,008 (SANDAG 2022); therefore, the estimated number of annual calls per 1,000 population is 110 (generation rate of 0.110), the Project would potentially generate up to 36 calls per year (roughly 3 calls per month or 0.09 call per day), most of which would be expected to be medical-related calls, consistent with typical emergency call statistics (Refer to Table 1 for call volume calculations).

Table 1. Calculated Call Volume Associated with the Rancho Guejito Project

Emergency Calls per 1,000 (City of Escondido Data)	Number of Residents	Avg. No. Calls per Year (325\1,000)x110	Avg. No. Calls per Day (8/365)
110	325 (estimate)	36	0.09

[2] Calculated using the nationally recognized RAND Corporation formula used by the Insurance Services Office (ISO) Public Protection Classification Program's Response Time Standard: (T=0.65 + 1.7D), where T=time and D=distance).

Service level requirements are not expected to be significantly impacted with the increase of approximately 1 call every 10 days for the local fire response system. For example, in 2021, EDF's Station 3's Engine responded to roughly 6 calls per day (2,200 calls) in its primary service area. For reference, a Fire Station that responds to 5 calls per day in an urban setting is considered average and 10 calls per day is considered busy. Therefore, the Project is not expected to cause a decline in the emergency response times. The requirements described in this FPP are intended to aid firefighting personnel and minimize the demand placed on the existing emergency service system.

3.8 Building Construction

Due to its location within an Escondido High Fire Hazard Severity Zone, all new structures will meet applicable Fire and Building Codes pursuant to requirements for ignition resistance (California Building Code, Chapter 7A). While the Project would not be considered a shelter-in-place development, these structures would be intended to provide temporary refuge as a contingency to evacuation should evacuation be considered less safe. Hardening each building against a wildfire would require building features as follows:

- Application of Chapter 7A, ignition resistant building requirements
    a. New Class-A fire-rated roof and associated assembly. With the proposed Class-A fire-rated roof, there will be attic or void spaces above living spaces requiring ventilation to the outside environment. The attic spaces will require either ember-resistant roof vents or a minimum 1/16-inch mesh and shall not exceed 1/8-inch mesh for side ventilation (recommend BrandGuard, O'Hagin, or similar vents).
    b. Multi-pane glazing with a minimum of one tempered pane, fire-resistance rating of not less than 20 minutes (CBC 708A) when tested according to NFPA 257 (such as SaftiFirst, SuperLite 20-minute rated glass product), or be tested to meet the performance requirements of State Fire Marshal Standard 12-7A-2
    c. Ember resistant vents with a minimum of meeting the 1/16 inch to 1/8 inch mesh size.
    d. Exterior walls meeting CFC 707A.3
    e. Accessory structures, appendages, decks meeting ignition resistant requirements of CBC 709A and 710A
- Automatic, Interior Fire Sprinkler System to installed for all buildings on the Project site.

3.9 Fire Protection Systems

An approved, automatic fire sprinkler system will be installed in all new structures for the Project in accordance with minimum NFPA 13 D or R[3] standards, 2019 CFC and CBC, and RFPD Fire Code or the current, adopted Code editions at the time building permits are issued.

3.10 Defensible Space

The Project site does not include exposure to wildland fuels.

[3] NFPA 13R. Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies. 2019 Edition.

- Although the Project is located within a City-designated high fire hazard zone, it does not include wildland urban interface.
- The Cal Fire fire hazard severity zone mapping indicates that the Project is in a Non-Very High Fire Hazard Severity Zone, which typically means it would not be subject to enhanced building and landscape requirements.
- The Project converts the entire Project site to managed landscapes that are ignition resistant.
- Neighboring landscapes are urban landscapes or are highly disturbed/urbanized and do not represent a high wildfire threat
- Traditional Fuel Modification Zones are not considered necessary – EFD has concurred with this conclusion.

