

PREPARED FOR:



600 Seventeenth St, Suite 2400S  
 Denver, CO 80202

REVISIONS:

#	DATE	COMMENT
B	10/20/22	CLIENT COMMENTS
C	01/20/22	CITY COMMENTS
D	04/21/23	CLIENT COMMENTS
E	05/23/23	CLIENT COMMENTS
F	08/23/23	ISSUED FOR AHJ REVIEW

**Legend**

- PROPERTY LINE
- EX. INDEX CONTOUR
- EX. INTERVAL CONTOUR
- EX. STORM DRAIN LINE
- EX. OVERHEAD POWER
- EX. GAS PIPELINE
- EX. WATER LINE
- EX. SUBSTATION AREA TO REMAIN
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- ASSUMED EASEMENT/SETBACK
- RIGHT-OF-WAY LINES
- EX. BUILDING EDGE LINE
- EX. INFRASTRUCTURE TO REMAIN
- EX. NATURAL GAS PLANT TO REMAIN
- EXISTING SCREENING WALL
- PROPOSED SCREENING WALL
- PROPOSED STORM DRAIN
- 20 FT ACCESS ROAD USING EXISTING SURFACE OR REPLACE AS NEEDED
- PROPOSED STORMWATER TREATMENT AREA
- PROPOSED SWITCHYARD
- PROPOSED BATTERY CONTAINERS & AUXILIARY EQUIPMENT

**Commercial/Industrial Developments**

- THE FOLLOWING STANDARDS SHALL APPLY TO ALL COMMERCIAL AND INDUSTRIAL ZONES. SPECIFIC STANDARDS MAY BE DEVELOPED FOR THE DOWNTOWN SPECIFIC PLAN OR AN APPROVED AREA PLAN.
- A LANDSCAPE STRIP MUST BE LOCATED ON THE SUBJECT PROPERTY, ADJACENT TO THE PUBLIC RIGHT-OF-WAY, EXCEPT WHEN A SETBACK IS NOT REQUIRED WITHIN THE ZONE.
- TREES, SHRUBS, GROUNDCOVER TO PROVIDE ONE HUNDRED (100) PERCENT COVERAGE OF THOSE AREAS NOT UTILIZED FOR BUILDING, PARKING, STORAGE OR TRASH ENCLOSURE. EMBELLISHED PAVEMENT AND INERT MATERIALS MAY BE USED FOR UP TO TWENTY-FIVE (25) PERCENT OF THE REQUIRED LANDSCAPING. VARIATIONS IN THESE REQUIREMENTS MAY BE SPECIFICALLY APPROVED BY THE DIRECTOR.
- PERIMETER PLANTING AREA. IN ADDITION TO LANDSCAPE REQUIREMENTS FOR PARKING AREAS, REQUIRED FRONT YARD, SIDE YARD AND REAR YARD SETBACKS FOR INDUSTRIAL AND COMMERCIAL USES SHALL BE LANDSCAPED WITH TREES, SHRUBS, AND GROUNDCOVERS.
- LOADING AREAS. LOADING AREAS FOR COMMERCIAL AND INDUSTRIAL USES SHALL INCORPORATE LANDSCAPING TO PROVIDE SCREENING OF THE LOADING AREA FROM PUBLIC RIGHTS-OF-WAY, ADJACENT USES AND PEDESTRIAN CIRCULATION.

**Water Budget Calculations**

PROJECT SERVICED BY POTABLE WATER SOURCES  
 MAXIMUM APPLIED WATER ALLOWANCE (MAWA):  
 MAWA (IN GALLONS) = (ETO)(0.62)(0.7 × LA + 0.3 × SLA)

