

APPENDIX 5
Landscape Concept Plans



Site Landscape Character



California Juniper
Juniperus californica



Jojoba
Simmondsia chinensis



Desert Agave
Agave deserti



Hedgehog Cactus
Echinocereus species



Cholla
Opuntia species



Water Jacket
Lycium andersonii



Mojave Yucca
Yucca schidigera



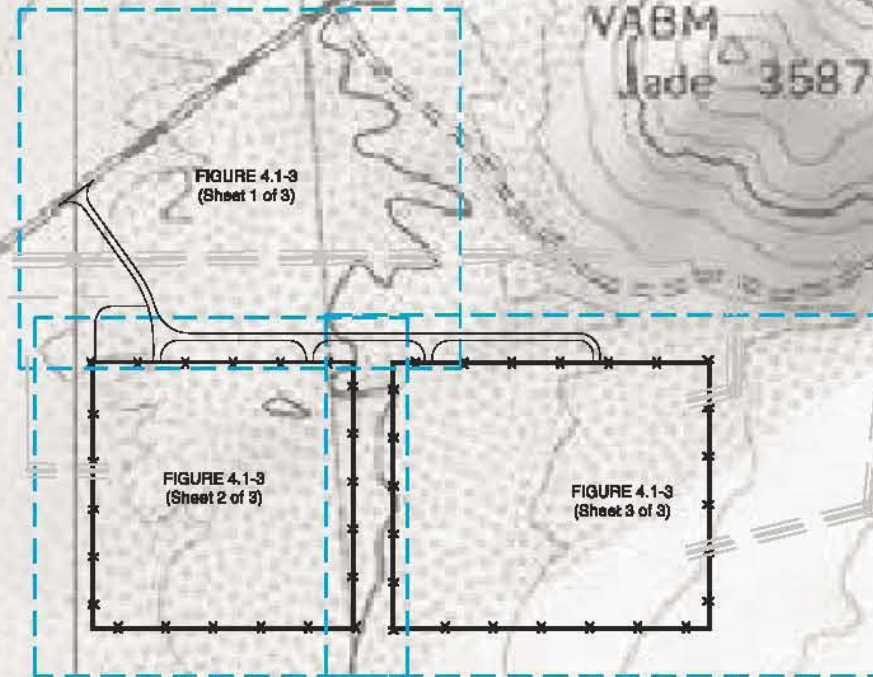
Mormon Tea
Ephedra californica



Ericameria species

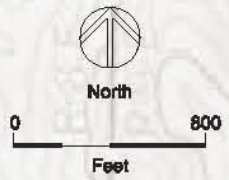
Landscape Concept

The landscape concept for the ECO Substation involves the installation of native plant material to replicate the vegetation pattern seen in the surrounding landscape setting. Landscaping will restore the appearance of disturbed slopes to resemble the original desert landscape. In keeping with the existing landscape character, proposed planting will allow for areas of exposed soil and rock to be visible. In addition, small trees and larger shrubs will partially screen lower elements of the substation and thus visually integrate the structures' appearance with the desert landscape.



NOTES:

1. In areas where construction requires vegetation clearing, mature, healthy agaves and other succulents will be transplanted into containers and retained with rootballs intact for later transplanting onto slopes and disturbed soil. Prior to construction, a qualified field biologist will identify and tag specimens to be transplanted.
2. In areas where construction requires clearing of rocks and boulders (approximately 12"-24" in diameter), these materials shall be stockpiled and placed on disturbed slopes.
3. All planting will be consistent with SDG&E's operational requirements for landscaping in proximity to electric transmission facilities.
4. A licensed landscape contractor will design and install an irrigation system using a reclaimed or other non-potable water source. System to be operated by a timer or moisture-sensing device. Exact location of irrigation controller device and water line connections to be approved by engineer prior to installation. Irrigation system will be operational for a minimum two-year period while new plant material becomes established. Alternatively, landscaping will be truck-watered during establishment period.
5. Owner will retain a landscape contractor to provide periodic maintenance including removal and replacement of dead plant material, upkeep of irrigation system, and periodic evaluation of site landscaping to determine additional landscaping and maintenance needs.

