LANDSCAPE ZONES

- PROTECT IN PLACE AND MAINTAIN EXISTING CITRUS TREES / GROVE
- LANDSCAPE IMPROVEMENTS - SEE SECTIONS AT LEFT

NOTES

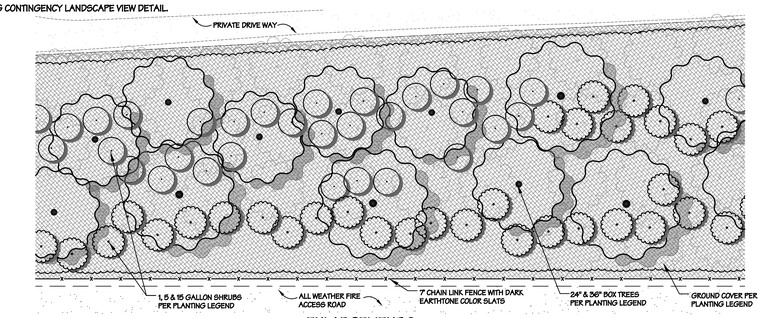
1. ALL LANDSCAPE IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH COUNTY OF SAN DIEGO LANDSCAPE STANDARDS, VALLEY CENTER DESIGN GUIDELINES AND IN ACCORDANCE WITH AB 1881 - STATE WATER CONSERVATION REQUIREMENTS.
2. NATIVE AND DROUGHT TOLERANT PLANTS THAT MINIMIZE WATER USE AND MAINTENANCE WILL BE UTILIZED. ALL PLANT MATERIALS WILL BE APPROPRIATE FOR THE SAN DIEGO CLIMATE AND FIT IN WITH THE ADJACENT NEIGHBORHOOD.
3. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. IRRIGATION WATER TO BE PROVIDED VIA EXISTING DOMESTIC WATER METER.
4. WITHIN THE MAJOR USE PERMIT AREA, OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE SCREENING, FOR THE LIFE OF THE PERMIT, INCLUDING EXISTING VEGETATION AT THE CORNER OF VIA VALENCIA AND COLE GRADE ROAD, ALONG COLE GRADE ROAD FROM THE INTERSECTION OF MILCO LANE SOUTH TO THE UNNAMED ROAD AND THE INTERSECTION OF COLE GRADE ROAD AND THE UNNAMED ROAD PARALLELING MILCO LANE DURING THE LIFE OF THE PERMIT. ALL DEAD, DYING, OR DISEASED PLANTS WILL BE REPLACED IN KIND.
5. WITHIN THE MAJOR USE PERMIT AREA , EXISTING CITRUS TREES TO BE REMOVED UNLESS OTHERWISE NOTED.
6. WITHIN THE MAJOR USE PERMIT AREA, EXISTING CITRUS TREES WILL BE WATERED VIA ON SITE DOMESTIC WATER SUPPLY AND MAINTAINED BY THE PROJECT OWNER.
7. PLASTIC SLATS SHALL BE REPLACED IF DAMAGED DURING THE LIFE OF THE PERMIT.
8. THE EXISTING CITRUS TREES ON THE NORTH PERIMETER OF THE PROJECT, WHERE NOTED ON THE PLANS, ARE INTENDED TO SCREEN THE PROPOSED PERIMETER FENCE AND ADJACENT ROW OF SOLAR PANELS. THESE CITRUS TREES SHALL BE PROTECTED IN PLACE AND MAINTAINED IN A HEALTHY CONDITION FOR THE LIFE OF THE PERMIT. IN THE EVENT AT TIME OF CONSTRUCTION THAT MORE THAN 50% OF THE CITRUS TREES DIE OR ARE DETERMINED BY THE COUNTY TO BE IN A CONDITION THAT DOES NOT PROVIDE ADEQUATE SCREENING, THE OWNER SHALL IMMEDIATELY REMOVE THE TREES AND REPLACE WITH NATIVE AND OR DROUGHT TOLERANT PLANT MATERIALS AT THE SPECIES, SIZES AND SPACING NOTED ON THE LEGEND CONTAINED HEREIN AND SHOWN ON THE CITRUS TREE SCREENING CONTINGENCY LANDSCAPE VIEW DETAIL.