ETO: 57.0  
 LA: 18,435.52 SF  
 SLA: 0 SF

MAWA: 456,057.9 Gal

ESTIMATED ANNUAL WATER USE (EAWU):  
 EAWU (IN GALLONS) = (ETO)(0.62)((PF × HA) / IE) + SLA

ETO: 57.0  
 PF: 0.1 (VERY LOW)  
 HA: 3,360.0 SF  
 IE: 0.71  
 SLA: 0 SF

EAWU SUBTOTAL: 16,724.28 Gal

ETO: 57.0  
 PF: 0.3 (LOW)  
 HA: 11,265.0 SF  
 IE: 0.71  
 SLA: 0 SF

EAWU SUBTOTAL: 168,213.4 Gal

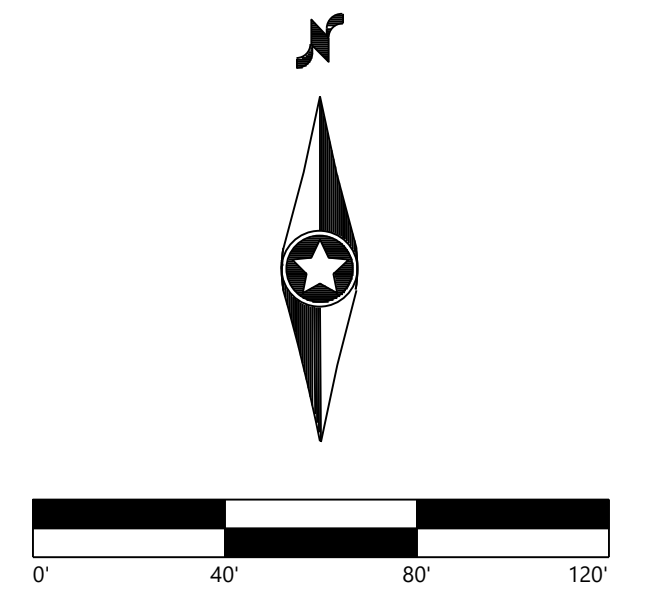
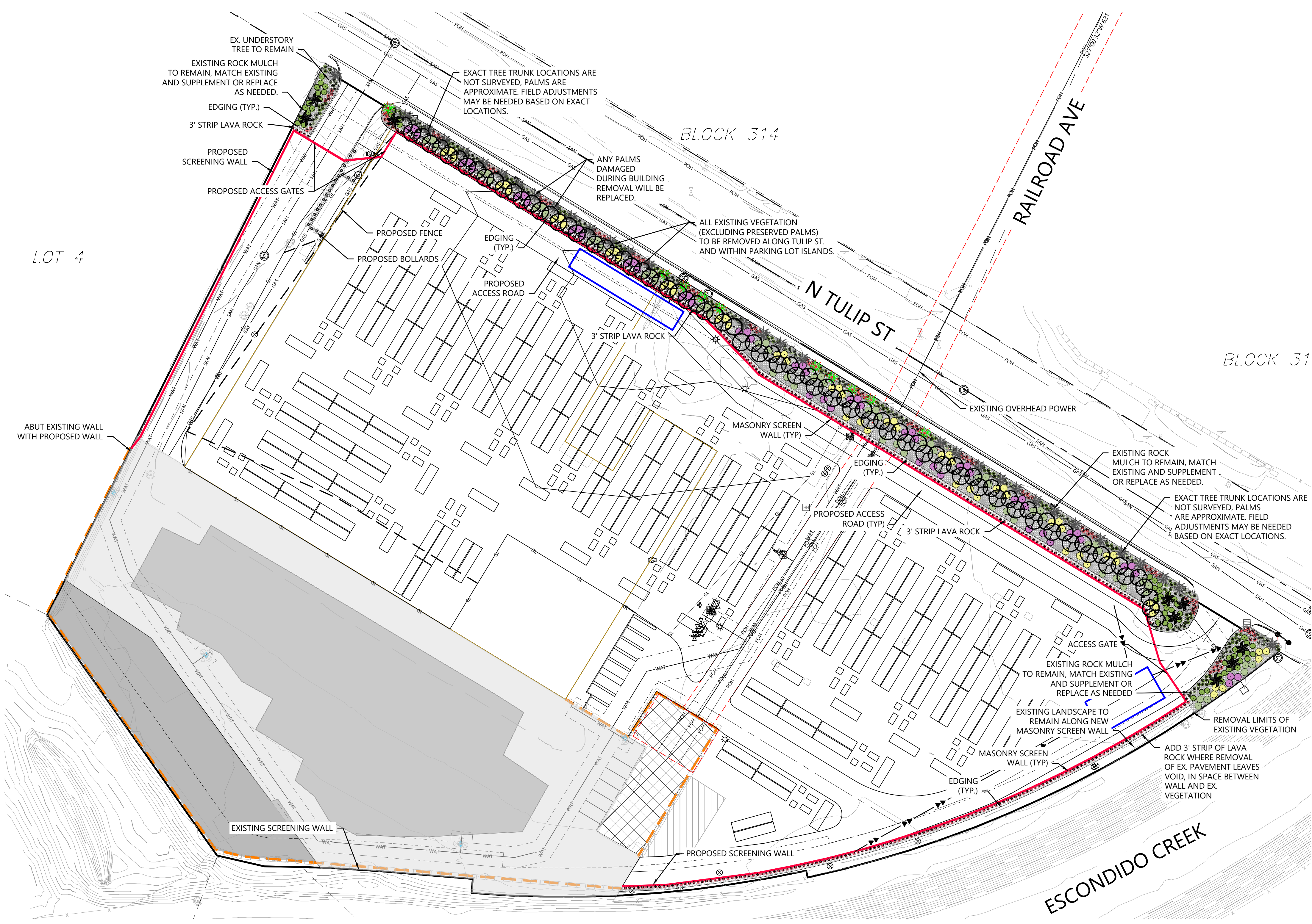
ETO: 57.0  
 PF: 0.5 (MODERATE)  
 HA: 3,202.8 SF  
 IE: 0.71  
 SLA: 0 SF

EAWU SUBTOTAL: 79,709.12 Gal

(ADD SUBTOTALS AND DIVIDE BY 0.85)  
 EAWU TOTAL: 311,349.2 Gal

**Notes**

- "I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE ESCONDIDO WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER"
- ALL PLANTING AREAS ARE TO HAVE A MINIMUM OF 3" ROCK MULCH
- ALL SPECIES WERE SELECTED TO REQUIRE VERY LOW, LOW, OR MODERATE WATER NEEDS IN WUCOLS IV REGION 4, SUNSET ZONE 20.
- ALL SPECIES WERE SELECTED FROM THE ESCONDIDO FIRE AND RINCON DEL DIABLO MUNICIPAL WATER DISTRICT SUGGESTED DROUGHT TOLERANT, FIRE RESISTIVE LANDSCAPING PLANT LIST, AS WELL AS THE CITY OF ESCONDIDO APPROVED STREET TREE LIST.
- ANNUAL REVIEW, MAINTENANCE, AND REMOVAL OF DEAD VEGETATION REQUIRED.



**Buffer & Screening Plant Species List**

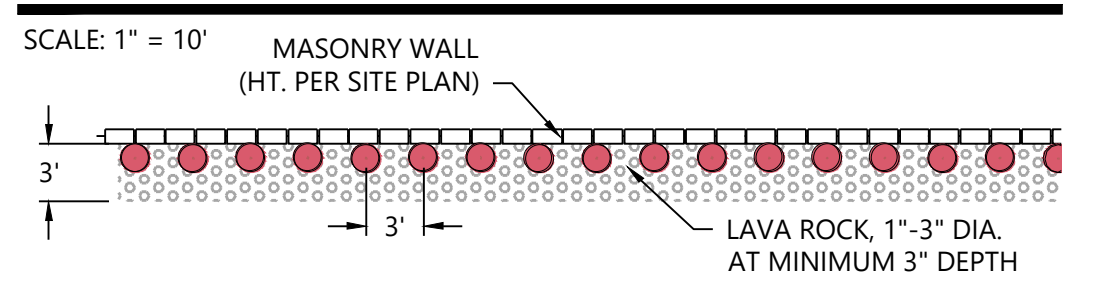
SYMBOL	CODE	QTY.	COMMON/BOTANICAL NAME	WUCOLS IV CLIMATE ZONE	SIZE (AT INSTALL)	SPACING O.C.	MATURE SIZE	WUCOSA WATER USE CLASSIFICATION
OVERSTORY TREE	MFP	10	Mexican Fan Palm / Washingtonia robusta	4	15 GAL, 2 CAL. IN., 6' HT.	AS SHOWN	H 100' W 10'	LOW
UNDERSTORY TREE	SAA	20	Sweet Acacia / Vachellia farnesiana (L.)	4	15 GAL, 2 CAL. IN., 6' HT.	AS SHOWN	H 20' W 15'-25'	VERY LOW
	CCM	23	Comanche Crape Myrtle / Lagerstromemia indica x faurieri 'Comanche'	4	15 GAL, 2 CAL. IN., 6' HT.	AS SHOWN	H 10'-15' W 10'-15'	MODERATE
	SBY	42	Sweet Bay / Laurus nobilis	4	15 GAL, 2 CAL. IN., 6' HT.	AS SHOWN	H 15'-40' W 15'-40'	LOW
	WMP	9	Windmill Palm / Trachycarpus fortunei	4	15 GAL, 2 CAL. IN., 6' HT.	AS SHOWN	H 20'-30' W 20'-30'	LOW
SHRUB	BTR	54	Betty Taudevin Orchid Rockrose / Cistus x purpureus 'Betty Taudevin'	4	#5 CONT.	AS SHOWN	H 3'-6" W 3'-6"	LOW
	FW5	57	Fourwing Saltbush / Atriplex canescens	4	#5 CONT.	AS SHOWN	H 2'-6" W 4'-8"	VERY LOW
	DCS	60	Desert Ceanothus / Ceanothus greggii	4	#5 CONT.	AS SHOWN	H 4'-6" W 4'-6"	LOW
	STC	58	Starn Thompson Coyote Brush / Baccharis x 'Starn'	4	#5 CONT.	AS SHOWN	H 2'-3" W 4'-5"	LOW
	DAE	125	Desert Agave / Agave deserti	4	#5 CONT.	AS SHOWN	H 2' W 2'-6"	LOW
	CAE	111	Costal Agave / Agave shawii	4	#5 CONT.	AS SHOWN	H 2'-3" W 2'-3"	LOW
	ACCQ	118	Aloe / Aloe capitata quartzitcola	4	#5 CONT.	AS SHOWN	H 2'-3" W 2'-3"	LOW
DECIDUOUS VINES	BIY	361	Boston Ivy / Parthenocissus tricuspidata		#1 CONT.	3'-0" O.C. TYP.	H 30'-50' W 5'-10'	MODERATE