The site's landscapes will provide a fire wise landscape that extends across the Project site. This type of landscaping consists of irrigated, well-maintained plantings that include fire-resistant plants irrigation, and ongoing maintenance (refer to Attachment 2, Suggested Plant List – note that the Project's landscape plantings incorporate species not on the suggested plant list, but that are acceptable due to their species and ongoing irrigation and maintenance). The Landscape Plans created by GMP (March 16, 2022) conforms to the City guidelines and, though the project doesn't require formal fuel modification, a majority of the landscape measures noted in the FPP are incorporated into the plan. The following guidelines will be applied:

- Landscapes shall consist of planting low growth, drought tolerant and fire resistive plant species;
- The height of the plants will generally be lower than 36 inches;
- Vegetation shall be irrigated and shall be moderate densities;
- Trees shall not exceed 30 feet in height and shall be limited or as approved by EFD;

Additionally, it is recommended that the area from the exterior wall surface of each building, extending 5 feet on a horizontal plane, shall be constructed of continuous hardscape or limited fire-resistant plantings acceptable to the FAJH. Vegetation in this space shall be ignition resistant and irrigated. Additionally, this space shall be free of combustible materials and the use of combustible mulch is prohibited.

The Project's Homeowners Association shall be responsible for ensuring long-term funding and ongoing compliance with landscape maintenance requirements throughout the Project site's common areas. Private property owners will be responsible for maintenance within individual lots.

3.11 Landscape Requirements

Landscape plantings will be consistent with City of Escondido landscape requirements.

3.12 Fire Behavior Computer Modeling

Computer based fire behavior modeling is not required for this FPP letter report. Given the Project site's location surrounded by developed areas that provide equivalent off-site FMZ, the Project site precludes the necessity for fire behavior modeling.

3.13 Emergency Pre-Planning – Evacuation

Early evacuation for any type of wildfire emergency at the Project site is the preferred method of providing for resident safety, consistent with the EFD's current approach within San Diego County. As such, the Project would formally adopt, practice, and implement a "Ready, Set, Go!" approach to evacuation. The "Ready, Set, Go!" concept is widely known and encouraged by the State of California and most fire agencies. Pre-planning for emergencies, including wildfire emergencies, focuses on being prepared, having a well-defined plan, minimizing the potential for errors, maintaining the Project site's fire protection systems, and implementing a conservative (evacuate as early as possible) approach to evacuation and Project area activities during periods of fire weather extremes.

This letter FPP provides basic analysis of the site, it's fire hazards and overall risk, and provides concurrence that the Project will meet fire safety code requirements. Please contact me at 619.992.9161 if you have any questions or need any clarifications to the material presented herein.

Respectfully,

Prepared by (Signature)	4.18.2022 Date	Michael Huff, Dudek Principal Printed Name, Title
Project Applicant (Signature)	Date	Printed Name, Title

Att: *Figure 1 – Project Vicinity*
Figure 2 – Project Site Plan
Attachment 1 – Site Photographs
Attachment 2 – Suggested Plant List

References

California Department of Forestry and Fire Protection (CAL FIRE). 2018. Fire and Resource Assessment Program. Fire Perimeters Accessed April 2022.

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Attachment 1

Site Photographs

2085 N. Iris Lane Project
Photo Log

APRIL 2022

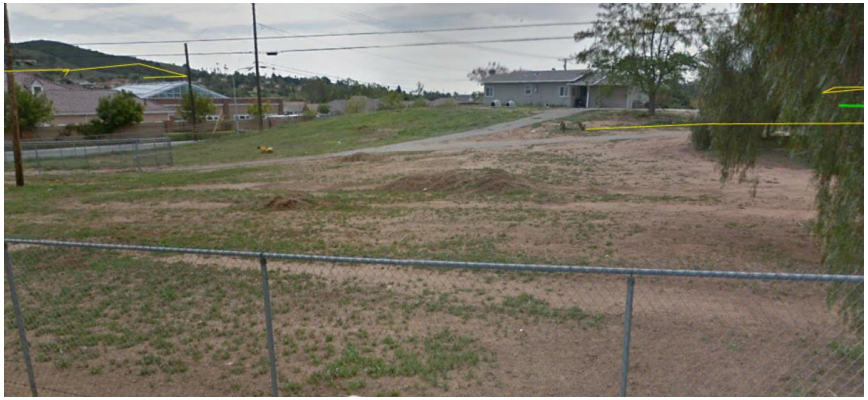
Attachment 1

2085 N. Iris Lane Project
Photo Log

Photograph 1. View from N. Iris Lane at the Project site to the northwest.