PLANT LEGEND

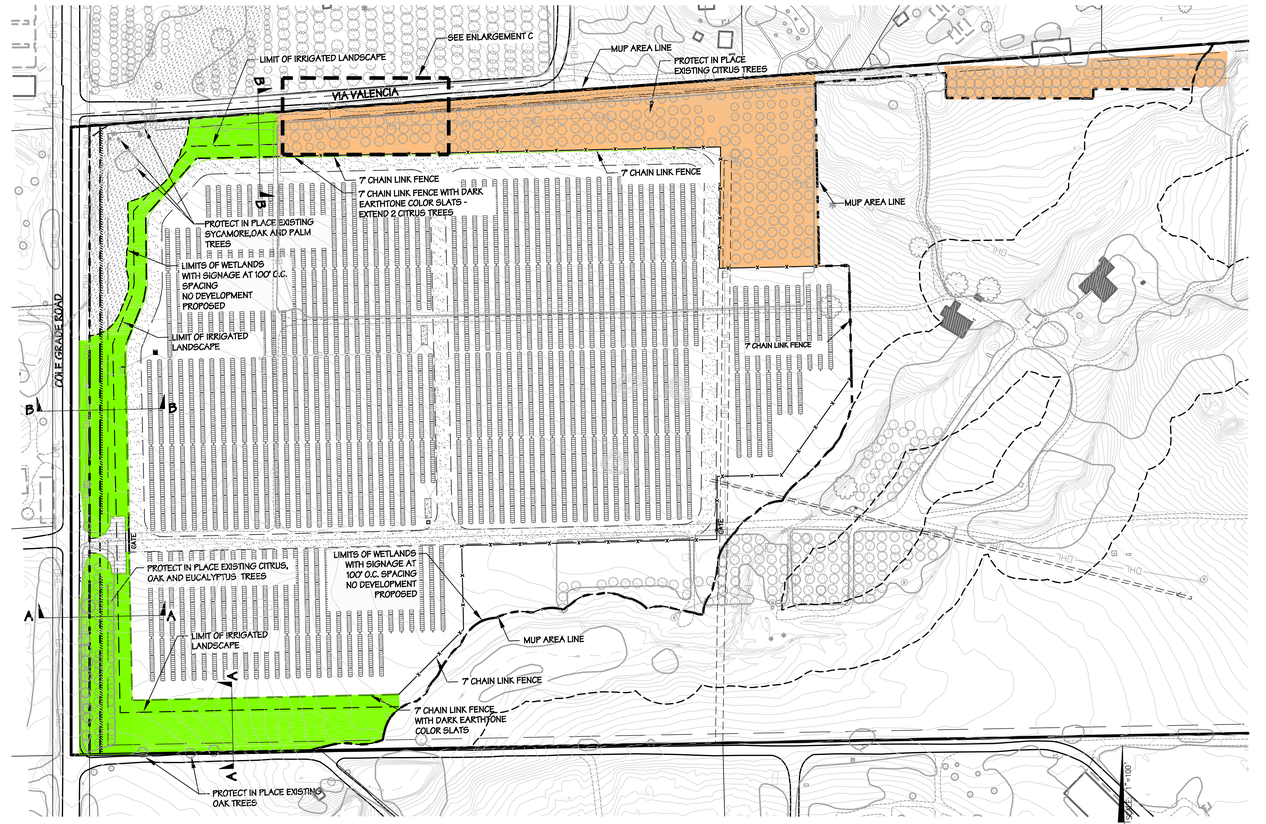
TREES	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WATER USE
	CERCIDIUM FLORIDIUM / BLUE PALO VERDE	24" BOX	25' AVERAGE	L
	CUPRESSUS FORBESSII / TECATE CYPRESS	24" BOX	25' AVERAGE	L
	OLEA EUROPAEA / OLIVE	24" BOX	25' AVERAGE	L
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	24" BOX	25' AVERAGE	M
	QUERCUS AGRIFOLIA / COAST LIVE OAK	36" BOX	25' AVERAGE	L
	QUERCUS CHRYSOLEPIS / CANYON LIVE OAK	36" BOX	25' AVERAGE	L
	QUERCUS ENGELMANII / ENGELMAN OAK	36" BOX	25' AVERAGE	L
	UMBELLULARIA CALIFORNICA / CALIFORNIA BAY LAUREL	24" BOX	25' AVERAGE	M