NOTES: 1) QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY. 2) B.B. SPECIFIES ROOT TYPE AS BALLED AND BURLAPPED. 3) H.T. SPECIFIES MINIMUM SPECIMEN HEIGHT UPON INSTALLATION.

**Groundcover Legend**

- EXISTING ROCK MULCH TO REMAIN MATCH EXISTING AND SUPPLEMENT OR REPLACE AS NEEDED (UNDER PLANTINGS) AT MINIMUM 3" DEPTH
- BLACK LAVA ROCKS, ROCK MULCH, 1"-3" DIA. (BUFFER STRIP ALONG WALL) AT MINIMUM 3" DEPTH

**Vine Planting Detail**



**Goal Line Reliability Project**  
 San Diego County, California

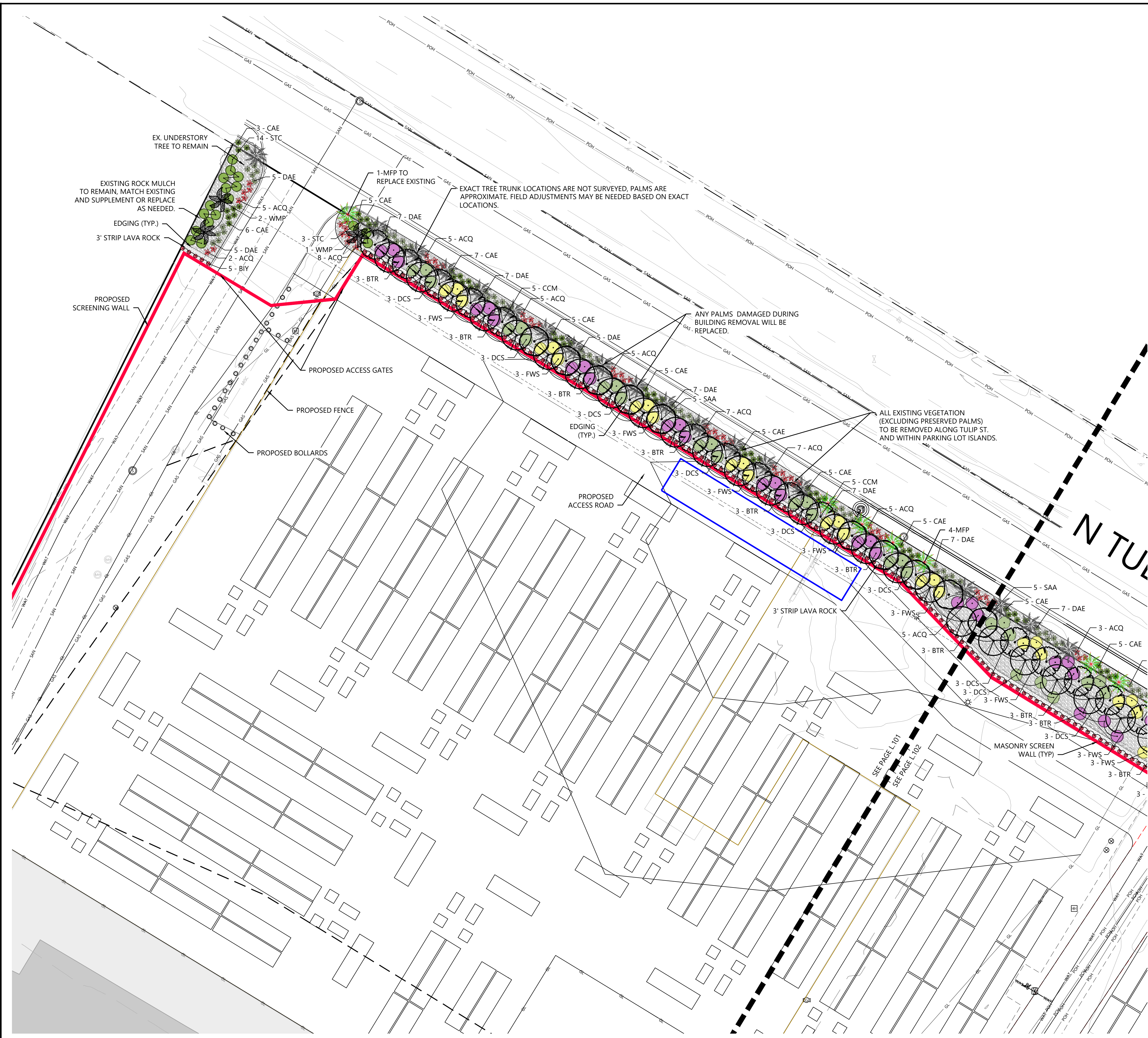
**Overall Preliminary Landscape Plan**

NOT FOR CONSTRUCTION

DATE: 08/23/2023

SHEET: L.100





### Legend

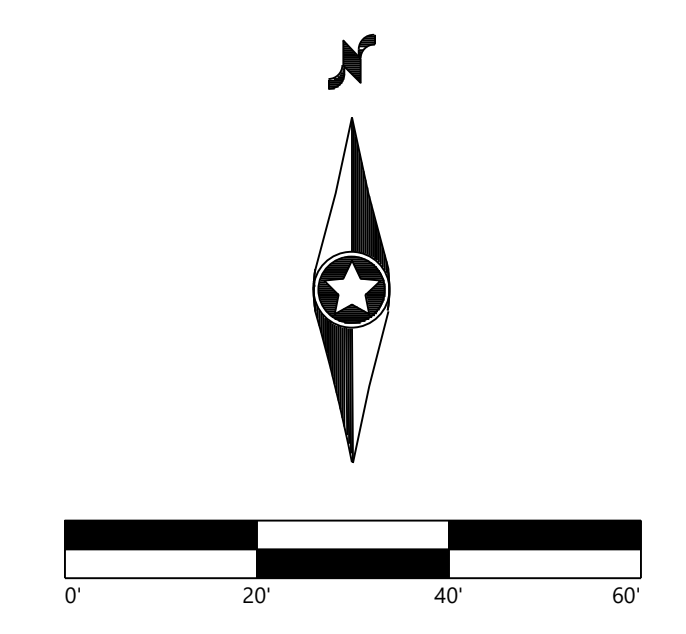
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## Goal Line Reliability Project

