



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

January 15, 2019

Elizabeth Clark
ADL Planning Associates
2979 State Street, Ste. C
Carlsbad, CA 92008

RE: 1505 York Drive LANDSCAPE PLAN, PDS2018-LP-18-0103; APPROVAL OF LANDSCAPE DOCUMENTATION PACKAGE; APN 184-012-12-00

Enclosed please find a copy of the approved Landscape Documentation Package for **1505 York Drive**. Approval by the Director of Planning & Development Services was granted on **January 15, 2019**.

Per Section's 86.703 (a) (5) and 86.707 of the San Diego County Code, these requirements have been satisfied. It is also required that all landscape and irrigation as shown in the approved Landscape Documentation Package, be installed before final inspection and before water use authorization is granted. NOTE: It is the applicant's responsibility to contract with a nursery to ensure that all plant material will be available at the time of installation.

It is recommended that the landscape contractor be furnished with a copy of the Landscape Documentation Package, as approved by this Department. If the landscape contractor finds that there are changes that appear to be necessary or desirable, the contractor should contact the preparer of plans. Any changes shall be approved by the County prior to starting the landscape installation.

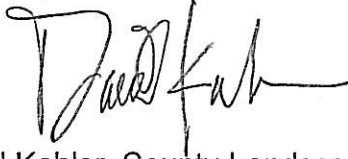
Prior to occupancy or use of the premises, a signed **Certificate of Completion**, as per Section 86.725 of the San Diego Code, from the preparer of the approved Landscape Documentation Package shall be submitted to the Director of Planning & Development Services and the County Landscape Architect within 10 days after installation, verifying that the landscaping and irrigation were installed as allowed in the approved Landscape Documentation Package. At this time, the Outdoor Water Use Authorization will be issued.

Please use the above case file numbers for reference on all correspondence.

Modification of an Outdoor Water Use Authorization shall comply with Section 86.724 of the San Diego Code and may require a new submittal and/or review fee.

If you have any further questions on this matter, please contact me at (858) 694-3040 or by email at: David.Kahler@sdcounty.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "David Kahler". The signature is fluid and cursive, with a long horizontal stroke at the end.

David Kahler, County Landscape Architect, LLA3945
Planning & Development Services

Attachments

One set of approved landscape plans
Copy of Landscape Water District Letter

email cc: Aleena Benedito, Permit Compliance Coordinator, Planning & Development Services



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January 15, 2019

VISTA IRRIGATION DISTRICT
1391 Engineer St.
Vista, CA 92083

ATTN: Water Conservation Manager

RE: 1505 York Drive LANDSCAPE PLAN, PDS2018-LP-18-0=103; APPROVAL OF
LANDSCAPE DOCUMENTATION PACKAGE; APN 184-012-12-00

To Whom It May Concern:

The County of San Diego Planning & Development Services is providing this notification of an approved landscape plan and Outdoor Water Use Authorization within the Water District's boundaries for your use in tracking and monitoring water usage on this property if so desired.

Enclosed you will find a copy of the County's Water Efficient Landscape Worksheet which establishes the Maximum Applied Water Allowance (MAWA) and the Estimated Total Water Use (ETWU) for the project as approved by Planning & Development Services.

Should you have any questions in regard to this letter or of the approved landscape and irrigation plans, please contact me at (858) 694-3040 or by email at: David.Kahler@sdcounty.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "David Kahler".

David Kahler, County Landscape Architect, LLA3945
Planning & Development Services



County of San Diego, Planning & Development Services

WATER EFFICIENT LANDSCAPE WORKSHEET

COUNTY LANDSCAPE ARCHITECT

The project applicant must fill out this worksheet as it is a required element of the Landscape Documentation Package. Complete all sections of the worksheet.

PROJECT INFORMATION

Project Applicant:	
Name of Project Applicant Gary Van Eik	Phone No. 858-453-1331
Title Trustee	Email gary@tristaff.com
Company N/A	Fax No. N/A
Address (must include City, State and Zip Code) 841 Quails Trail Road, Vista, CA 92081	

Project:	
Project's Name 1505 York Drive	
Assessor's Parcel No. 184-012-12	County Landscape Plan No.
Address (must include City, State and Zip Code) 1505 York Drive, Vista, CA 92084	

Use the information and formulas below to fill out the worksheet and calculations on page 2.

Hydrozone Category ^(a)	PF- Plant Factor
Very Low Water Use	0.0 - 0.1
Low Water Use*	0.2 - 0.3
Moderate Water Use	0.4 - 0.6
High Water Use	0.7 - 1.0

*Artificial turf and temporarily irrigated areas are considered Low Water Use.

Irrigation Method ^(b)	IE- Irrigation Efficiency ^(c)
Filler Pipe for Pools/Spas	1.00
Drip/Subsurface	0.90
Bubblers	0.85
Rotors	0.75
Rotators	0.70
Overhead Spray	0.60

$$ETWU^{(d)} \text{ (Annual Gallons Required)} = ETo \times 0.62 \times ETAF \times Area$$

ETo - see Appendix A in Water Efficient Landscape Design Manual.

0.62 is the conversion factor to gallons per sq. ft.

ETAF is Plant Factor/Irrigation Efficiency.

Area is the Landscaped Area for each hydrozone.

$$MAWA^{(e)} \text{ (Annual Gallons Allowed)} = (ETo)(0.62)[(ETAF \times LA) + ((1 - ETAF) \times SLA)]$$

LA is the total landscape of all hydrozone areas in sq. ft.

SLA is the total special landscape area in square feet.

ETAF is 0.55 for residential areas

ETAF is 0.45 for non-residential areas.



**County of San Diego, PDS, Zoning Division
WATER EFFICIENT LANDSCAPE WORKSHEET**

Continued

REFERENCE EVAPOTRANSPIRATION (ET_o) 51

Hydrozone # / Planting Description ^(a)	Plant Factor (PF)	Irrigation Method ^(b)	Irrigation Efficiency (IE) ^(c)	ETAF (PF/IE)	Landscape Area In Square Feet	ETAF x Area	Estimated Total Water Use (ETWU) ^(d)
Regular Landscape Areas							
# Low Water/Groundcover	0.3	Rotor	0.75	0.40	246,465	98,586	3,117,289.32
# Low Water/ Tree	0.3	Bubbler	0.85	0.35	140	49	1,549.38
# Moderate Water/ Tree	0.6	Bubbler	0.85	0.71	195	138.45	4,377.79
#							
#							
#							
#							
#							
#							
#							
#							
#							
#							
Totals					(A) 246,800	(B) 98,773.45	3,123,216.49
Special Landscape Areas							
#				1.0			
#				1.0			
#				1.0			
#				1.0			
Totals					(C) N/A	(D) N/A	
Estimated Total Water Use (ETWU) Total							3,123,216.49
Maximum Water Allowance (MAWA)^(e)							4,292,098.80
Irrigation Efficiency (IE) Average**							0.82

** Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).

ETAF CALCULATIONS

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas. *Provide Totals based on information calculated in Worksheet above.*

Regular Landscape Areas		Totals
Total ETAF x Area	(B) =	98,773.45
Total Area	(A) =	246,800
Average ETAF	(B) ÷ (A) =	0.40

All Landscape Areas		Totals
Total ETAF x Area	(B+D) =	98,773.45
Total Area	(A+C) =	246,800
Site wide ETAF	(B+D) ÷ (A+C) =	0.40

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