Photograph 2. View of the Project site from N. Iris Lane (at Iris Glen) to the southwest.

2085 N. Iris Lane Project
Photo Log



Photograph 3. View from Robin Hill Lane to the south at Project Site.

Photograph 4. View from the eastern end of Robin Hill Lane to the southeast at Project site.

Attachment 2

Suggested Plant List

SUGGESTED PLANT LIST FOR A DEFENSIBLE SPACE

BOTANICAL NAME	COMMON NAME	Climate Zone
TREES		
Acer		
platanoides	Norway Maple	M
rubrum	Red Maple	M
saccharinum	Silver Maple	M
saccarum	Sugar Maple	M
macrophyllum	Big Leaf Maple	C/ (R)
Alnus rhombifolia	White Alder	C/I/M (R)
Arbutus		
unedo	Strawberry Tree	All zones
Archontophoenix		
cunninghamiana	King Palm	C
Arctostaphylos spp.**	Manzanita	C/I/D
Brahea		
armata	Blue Hesper Palm	C/D
edulis	Guadalupe Palm	C/D
Ceratonia siliqua	Carob	C/I/D
Cerdidium floridum	Blue Palo Verde	D
Cercis occidentalis**	Western Redbud	C/I/M
Cornus		
nuttallii	Mountain Dogwood	I/M
stolonifera	Redtwig Dogwood	I/M
Eriobotrya		C/I/D
japonica	Loquat	C
Erythrina caffra	Kaffirboom Coral Tree	I/M
Gingko biloba "Fairmount"	Fairmount Maidenhair Tree	I/D/M
Gleditisia triacanthos	Honey Locust	
Juglans		I
californica	California Walnut	C/I
hindsii	California Black Walnut	I/D/M
Lagerstroemia indica	Crape Myrtle	I
Ligustrum lucidum	Glossy Privet	C/I/M
Liquidambar styraciflua	Sweet Gum	I
Liriodendron tulipifera	Tulip Tree	
Lyonothamnus floribundus		C
ssp. Asplenifolius	Fernleaf Catalina Ironwood	C/I/D
Melaleuca spp.	Melaleuca	C/I
Parkinsonia aculeate	Mexican Palo Verde	
Pistacia	Chinese Pistache	
chinensis	Pistachio Nut	C/I/D

vera	Pistachio Nut	I
Pittosporum		
phillyraeoides	Willow Pittosporum	C/I/D
viridiflorum	Cape Pittosporum	C/I
Platanus		
acerifolia	London Plane Tree	All zones
racemosa**	California Sycamore	C/I/M
Populus		
alba	White Poplar	D/M
fremontii**	Western Cottonwood	I
trichocarpa	Black Cottonwood	I/M
Prunus		
xblireiana	Flowering Plum	M
caroliniana	Carolina Laurel Cherry	C
ilicifolia**	Hollyleaf Cherry	C
lyonii**	Catalina Cherry	C
serrulata ‘Kwanzan’	Flowering Cherry	M
yedoensis ‘Akebono’	Akebono Flowering Cherry	M
Quercus		
agrifolia**	Coast Live Oak	C/I
engelmannii	Engelmann Oak	I
** suber	Cork Oak	C/I/D
Rhus		
lancea**	African Sumac	C/I/D
Salix spp.**	Willow	All zones (R)
Tristania conferta	Brisbane Box	C/I
Ulmus		
parvifolia	Chinese Elm	I/D
pumila	Siberian Elm	C/M
Umbellularia californica**	California Bay Laurel	C/I