San Diego County, California

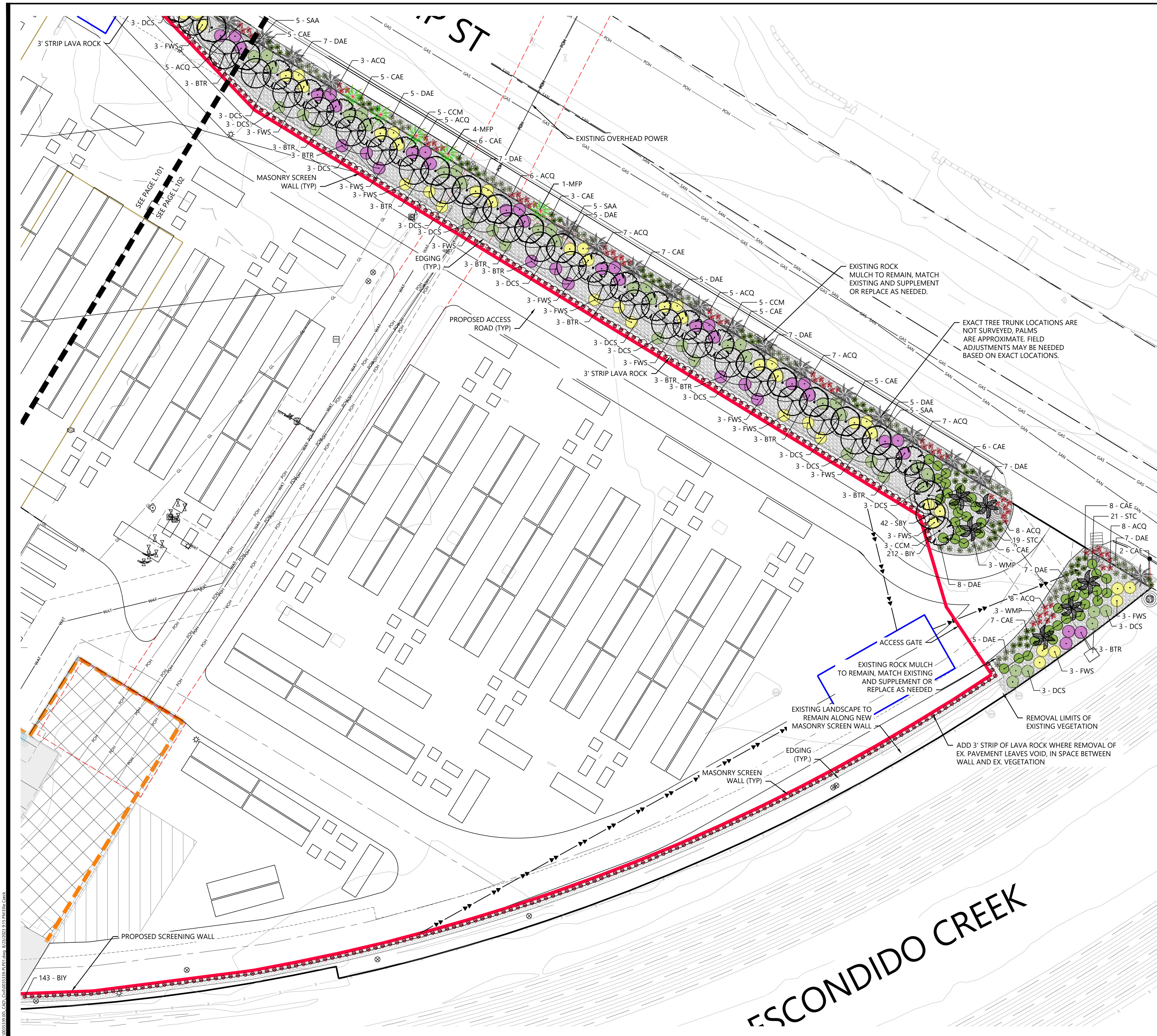
Preliminary Landscape Plan

NOT FOR CONSTRUCTION

DATE: 08/23/2023  
 SHEET: L.101

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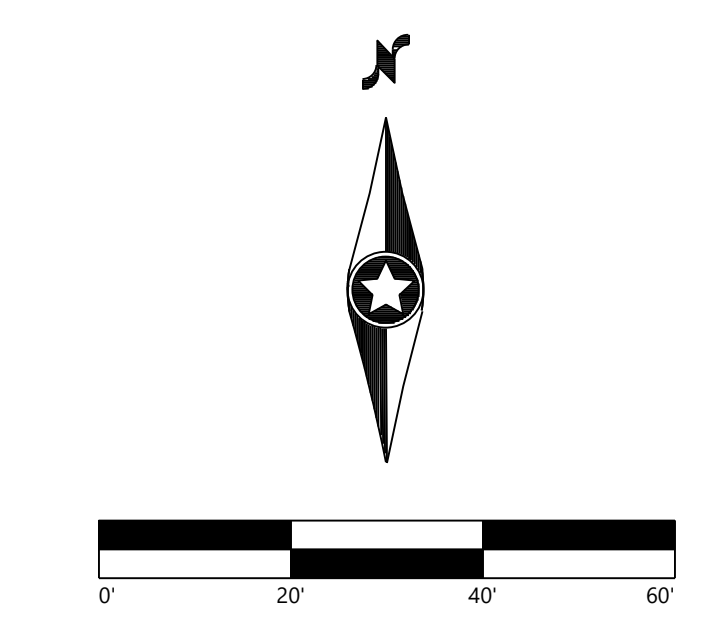


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**Goal Line Reliability Project**  
 San Diego County, California

Preliminary Landscape Plan

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DATE: 08/23/2023  
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## City of Escondido Additional Notes

