Attachment C – Site Plan and Preliminary Grading Plan
Slopes facing I-15 to receive dense tree and large shrub planting for screening of facility and visual enhancement of I-15 corridor.

All slopes over 3' in vertical height to receive a mixture of low-water use trees, shrubs and hydroseeded ground cover.

Proposed Plantable Retaining walls 10' Height Max.

Slopes facing I-15 to receive dense tree and large shrub planting for screening of facility and visual enhancement of I-15 corridor.

Lined Detention Basin

30' Fire Setback Line
All slopes over 3' in vertical height to receive a mixture of low-water use trees, shrubs and hydroseeded ground cover.

Slopes facing I-15 to receive dense tree and large shrub planting for screening of facility and visual enhancement of I-15 corridor.

Access road

30' Fire Setback Line

100,000 Gal Water Storage Tank

Proposed Building

Lined Detention Basins

MATCHLINE - SEE SHEET 1

NOTE:
SEE SHEET FIVE FOR PLANT LEGEND AND ESTIMATED TOTAL WATER USE

North County Environmental Resources
All slopes over 3' in vertical height to receive a mixture of low-water use trees, shrubs and hydroseeded ground cover.

Slopes facing I-15 to receive dense tree and large shrub planting for screening of facility and visual enhancement of I-15 corridor.

NOTE:
SEE SHEET FIVE FOR PLANT LEGEND AND ESTIMATED TOTAL WATER USE.
All slopes over 3' in vertical height to receive a mixture of low-water use trees, shrubs and hydroseeded ground cover. Slopes facing I-15 to receive dense tree and large shrub planting for screening of facility and visual enhancement of I-15 corridor. Access road. Existing dirt road. Proposed Plantable Retaining wall 10' Height Max. Existing point of connection is a 1-1/2" water meter with a 1-1/2" reduced backflow preventer. Static pressure at meter = 111 psi at an elevation of 975'.

NOTE: SEE SHEET FIVE FOR PLANT LEGEND AND ESTIMATED TOTAL WATER USE.
Irrigation Statement:
1. The irrigation system shall comply with the requirements of the California Water Efficient Landscape Ordinance and the State Water Resources Control Board’s Water Conservation Ordinance.
2. All planted areas shall have an automatic irrigation system utilizing low-volume irrigation, preventing runoff and overspray.
3. The automatic controller shall be a smart controller with weather sensing features and flow management capabilities.
4. The irrigation system valves shall be separated by hydrozone, with respect to similar site, sun exposure, soil conditions, and plant material with similar water use.
5. Trees shall be placed on separate valves from shrubs and ground cover.
6. The project’s estimated water use (ETWU) shall not exceed the maximum applied water allowance (MAWA).

Invasive Species Note:
This conceptual landscape plan complies with the requirements for landscape improvement plans as described in County of San Diego municipal code and has been prepared in compliance with those regulations. The use of reclaimed water and drought tolerant planting material ensure a water wise site plan for the County of San Diego.

Irrigation Statement:
Note: No non-native invasive plant species shall be used, per the California Exotic Pest Plant Council List A-1, and the California Invasive Plant Council (Cal-IPC).

Fuel Management Note:
1. Thin out existing vegetation and maintain fuel management zones at 30’ and 100’ (shown on the plan).
2. Use maintenance techniques to maintain a 13’-6” vertical clearance along the access road and driveway.

Maintenance Note:
1. All landscaped areas shown on this plan shall be maintained by the property owner.
2. The right-of-way shown on this plan shall be maintained by the property owner.
3. The irrigation system shall comply with the laws and regulations of the State of California.
4. The irrigation system shall be maintained by the property owner.

Water Conservation Concept Statement:
Maximum allowed water allowance (MAWA).

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<th>Water Conservation Concept Statement</th>
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<tr>
<td>California Water Efficient Landscape Worksheet</td>
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<td>Typical Irrigation Zone</td>
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NOTES:
1. Plants shown on this plan shall be maintained by the property owner.
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