

- 3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (**Figure 3-1**).
  - 3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).
- 3.2-2 Zone 1 Requirements - All Structures
- 3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see **Appendix "B"**).
  - 3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
  - 3.2-2.03 Maintain all plantings in a succulent condition.
  - 3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.
- 3.2-3 Zone 2 Requirements – All Structures
- 3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

## SECTION IV: REVEGETATION AND EROSION CONTROL GUIDELINES

### 4.1 PERMANENT REVEGETATION

#### 4.1-1 Revegetation Adjacent to Native Vegetation

Revegetation of manufactured slopes and other disturbed areas adjacent to areas of native vegetation shall be accomplished in a manner so as to provide visual and horticultural compatibility with the indigenous native plant materials. The following guidelines are in addition to the guidelines and criteria for slope revegetation and brush management. Further restrictions may apply in natural preserve areas such as Tecolote Canyon and Penasquitos Canyon or as required as part of environmental mitigation efforts. Transitional landscape treatments between non-native landscapes and undeveloped areas may be required or considered by the City Manager. When so required, the following guidelines shall apply:

- 4.1-1.01 The plant palettes for transitional landscapes shall typically consist of a combination of appropriate and compatible native and nonnative species.
- 4.1-1.02 The mix of native and non-native plant materials should generally vary. Areas contiguous to existing native vegetation shall be planted with native materials exclusively.
- 4.1-1.03 Invasive (i.e., those readily capable of reproducing and spreading into native, non-irrigated areas) non-native plant species including but not limited to those listed on **Table 1** are prohibited in all transitional landscapes.
- 4.1-1.04 Noxious weeds and invasive plants (e.g., Pampas Grass) that sprout in transition areas shall be promptly removed.
- 4.1-1.05 Permanent irrigation is prohibited in the portions of transition areas contiguous to the existing native vegetation.
- 4.1-1.06 Required mulching and hydroseeding as specified in the landscape regulations, shall follow the guidelines in **Sections 4.3** and **4.4** of the Landscape Standards.
- 4.1-1.07 Required slope revegetation shall follow the guidelines in **Section 4.2** of the Landscape Standards.

#### 4.1-2 General Revegetation

- 4.1-2.01 Revegetation on manufactured slopes and other disturbed areas that are not adjacent to native vegetation shall be accomplished to provide a stable soil cover that prevents erosion.
- 4.1-2.02 Required mulching and hydroseeding as specified in the landscape regulations, shall follow the guidelines in **Sections 4.3** and **4.4** of the Landscape Standards.
- 4.1-2.03 Required slope revegetation shall follow the guidelines in **Section 4.2** of the Landscape Standards.

## 4.2 SLOPE REVEGETATION GUIDELINES

These guidelines establish the acceptable standards for the design and installation of slope revegetation.

- 4.2-1 Requirements for revegetation may be waived by the City Manager where cut slopes are not subject to erosion due to their rocky character or where the slopes are protected against erosion and instability to the satisfaction of the City Engineer.

- 4.2-2 A minimum of 50 percent of the total slope area shall be planted with deep rooting groundcovers, (i.e. those with a typical root depth of 5 feet or greater). For seeded plantings, at least 50 percent of the viable seed count shall be deep rooting species.
- 4.2-3 All the plant materials shall be appropriate to the site conditions, water conserving and appropriately spaced to control soil erosion.

### 4.3 MULCHING PROCEDURES

The following procedures will be followed when mulching is required by the landscape regulations or when proposed by the applicant.

- 4.3-1 Jute netting and other approved geotextile materials shall be installed and secured per manufacturer's specifications and in a manner precluding sheet flows and rilling below the material surface.
- 4.3-2 Straw Stabilization:
- Straw mulch shall be uniformly spread at the rate of two tons per acre.
  - Straw on all cut slopes shall be "tacked" with binder at a minimum rate of 160 pounds per acre. The binder shall be an organic derivative or processed organic adhesive.
  - Straw on all fill slopes shall be incorporated into the soil with a bladed roller so that the straw will not support combustion or blow away and will leave a uniform surface.
- 4.3-3 Wood Products:
- Shredded wood products shall be uniformly spread to a minimum depth of two inches.
  - When used in conjunction with indigenous native container stock, the mulch shall be applied at the conclusion of the initial 90-day maintenance period.

### 4.4 HYDROSEEDING PROCEDURES

- 4.4-1 Seed mixes shall be specified by the pure live seed of each species.
- 4.4-2 Fiber mulch shall be applied at a minimum rate of 2,000 pounds per acre except when used in conjunction with straw mulch, when it shall be applied at a minimum rate of 400 pounds per acre.
- 4.4-3 A wetting agent consisting of 95 percent alkyl polyethylene glycol ether shall be applied as per manufacturers' recommendations.

- 4.4-4 Equipment used for the application of slurry shall have a built-in agitation system to suspend and homogeneously mix the slurry. The slurry mix shall be dyed green. The equipment must have a pump capable of applying slurry uniformly.

## 4.5 MAINTENANCE REQUIREMENTS

- 4.5-1 Permanently irrigated slopes shall be maintained for a period no less than 90 days.
- 4.5-2 Nonpermanently irrigated areas shall be maintained for a period not less than 25 months.
- 4.5-3 All revegetated areas shall be maintained by the Permittee until final approval by the City Manager. The maintenance period begins on the first day following acceptance and may be extended at the determination of the City Manager.
- 4.5-4 Prior to final approval, the City Manager may require corrective action including but not limited to, replanting, the provision or modification of irrigation systems, and the repair of any soil erosion or slope slippage.

## SECTION V: STREET RIGHTS-OF-WAY AND OPEN SPACES

### 5.1 INTRODUCTION

All landscape improvements in street rights-of-way and those in open space areas that are to be maintained by the City, either directly or by administered contract, shall comply with all relevant sections of the landscape standards except as superseded or modified by the requirements of this section. Additional restrictions on the location of landscape improvements may be required per the Street Design Manual under "Additions/Design Criteria - Sight Distance." These additional restrictions do not apply to trees maintained per the criteria of this section.

### 5.2 CENTER ISLAND LANDSCAPING

- 5.2-1 All center island paving shall be integral colored, stamped concrete (**Appendix "C"**) unless otherwise approved by the City Manger. Colors shall be limited to those in **Appendix "C."**
- 5.2-2 Planted areas shall have a minimum width of two feet and shall have a minimum inside diameter (i.d.) of four feet and a height no greater than six inches above the median curb. A two-foot maintenance walk shall be provided around the perimeter of medians, inclusive of curbing (refer to standard drawing SDG-112).
- 5.2-3 Areas greater than 100 square feet in size shall be level or graded to drain to their centers with any runoff resulting from precipitation collected through a system of drain inlets and appropriately sized pipes to carry it to a storm drain system.
- 5.2-4 Turf and high water use plants shall not be used in medians.