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WATER USE
	ATRIPLEX LENTIFORMIS SPP. BREWERII / QUAIL BUSH	1 & 5 GALLON	VARIES 6'–8'	L
	GALVEZIA SPECIOSA / ISLAND BUSH SNAPDRAGON	1 GALLON & 5 GALLON	VARIES 4'–10'	L
	HETEROMELES ARBUTIFOLIA / TOYON	5 & 15 GALLON	VARIES 6'–10'	L
	RHUS OVATA / SUGAR BUSH	5 & 15 GALLON	VARIES 6'–10'	L
	RHAMNUS CALIFORNICA / COFFEE BERRY	1 & 5 GALLON	VARIES 6'–10'	L
	RHUS LAURINA / LAUREL SUMAC	1 & 5 GALLON	VARIES 6'–10'	L
	ROMNEYA COULTERI / MATILIJA POPPY	1 & 5 GALLON	VARIES 6'–10'	L
	SALVIA CLEVLANDII / CLEVALAND SAGE	1 & 5 GALLON	VARIES 4'–8'	L

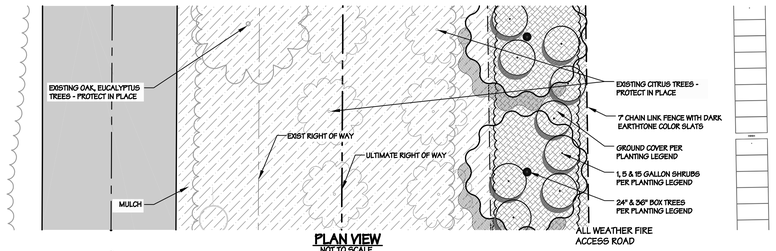
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WATER USE
	BACCHARIS PILULARIS – COYOTE BRUSH	1 GALLON	6'	L
	CEANOTHUS GRISEUS HORIZONTALIS – CARMEL CREEPER	1 GALLON	8'	L
	IVA HAYESIANA – POVERTY WEED	1 GALLON	6'	L
	MUELENBERGIA RIGENS – DEER GRASS	1 GALLON	6'	M



ENLARGEMENT C
CITRUS TREE SCREENING CONTINGENCY LANDSCAPE VIEW DETAIL
NOT TO SCALE



SCHEMATIC LANDSCAPE PLAN
SCALE: 1"=100'



PLAN VIEW
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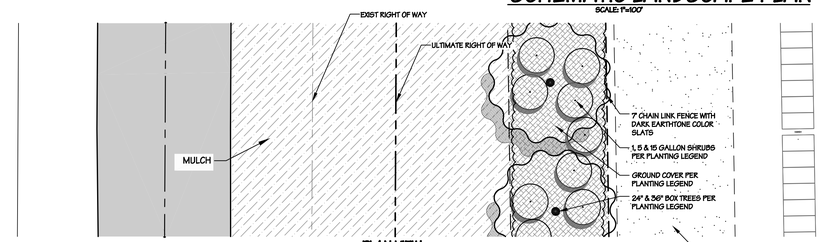

PLAN VIEW
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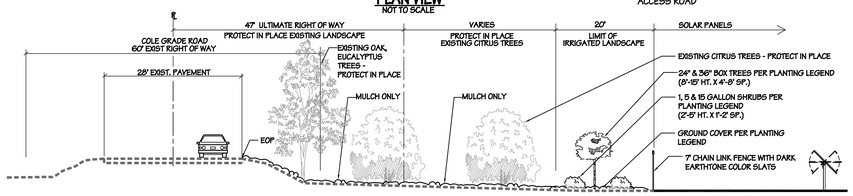