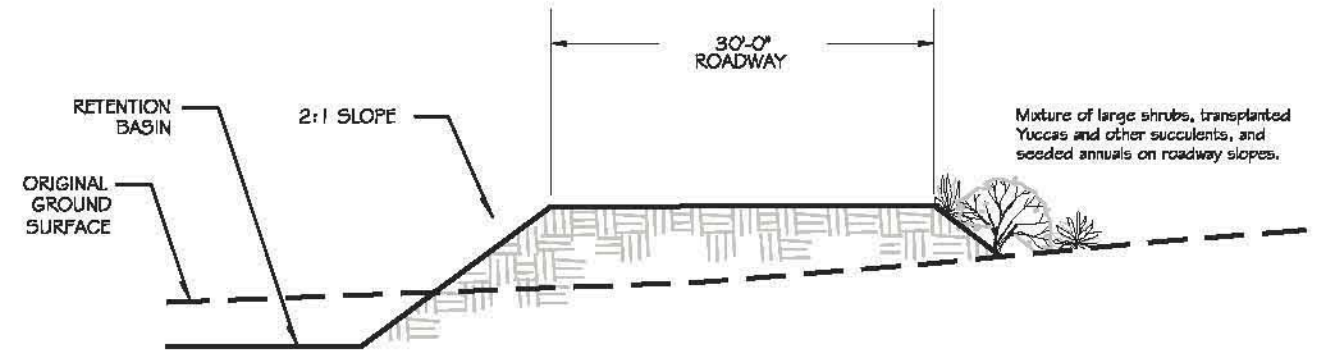


**FIGURE 4.1-2
EAST COUNTY SUBSTATION
LANDSCAPE OVERVIEW**
East County Substation Project

PLANT PALETTE LEGEND

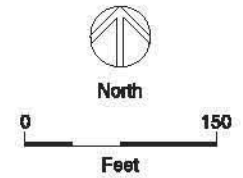
SYMBOL	TYPE OF PLANT	APPROXIMATE QUANTITY	SUGGESTED SPECIES	CONTAINER SIZE	APPROX. MAXIMUM HEIGHT/SPREAD
	Evergreen small tree	25	Acacia greggii	10 Gallon	22'x22' 15'x20'
	Evergreen large shrub or small tree	130	Juniperus californica or Simmondsia chinensis	10 Gallon	15'x15' 7'x7'
	Mixed small evergreen and deciduous shrubs	189	Ephedra californica Encamena brachylepis Lycium andersonii or Yucca schottigera	6"	5'x5' 3'x3' 6'x6' 6'x6'
	Seed mixture- desert annuals and grasses	4.25 acres	Amsinckia tessellata Lasthenia californica Phacelia distans or Poa secunda	N.A.	2'x2' 10'x10' 2'x2' 18'x18'
	Boulders from site				

* Height/spread based upon:
Reimer, Jeffrey L. and W. Mark. "SelectTree: A Tree Selection Guide." <http://selecttree.calpoly.edu/>
Lightner, James. San Diego County Native Plants. San Diego Flora, 2006

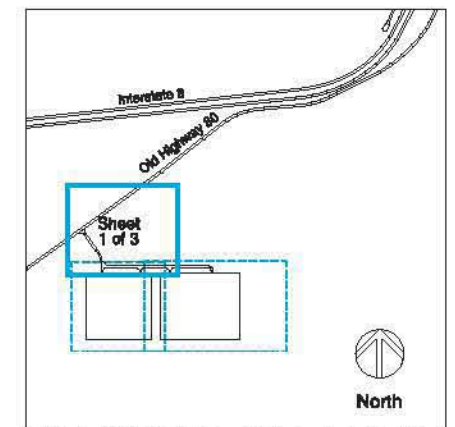


SECTION A-A ACCESS ROAD SLOPE
Not to Scale

PRELIMINARY CONCEPT
Subject to change based on final engineering design.