- (1) PLANTING INSTALLATION.
- (A) ALL TREES SHALL BE STAKED IN ACCORDANCE WITH THE CITY OF ESCONDIDO STANDARD TREE STAKING DETAIL.
- (B) GROUND COVER SHALL BE PLANTED IN A TRIANGULAR PATTERN SPACED TO ENSURE ONE HUNDRED (100) PERCENT COVERAGE WITHIN ONE (1) YEAR OF INSTALLATION.
- (C) A MINIMUM THREE (3) INCH LAYER OF MULCH MATERIAL SHALL BE APPLIED TO ALL SHRUB AND TREE PLANTED AREAS.
- (I) STREET TREES STANDARDS. THE FOLLOWING STANDARDS APPLY FOR TREE SELECTION LOCATION AND PLANTING OF STREET TREES WITHIN THE CITY. THE STANDARDS APPLY TO THE NUMBER OF TREES, NOT THE SPECIFIC SPACING.
- (1) LOCATION OF TREES.
- (A) STREET TREES SHALL BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY (ROW) OR WITHIN A FIVE (5) FOOT ADDITIONAL WIDTH EASEMENT BEHIND THE ROW. GENERALLY SPEAKING, THE TREE WILL BE LOCATED APPROXIMATELY THREE (3) TO EIGHT (8) FEET BEHIND THE CURB OR SIDEWALK.
- (B) STREET TREES SHALL BE LOCATED AND MAINTAINED TO PRESERVE A CLEAR ZONE OF AT LEAST TEN (10) FEET FROM FIRE HYDRANTS, UTILITY POLES, OVERHEAD UTILITY WIRES, STREET LIGHT LUMINAIRES, AND ABOVEGROUND UTILITY STRUCTURES SUCH AS TRANSFORMER ENCLOSURES.
- (C) STREET TREES SHALL BE PLANTED AT LEAST FIVE (5) FEET FROM UNDERGROUND UTILITY SUCH AS WATER, STORM DRAIN, GAS, ELECTRIC AND TELEPHONE, AND EIGHT (8) FEET FROM ANY SEWER LINES.
- (D) THE TREE SHALL BE PLACED AWAY FROM THE INTERSECTION SO AS TO ALLOW FOR ADEQUATE SITE DISTANCE. THE ALLOWABLE SITE DISTANCE SHALL BE DETERMINED BY THE CITY ENGINEER.
- (E) THE TREE SHALL NOT RESTRICT BUS LOADING OR UNLOADING.
- (F) THE TREE SHALL BE AT LEAST THREE (3) FEET FROM ANY METER BOX.
- (G) THE TREE SHALL BE AT LEAST EIGHT (8) FEET FROM DRIVEWAYS.
- (2) NUMBER OF TREES. IN ALL COMMERCIAL, INDUSTRIAL AND RESIDENTIAL DEVELOPMENT, THERE SHALL BE A MINIMUM OF ONE (1) STREET TREE FOR EVERY THIRTY (30) LINEAR FEET OF STREET FRONTAGE WITHIN OR ADJACENT TO THE DEVELOPMENT.
- (3) ADDITIONAL REQUIREMENTS.
- (A) THE MINIMUM SIZE STREET TREE SHALL BE A FIFTEEN (15) GALLON, TWO (2) INCH CALIPER AND SIX (6) FEET IN HEIGHT, IN ACCORDANCE WITH AAN STANDARDS.
- (B) ALL TREES SHALL BE DOUBLE-STAKED USING TREATED LODGEPOLE PINE STAKES AND FLEXIBLE RUBBER TIES. REMOVE ANY NURSERY STAKES. TREES LOCATED WITHIN SIX (6) FEET OF PAVEMENT SHALL BE PROVIDED WITH ROOT BARRIERS.
- (C) ALL TREES SHALL HAVE A WATERING BASIN AROUND THE TREE, EXCEPT IN TURF AREAS, AND SHALL RECEIVE DEEP WATERING TO PROMOTE DEEP ROOTING UNTIL ESTABLISHED OR BASED ON INDIVIDUAL TREE DEMANDS.
- (D) PALMS USED AS STREET TREES SHALL BE A MINIMUM OF SIX (6) FOOT BROWN TRUNK HEIGHT (BTH). SINGLE-STEM TREES SUCH AS PALMS WHICH DO NOT LEND THEMSELVES TO TOP TRIMMING WILL NOT BE PERMITTED UNDER UTILITY WIRES.
- (4) STREET TREE MAINTENANCE AND REPLACEMENT.
- (A) NEWLY PLANTED TREES SHALL BE WATERED UNTIL ESTABLISHED AND SHALL BE MAINTAINED IN A FLOURISHING MANNER. TREES SHALL BE REPLACED WITH A MINIMUM FIFTEEN (15) GALLON SIZE TREE CONSISTENT WITH THE SUGGESTED STREET TREE LIST.
- (B) ALL STREET TREES SHALL BE WATERED BY THE ADJUTING OWNER IN FRONT OF WHOSE PROPERTY SUCH TREES ARE PLANTED.
- (C) THE PLANTING, REMOVAL, TRIMMING, PRUNING OF TREES IN ALL PUBLIC PARKS, PARKWAYS AND STREET RIGHT-OF-WAY WITHIN THE CITY OF ESCONDIDO SHALL BE MAINTAINED BY THE DIRECTOR OF PARKS AND RECREATION.
- (5) REMOVAL OF TREES IN PUBLIC RIGHT-OF-WAY.
- (A) NO PERSON SHALL CUT DOWN, DESTROY OR MOVE A TREE GROWING OR LOCATED WITHIN ANY PUBLIC STREET RIGHT-OF-WAY OR PUBLIC PARK WITHIN THE CITY, WITHOUT FIRST OBTAINING A WRITTEN PERMIT FROM THE DIRECTOR OF PARKS AND RECREATION. THE DIRECTOR OF PARKS AND RECREATION MAY REFER THE APPLICATION TO ANOTHER DEPARTMENT, COMMITTEE, OR PERSON FOR COMMENTS AND RECOMMENDATIONS.
- AN APPLICATION FOR A PERMIT SHALL CONTAIN THE NUMBER, SPECIES, SIZE AND LOCATION OF THE TREE OR TREES INVOLVED, A STATEMENT OF THE REASON FOR THE REQUESTED ACTION AND ANY OTHER PERTINENT INFORMATION. THE FOLLOWING CRITERIA SHALL BE CONSIDERED WHEN GRANTING A PERMIT:
- (i) THE CONDITION OF THE TREE WITH RESPECT TO ITS HEALTH, PUBLIC NUISANCE OR PUBLIC SAFETY;
- (ii) CONSIDERATION OF WHETHER THE TREE(S) REMOVAL IS NECESSARY AND RELOCATION AND REDESIGN CANNOT BE AVOIDED IN ORDER TO CONSTRUCT PUBLIC IMPROVEMENTS AND UTILITIES;
- (iii) CONSIDERATION OF WHETHER THE REMOVAL IS NECESSARY TO CONTROL EROSION, SOIL RETENTION OR DIVERSION OR INCREASED FLOW OF SURFACE WATER;
- (iv) THE EFFECT OF REMOVAL OF THE TREE WILL HAVE ON HISTORIC VALUE, SCENIC VALUE, AND GENERAL WELFARE OF THE CITY AS A WHOLE.
- (B) THE FOLLOWING REPLACEMENT VALUES SHALL BE CONSIDERED WHEN GRANTING A PERMIT:
- (i) ANY TREE AUTHORIZED TO BE REMOVED SHALL BE REPLACED BY THE PERMITTEE WITH A TREE CONFORMING TO THE OFFICIAL STREET TREE LIST ON A ONE (1) FOR ONE (1) BASIS WITH A TREE OF A SIZE AND LOCATION APPROVED BY THE DIRECTOR OF PARKS AND RECREATION.
- (ii) SUBJECT TO PHYSICAL CONDITION OF THE TREE, THE SPECIES, SIZE AND THE LOCATION, OFF-SITE RELOCATION OR REPLACEMENT AS DETERMINED BY THE DIRECTOR OF PARKS AND RECREATION AS AN ALTERNATIVE MITIGATION MEASURE MAY BE CONSIDERED IF ON-SITE REPLACEMENT OR RELOCATION IS NOT FEASIBLE. OFF-SITE REPLACEMENT TREES SHALL BE PLACED ON A CITY-OWNED PROPERTY. RELOCATION OF THE TREE TO AN ON-SITE LOCATION SHALL BE A CONSIDERATION PRIOR TO OFF-SITE REPLACEMENT OR RELOCATION.