SHRUBS		
Agave	Century Plant	D
americana	Century Plant	D
deserti	Shawis Century Plant	D
shawi**		
Amorpha fruticosa**	False Indigobush	I
Arbutus		
menziesii**	Madrone	C/I
Arctostaphylos spp.**	Manzanita	C/I/D
Atriplex**		
canescens	Hoary Saltbush	I
lentiformis	Quail Saltbush	D
Baccharis**		
glutinosa	Mule Fat	C/I
pilularis	Coyote Bush	C/I/D
Carissa grandiflora	Natal Plum	C/I
Ceanothus spp.**	California Lilac	C/I/M
Cistus spp.	Rockrose	C/I/D
Cneoridium dumosum**	Bushrue	C
Comarostaphylis**		
diversifolia	Summer Holly	C
Convolvulus cneorum	Bush Morning Glory	C/I/M
Dalea		
orcuttii	Orcutt's Delea	D
spinosa**	Smoke Tree	I/D
Elaeagnus		
pungens	Silverberry	C/I/M
Encelia**		
californica	Coast Sunflower	C/I
farinose	White Brittlebush	D/I
Eriobotrya		
deflexa	Bronze Loquat	C/I
Eriophyllum		
confertiflorum**	Golden Yarrow	C/I
staechadifolium	Lizard Tail	C
Escallonia spp.	Escallonia	C/I
Feijoa sellowiana	Pineapple Guava	C/I/D
Fouqueria splendens	Ocotillo	D
Fremontodendron**		
californicum	Flannelbush	I/M
mexicanum	Southern Flannelbush	I
Galvezia		
juncea	Baja Bush-Snapdragon	C
speciosa	Island Bush-Snapdragon	C
Garrya		
elliptica	Coast Silktassel	C/I
flavescens**	Ashy Silktassel	I/M

Heteromeles arbutifolia**	Ashy Silktassel	I/M
Lantana spp.	Toyon	C/I/M
Lotus scoparius	Lantana	C/I/D
Mahonia spp.	Deerweed	C/I
	Barberry	C/I/M
Malacothamnus		
clementinus		
	San Clemente Island Bush Mallow	C
fasciculatus**		
	Mesa Bushmallow	C/I
Melaleuca spp.		
Mimulus spp.**	Melaleuca	C/I/D
Nolina	Monkeyflower	C/I (R)
parryi		
parryi ssp. wolfii	Parry's Nolina	I
Photinia spp.	Wolf's Bear Grass	D
Pittosporum	Photinia	All Zones
crassifolium		
rhombifolium		CI/I
tobira 'Wheeleri'	Queensland Pittosporum	C/I
undulatum	Wheeler's Dwarf	C/I/D
viridiflorum	Victorian Box	C/I
Plumbago auriculata	Cape Pittosporum	C/I
Prunus	Cape Plumbago	C/I/D
caroliniana		
ilicifolia**	Carolina Laurel Cherry	C
lyonii**	Hollyleaf Cherry	C
Puncia granatum	Catalina Cherry	C
Pyracantha spp.	Pomegranate	C/I/D
Quercus	Firethorn	All Zones
dumosa**		
Rhamus	Scrub Oak	C/I
alaternus		
californica**	Italian Blackthorn	C/I
Rhaphiolepis spp.	Coffeeberry	C/I/M
Rhus	Rhaphiolepis	C/I/D
integrifolia**		
laurina	Lemonade Berry	C/I
lentii	Laurel Sumac	C/I
ovata**	Pink-Flowering Sumac	C/D
trilobata**	Sugarbush	I/M
Ribes	squawbush	I
viburnifolium		
speciosum**	Evergreen Currant	C/I
Romneya coulteri	Fuschia-Flowering Gooseberry	C/I/D
Rosa	Matilija Poppy	I
californica**		
minutifolia		