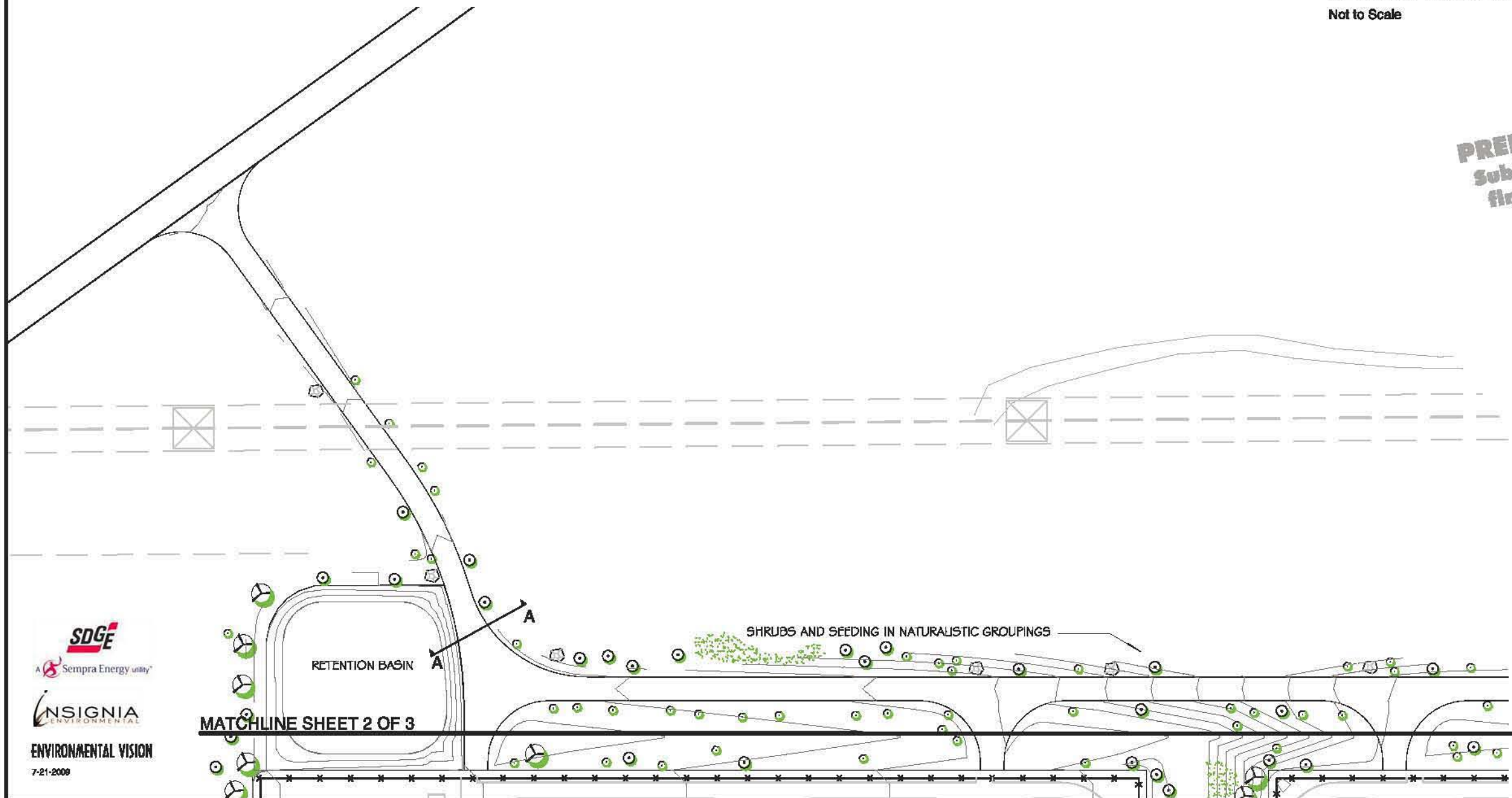


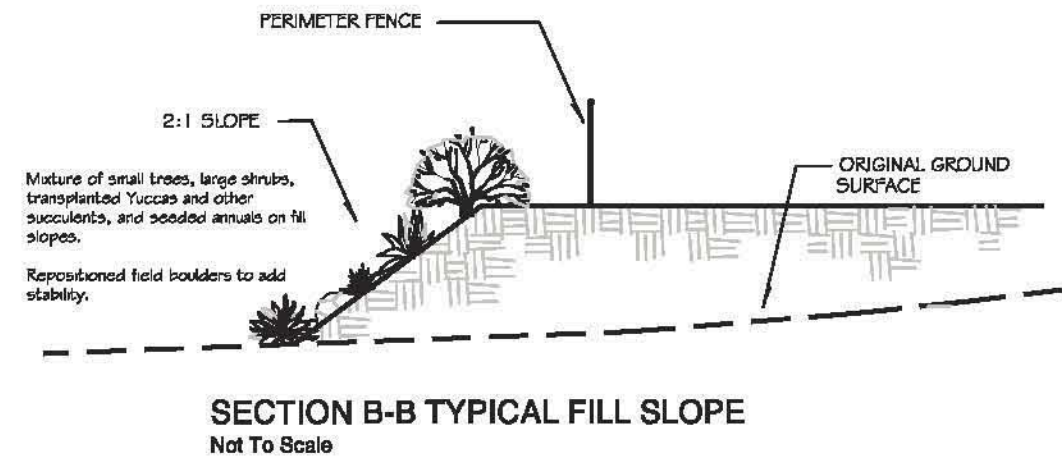