## Planting Notes

- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA - DIG ALERT SYSTEM AT (811) OR (800-422-4133) TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, CALIFORNIA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
  - ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
  - ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
  - ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
  - ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
  - CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER CALA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY OWNER FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- PROVIDE ROCK MULCH FOR ALL TREE AND SHRUB PLANTINGS PER DETAIL. ROCK MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE). AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

## Escondido Fire Planting Notes

### PALM TREES

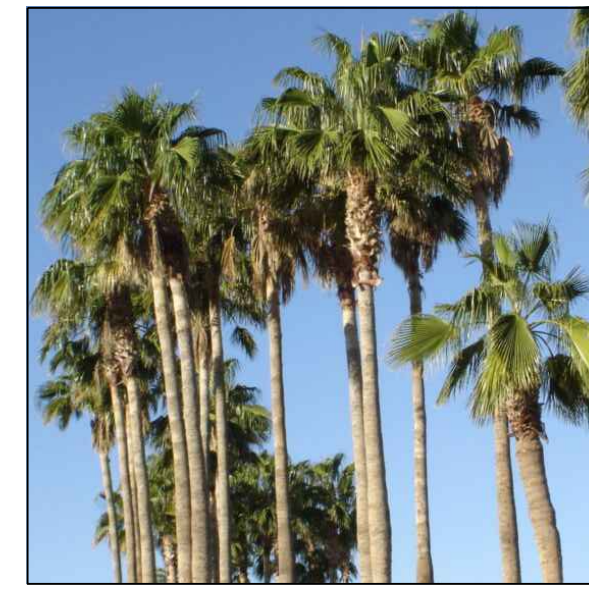
FOLLOWING THE 2007 WILDFIRES, IT WAS DETERMINED THAT CERTAIN SPECIES OF PALMS INCREASED THE FIRE HAZARD DUE TO TREE FORM AND LACK OF MAINTENANCE. PALM TREES THAT HAVE FIBROUS TISSUE (PHOTOGRAPH 1) OR LEAF BASES (PHOTOGRAPH 2) ON THE TRUNK SHALL BE PLANTED AND MAINTAINED 30 FEET FROM THE TREE'S DRIP LINE TO ANY COMBUSTIBLE STRUCTURE.

SOME EXAMPLES OF TREE SPECIES WITH FIBROUS TISSUE INCLUDE:  
 CHAMAEROPS HUMILIS (MEDITERRANEAN FAN PALM)  
 PHOENIX CANARIENSIS (CANARY ISLAND DATE PALM)  
 PHOENIX DACTYLIFERA (DATE PALM)  
 PHOENIX RECLINATA (SENEGAL DATE PALM)  
 PHOENIX ROBELENII (PYGMY DATE PALM)  
 TRACHYCARPUS FORTUNEI (WINDMILL PALM)  
 THE WASHINGTONIA ROBUSTA (MEXICAN FAN PALM) IS AN EXAMPLE OF A PALM TREE WITH LEAF BASES.

ALL DEAD PALM FRONDS INCLUDING OLDER LEAVES THAT PERSIST ON THE TREE, FORMING A "SKIRT" OF BROWN THATCH (PHOTOGRAPH 3) SHALL BE REMOVED ANNUALLY; THIS REQUIREMENT APPLIES TO PALMS WITHIN 100 FEET OF ANY STRUCTURE OR WITHIN 30 FEET OF A DRIVEWAY OR ROADWAY.

