

From: [Kahler, David](#)
To: [Harris, Susan](#)
Cc: [Koutoufidis, Nicholas](#); [Watt, Regan](#)
Subject: PDS2018-MUP-18-022-PDS-PLN-Landscape-Conceptual Plan Approval.docx
Date: Thursday, May 20, 2021 12:16:44 PM
Attachments: [PDS2018-MUP-18-022-PDS-PLN-Landscape-Conceptual Plan Approval.docx](#)

We already have a draft condition (k) proposed to address native and invasive plants. See if this will satisfy and address the communities concerns over non native plantings. If not, then I will work on adding the language from our earlier emails on this. I think we might be ok.



County of San Diego, Planning & Development Services
Project Planning Division

MEMORANDUM

TO: NICHOLAS KOUTOUFIDIS, PROJECT MANAGER
FROM: DAVID KAHLER, COUNTY LANDSCAPE ARCHITECT, LLA3945
PROJECT: JVR ENERGY PARK; PDS2018-MUP-18-022
REVIEW: CONCEPTUAL LANDSCAPE APPROVAL AND DRAFT CONDITIONS
DATE: APRIL 14, 2021

The applicant's conceptual landscape plan has been submitted with all of the appropriate requirements accounted for. **Approval** is thereby granted for this conceptual landscape plan. Approval is based on a review of the County's Water Conservation in Landscaping Ordinance, the Water Efficient Landscape Design Manual, and the Grading Ordinance.

Based upon final approval of the major use permit application, the applicant may proceed with submittal of a Landscape Documentation Package per Section 86.701 et seq. of the San Diego County Code. Landscape plans shall be in substantial conformance with the approved conceptual landscape plans (as submitted on [April 6, 2021](#)) and shall be conditioned as follows:

ANY PERMIT: *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

LNDSKP#X-LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that [addresses screening](#), and to comply with [Chapter 5.0 \(Mitigation Measures\) of the Draft Environmental Impact Report](#), a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the [COSD Water Efficient Landscape Design Manual](#) and the [COSD Water Conservation in Landscaping Ordinance](#), and the COSD Grading Ordinance. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate,



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- native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
 - d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
 - e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
 - f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
 - g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
 - h. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: plans shall be in substantial conformance with the conceptual landscape plans (Sheets 500-504) within the Plot Plan, dated April 6, 2021.
 - i. Plans shall be compliant with all requirements within Mitigation Measure M-AE-5 in providing visual screening of the solar facility.
 - j. Plans shall show the locations and provide construction details of the fencing required within Mitigation Measure M-AE-6, including maintenance and replacement procedures for all segments.
 - k. All planting shall be compliant with Mitigation Measure M-BI-9 and shall contain no invasive species, as included on the most recent version of the California Invasive Plant Council's California Invasive Plant Inventory for the project region, and all plant palette shall be composed of native species that do not require high irrigation rates.
 - l. Container sizes shall be provided to match all cross sections showing vegetation at 'Time of Planting' on the conceptual landscape plan.
 - m. All planting shall be compliant with Mitigation Measure M-WF-1, the projects most current version of the Fire Protection Plan, and the 2020 Consolidated Fire Code. Plans shall show the location of the six firefighting water tanks and ensure vegetation does not hinder access. Provide notes, specifications, dimensions, and any restrictions on plant types, mature heights, densities, or locations.
 - n. Show locations of all existing trees to remain, and those to be removed due to disease as determined by an Arborist's Report. Provide a copy of the Report as reference. Provide notes on protecting existing vegetation to remain during



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construction and what measures will be used to replace damaged or dead trees as a result of construction.

- o. Show the location of the 300' Community Buffer Alternative and the 15' landscape buffer between the MUP boundary and proposed fencing as shown on the Overall Plot Plan (Sheet 100) along Seely Ave. and Laguna St.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

OCCUPANCY: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

LNDSKP#X–CERTIFICATION OF INSTALLATION

INTENT: In order to provide adequate Landscaping that addresses screening, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), and the COSD Grading ordinance, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. The Certificate of Completion shall also include a current signed and dated letter from the Project Biologist certifying that they have periodically monitored all planting adjacent to all areas identified in Mitigation Measure M-BI-9, and that no invasive species were planted. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.