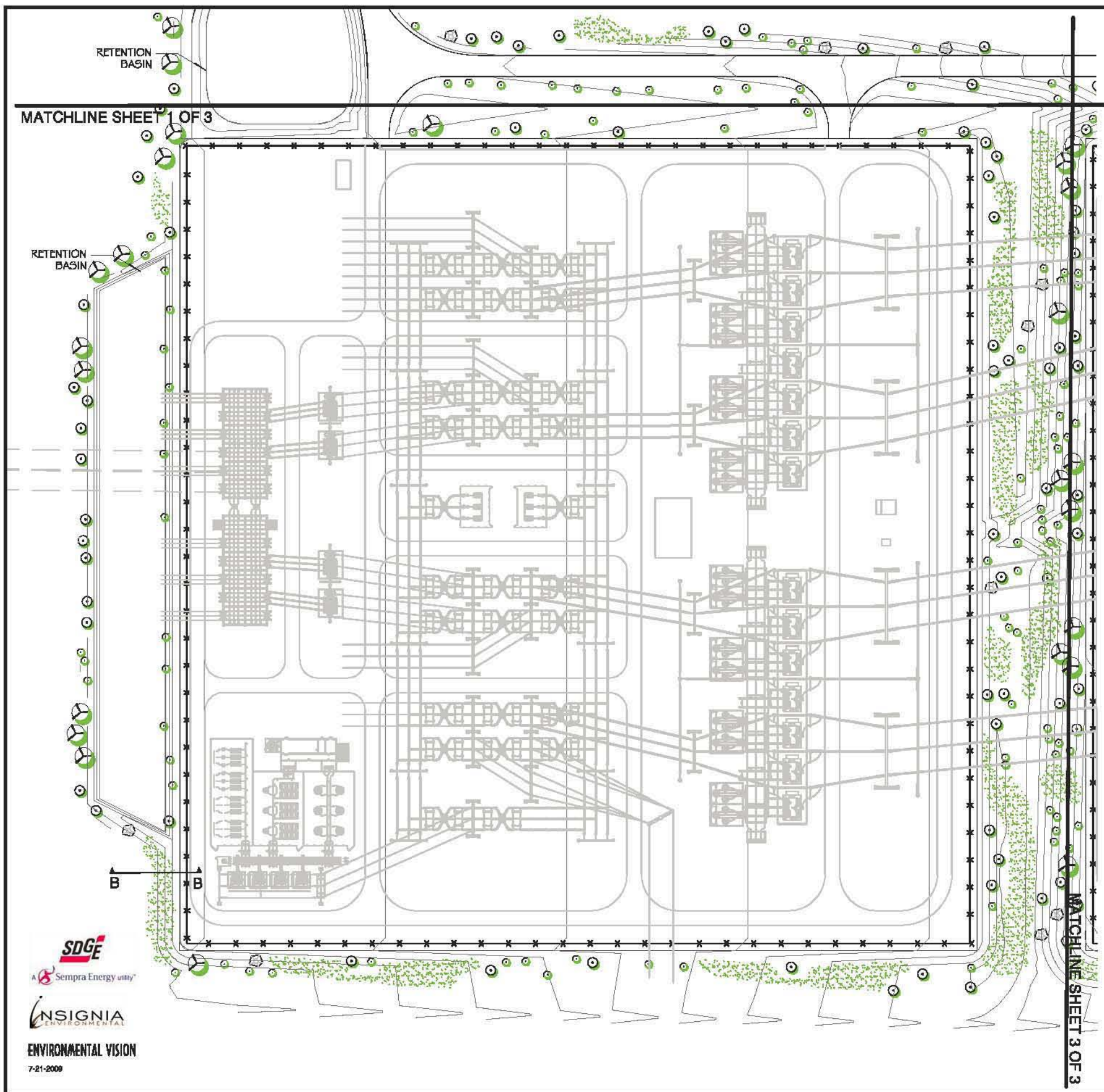
For notes see Figure 4.1-2