## Buffer & Screening Plant Material

Mexican Fan Palm



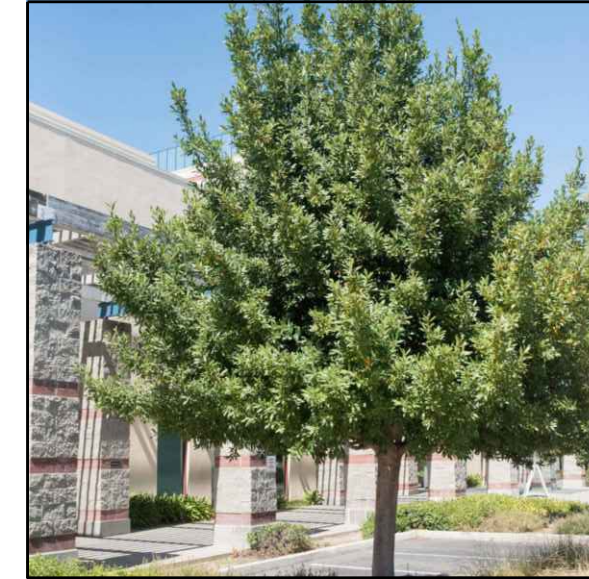
Windmill Palm



Aloe



Sweet Bay



Sweet Acacia



Desert Agave



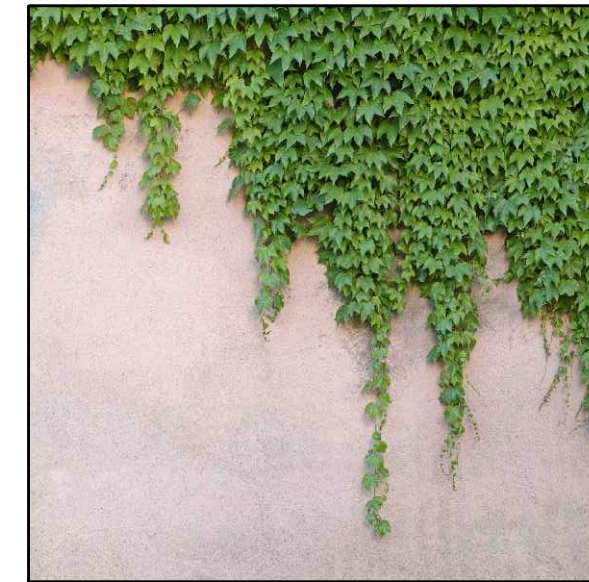
Comanche Crape Myrtle



Betty Taudevin Orchid Rockrose



Boston Ivy



Desert Ceanothus



Fourwing Saltbush



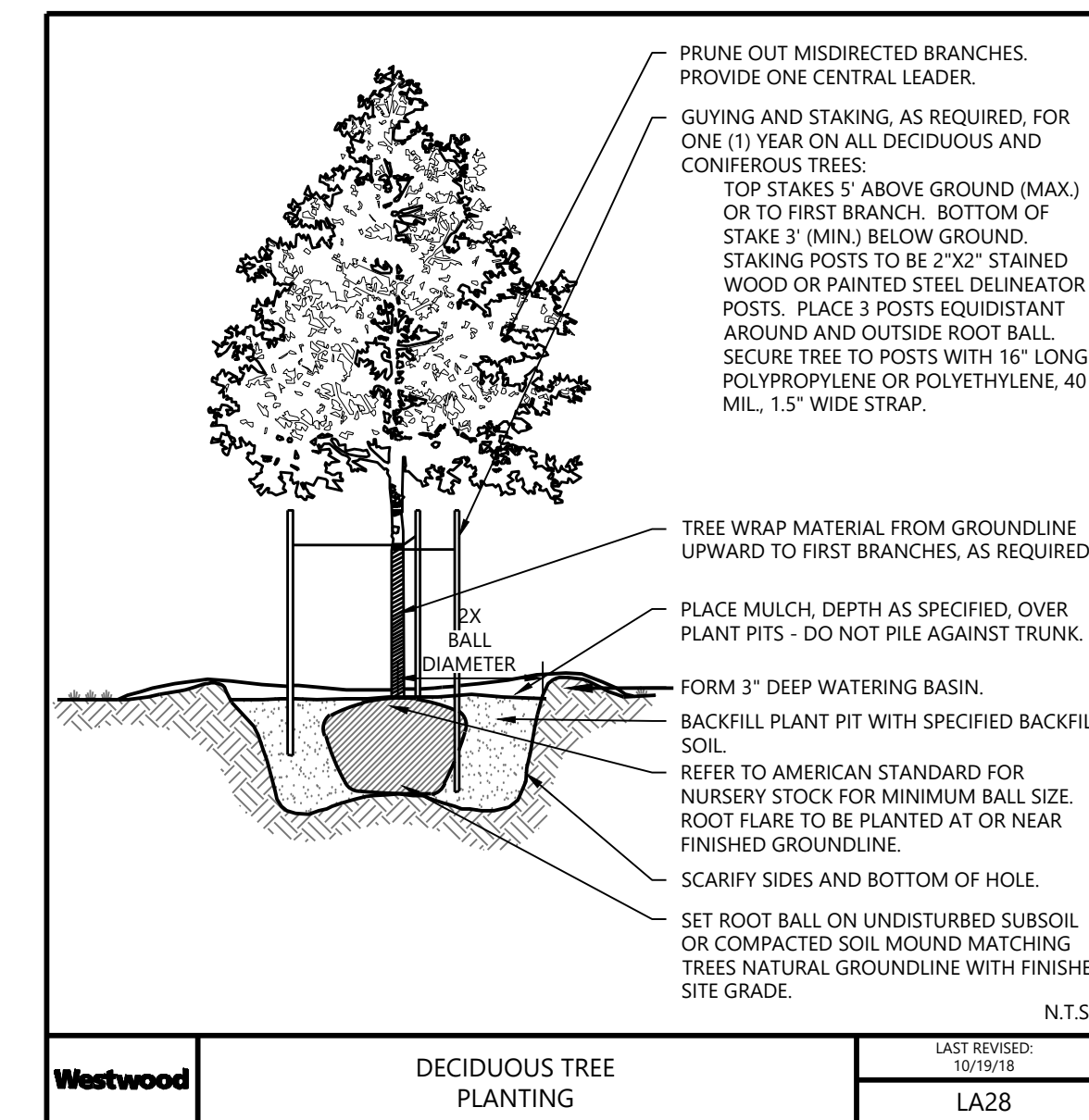
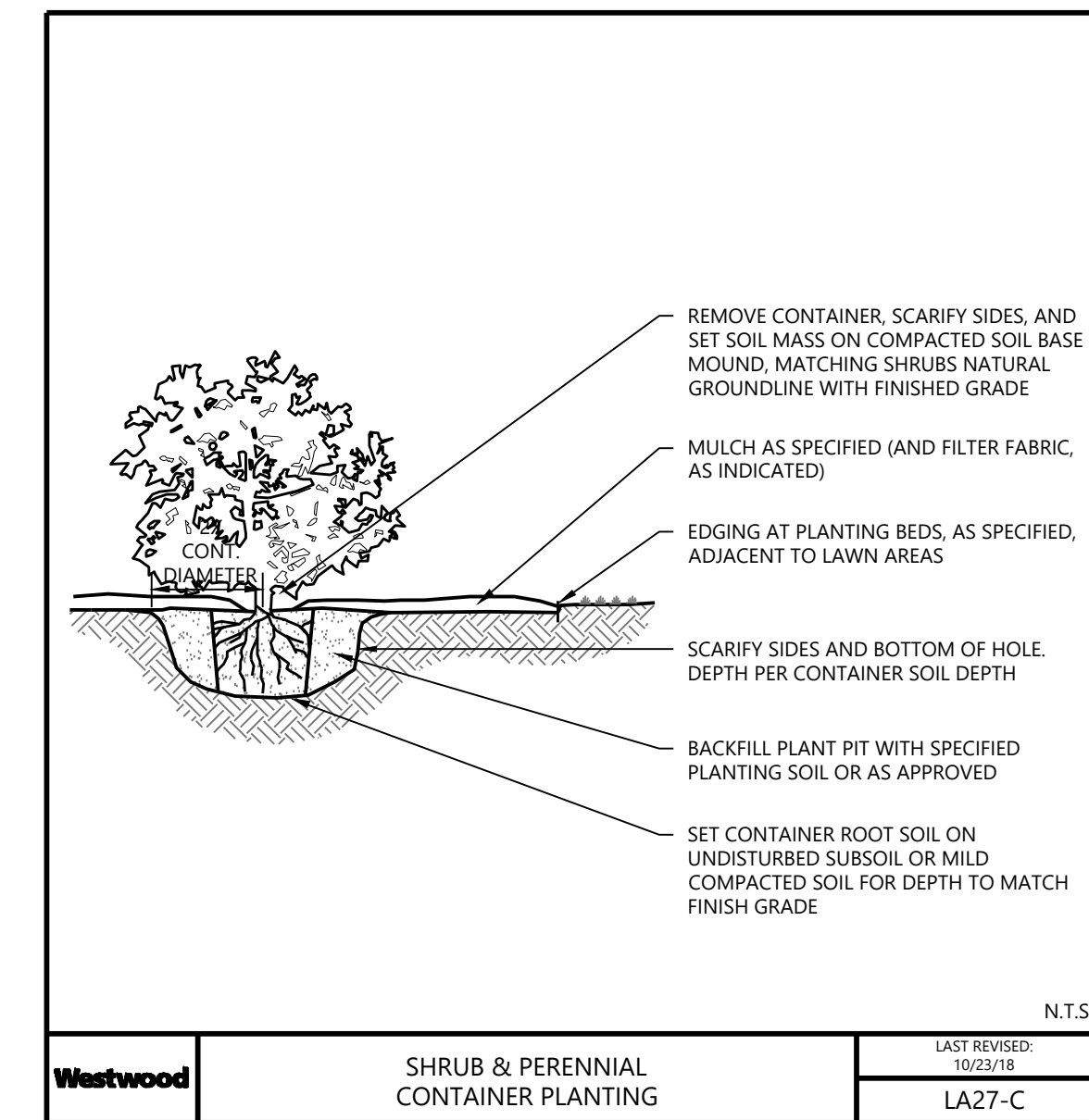
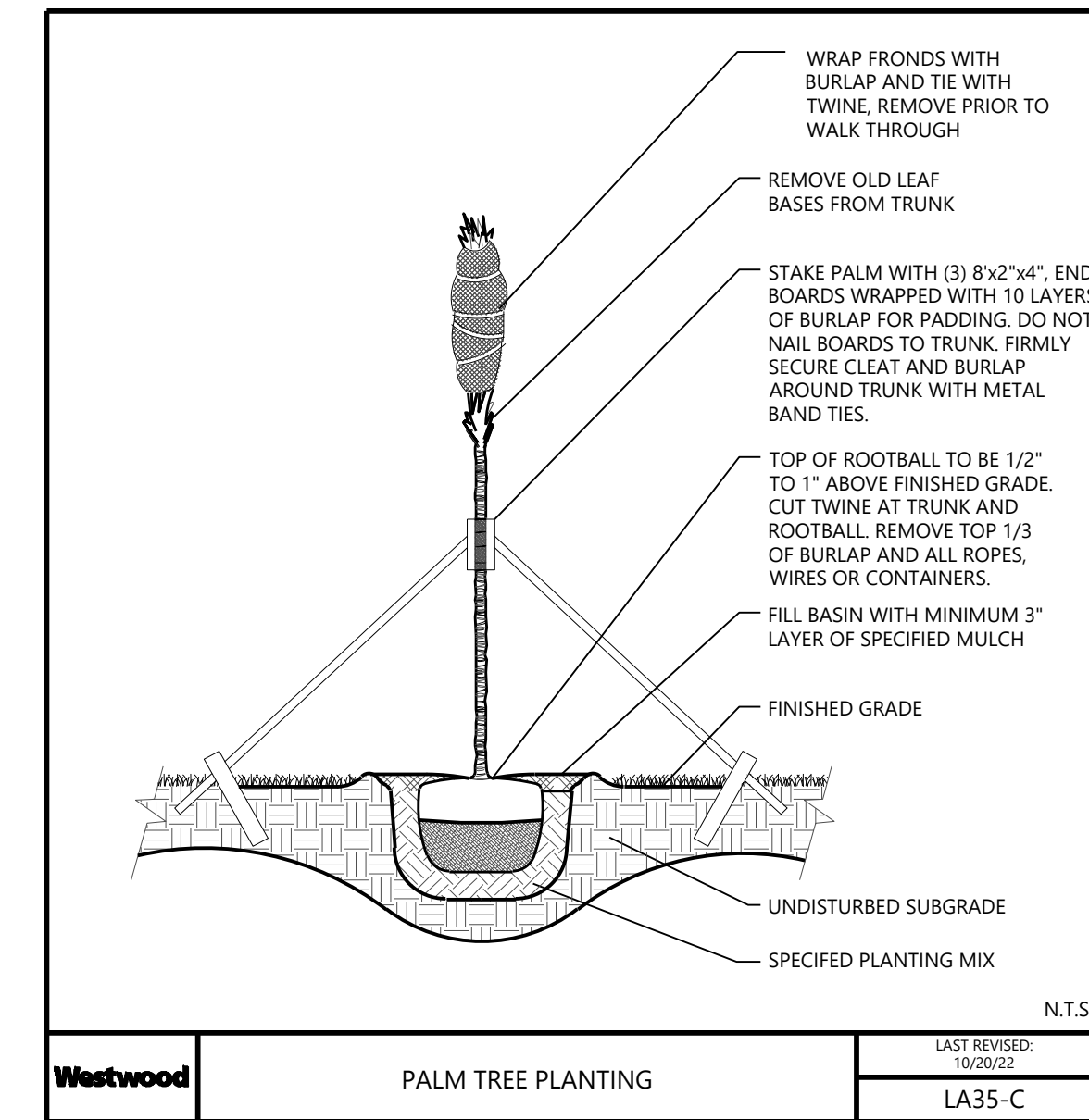
Starn Thompson Coyote Brush



Costal Agave



## Planting Details



# Westwood

Phone (720) 531-8350 10170 Church Ranch Way, Suite #201  
 Toll Free (888) 937-5150 Westminster, CO 80021  
 westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:



600 Seventeenth St, Suite 2400S  
 Denver, CO 80202

REVISIONS:

#	DATE	COMMENT
B	10/20/22	CLIENT COMMENTS
C	01/20/22	CITY COMMENTS
D	04/21/23	CLIENT COMMENTS
E	05/23/23	CLIENT COMMENTS
F	08/23/23	ISSUED FOR AHJ REVIEW

## Goal Line Reliability Project

San Diego County, California

Preliminary Landscape Notes & Details

NOT FOR CONSTRUCTION

DATE: 08/23/2023

SHEET: L.103