SECTION A-A (AT PLANTING)
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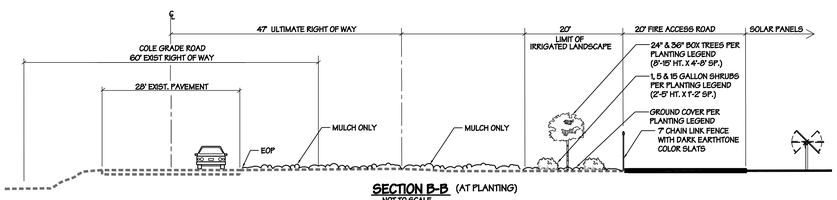

SECTION B-B (AT PLANTING)
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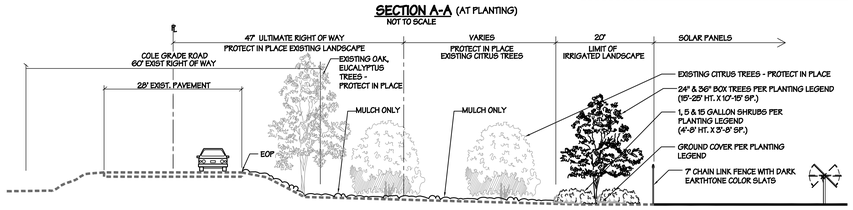

SECTION A-A (AT 5 YEARS FROM PLANTING)
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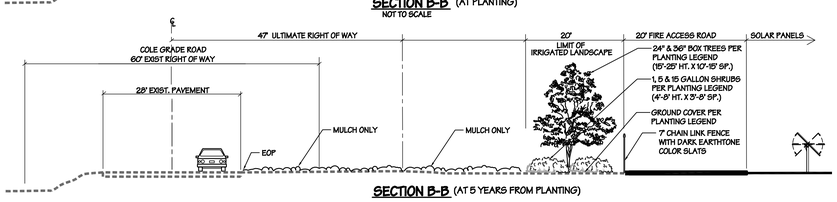

SECTION B-B (AT 5 YEARS FROM PLANTING)
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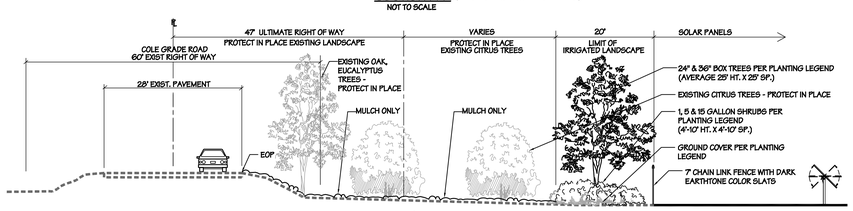
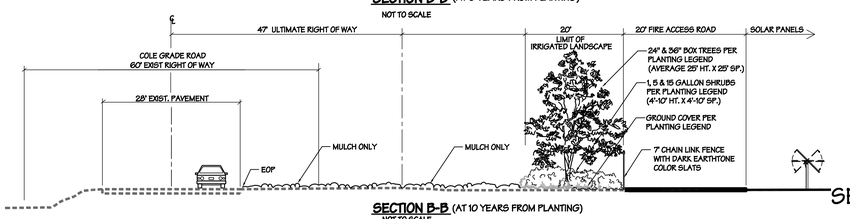


SECTION A-A (AT 10 YEARS FROM PLANTING)
NOT TO SCALE



SECTION B-B (AT 10 YEARS FROM PLANTING)
NOT TO SCALE

REGISTERED LANDSCAPE ARCHITECT
JOHN WILLIAM ANDREW
LIC. NO. 3367
SIGNATURE
SEP. 30, 2017
RENEWAL DATE
DATE
STATE OF CALIFORNIA

NLP VALLEY CENTER SOLAR PHOTOVOLTAIC SOLAR FARM
COUNTY OF SAN DIEGO, CA
LANDSCAPE CONCEPT PLAN

SEPTEMBER 30, 2015
SHEET 3 OF 3

Michael Baker INTERNATIONAL
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San Diego, CA 92124
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