

**From:** [Kahler, David](#)  
**To:** [Koutoufidis, Nicholas](#)  
**Cc:** [Brown, Bronwyn](#)  
**Subject:** JVR Energy Park (PDS2018-MUP-18-022)  
**Date:** Wednesday, July 07, 2021 12:49:28 PM

---

Landscape summary (so far) – let me know if there are other areas of concern to be ready to address.

Preliminary approval based on conceptual landscape plan, dated April 6, 2021

15' deep landscape buffer to parallel Old Highway 80 on both sides

- North side extends west to Laguna St then north to Seely, then north to railroad.
- North side extends east to edge of property line, then north for short length, then topography screens the eastern edge
- South side extends west, then south along the western side of the project site to the US Border.
- South side extends east, but does not extend south of this point

15' deep landscape buffer along Carrizo Gorge Road, eastern side only

- Provides screening of one of the sites from I-8

All trees to be 24" boxed containers – low water use native and drought tolerant species – 25' on center

- approximately 4'-6' at time of planting
- 8'-15' at 5 years growth
- 16'-30' at 10 years growth

Shrubs shall be planted from 1, 5, and 15 gallon containers – low water use native and drought tolerant species – 5' on center

- 1'-3' at time of planting (depending upon container and species)
- 4'-8' at 5 years growth
- 6'-12' at 10 years growth

Native, drought tolerant groundcovers proposed from 1 gallon containers, spaced at 6' on center.

Notes on plan include:

- 'plant material shall be coordinated with the project biologist' (to ensure no invasive or fire prone species are used)
- 'rocks to be relocated to buffer areas' (depending upon size)
- 'all required screening of the site will extend until such time as area topography or distance from view points can be determined not to be a significant visual impact'

Not shown on the conceptual landscape plans:

- Hydroseeding underneath the solar panels for dust control – needs to be non-irrigated

- native mix
- Source of irrigation water (note on plans indicates from an existing domestic meter)

**David Kahler, County Landscape Architect, LLA3945**

PLANNING & DEVELOPMENT SERVICES

Project Planning Division

5510 Overland Avenue, 3<sup>rd</sup> Floor

San Diego, CA 92123

(619) 323-8718

[david.kahler@sdcounty.ca.gov](mailto:david.kahler@sdcounty.ca.gov)

In-Office (T/TH), Remote (M/W/F)

Landscape Ordinance website:

<https://www.sandiegocounty.gov/content/sdc/pds/LandscapeOrdinance.html>.

PDS website: <http://www.sdcounty.ca.gov/pds>.