	Salvia spp.**	California Wild Rose	C/I
	Sambucus spp.**	Baja California Wild Rose	C/I
	Symphoricarpos mollis**	Sage	All Zones
	Syringa vulgaris	Elderberry	C/I/M
	Tecomaria capensis	Creeping Snowberry	C/I
	Teucrium fruticans	Lilac	M
	Toxicodendron**	Cape Honeysuckle	C/I/D
	diversilobum	Bush Germander	C/I
	Verbena		
	lilacina	Poison Oak	I/M
	Xylosma congestum		
	Yucca**	Lilac Verbena	C
	schidigera	Shiny Xylosma	C/I
	whipplei		
		Mojave Yucca	D
		Foothill Yucca	I

GROUNDCOVERS		
Achillea**	Yarrow	All Zones
Aptenia cordifolia	Apteria	C
Arctostaphylos spp.**	Manzanita	C/I/D
Baccharis**		
pilularis	Coyote Bush	C/I/D
Ceanothus spp.**	California Lilac	C/I/M
Cerastium tomentosum	Snow-in-Summer	All Zones
Coprosma kirkii	Creeping Coprosma	C/I/D
Cotoneaster spp.	Redberry	All Zones
Drosanthemum hispidum	Rosea Ice Plant	C/I
Dudleya		
brittonii	Brittonis Chalk Dudleya	C
pulverulenta**	Chalk Dudleya	C/I
virens	Island Live Fore-ever	C
Eschscholzia californica**	California Poppy	All Zones
Euonymus fortunei		
‘Carrierei’	Glossy Winter Creeper	M
‘Coloratus’	Purple-Leaf Winter Creeper	M
Ferocactus viridescens**	Coast Barrel Cactus	C
Gaillardia grandiflora	Blanket Flower	All Zones
Gazania spp.	Gazania	C/I
Helianthemum spp.**	Sunrose	All Zones
Lantana spp.	Lantana	C/I/D
Lasthenia		
californica**	Common Goldfields	I
glabrata	Coastal Goldfields	C
Lupinus spp.**	Lupine	C/I/M
Myoporum spp.	Myoporum	C/I
Pyracantha spp.	Firethorn	All zones
Rosmarinus officinalis	Rosemary	C/I/D
Santolina		
chamaecyparissus	Lavender Cotton	All Zones
virens	Santolina	All Zones
Trifolium frageriferum	O’Connor’s Legume	C/I
Verbena		
rigida	Verbena	All Zones
Viguiera laciniata**	San Diego Sunflower	C/I
Vinca		
minor	Dwarf Periwinkle	M

VINES		
Antigonon leptopus	San Miguel Coral Vine	C/I
Distictis buccinatoria	Blood-Red Trumpet Vine	C/I/D
Keckiella cordifolia**	Heart-Leaved Penstemon	C/I
Lonicera		
japonica 'Halliana'	Hall's Honeysuckle	All Zones
subspicata**	Chaparral Honeysuckle	C/I
Solanum		
jasminoides	Potato Vine	C/I/D

PERENNIALS		
Coreopsis		
gigantean	Giant Coreopsis	C
grandiflora	Coreopsis	All Zones
maritime	Sea Dahlia	C
verticillata	Coreopsis	C/I
Heuchera maxima	Island Coral Bells	C/I
Iris douglasiana**	Douglas Iris	C/M
Iva hayesiana**	Poverty Weed	C/I
Kniphofia uvaria	Red-Hot Poker	C/M
Lavandula spp.	Lavender	All Zones
Limonium californicum		
var. mexicanum	Coastal Statice	C
perezii	Sea Lavender	C/I
Oenothera spp.	Primrose	C/I/M
Penstemon spp.**	Penstemon	C/I/D
Satureja douglasii	Yerba Buena	C/I
Sisyrinchium		
bellum	Blue-Eyed Grass	C/I
californicum	Golden-Eyed Grass	C
Solanum		
xantii	Purple Nightshade	C/I
Zauschneria**		
californica	California Fuschia	C/I
cana	Hoary California Fuschia	C/I
'Catalina'	Catalina Fuschia	C/I

ANNUALS		
Lupinus spp.**	Lupine	C/I/M