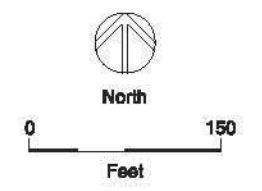
ACCESS ROAD - SHEET 1 OF 3

FIGURE 4.1-3
EAST COUNTY SUBSTATION
LANDSCAPE CONCEPT PLAN
East County Substation Project

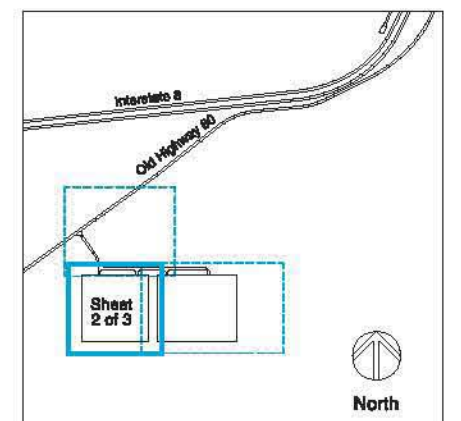




PRELIMINARY CONCEPT
Subject to change based on
final engineering design.

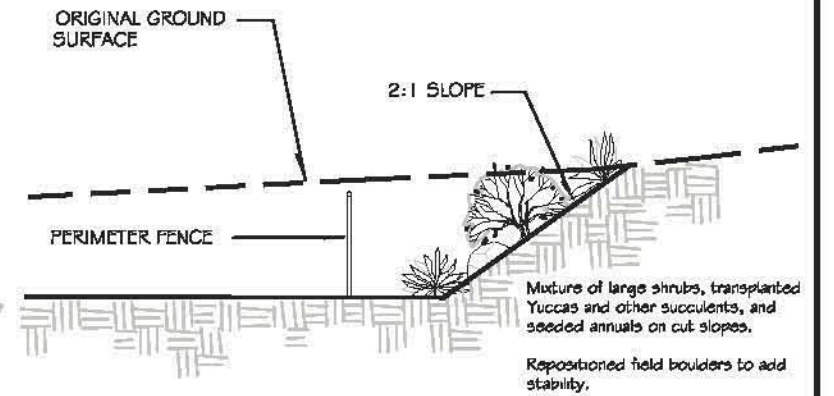
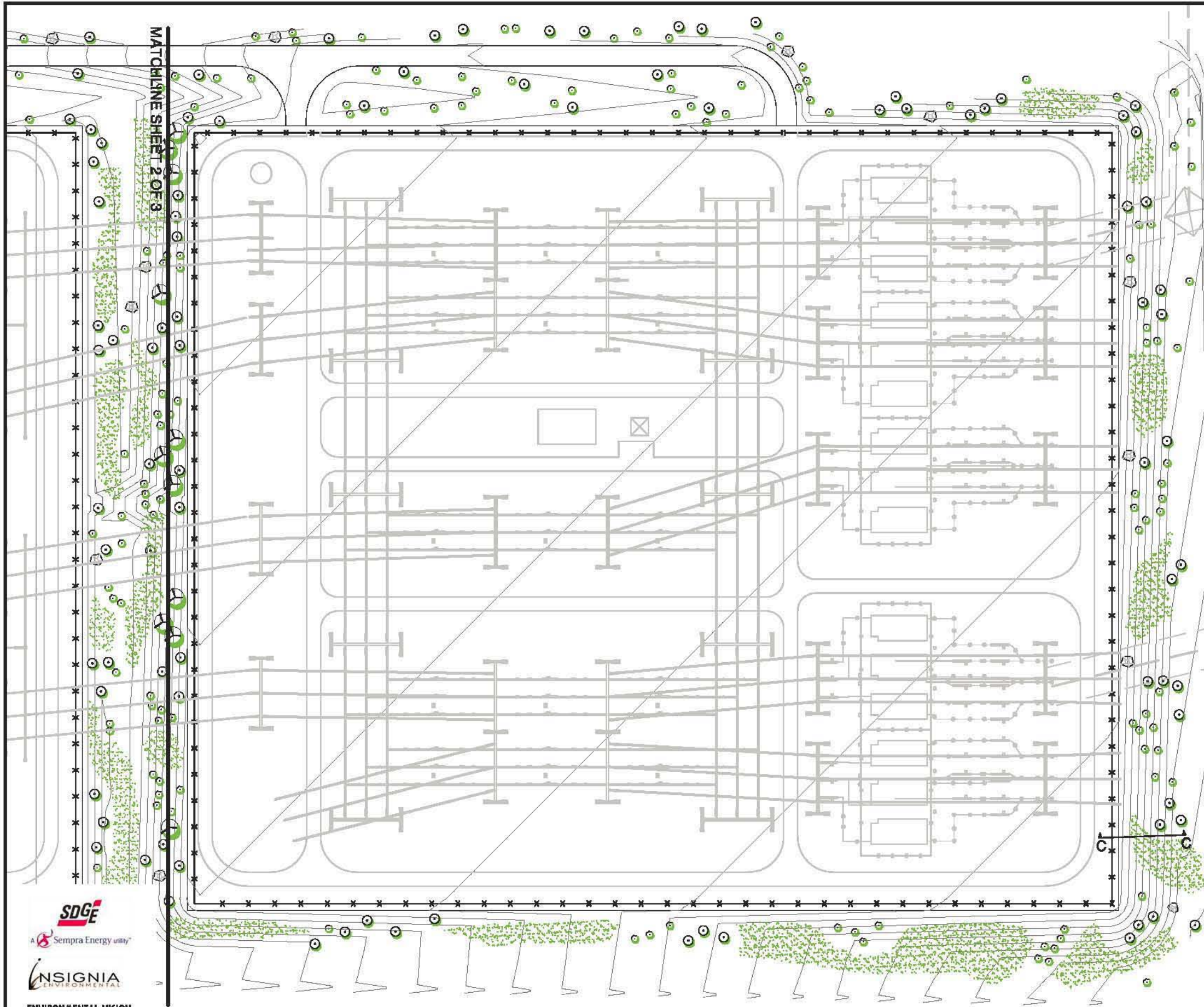


For notes and Plant Palette Legend
see Figure 4.1-2 and Figure 4.1-3,
Sheet 1.



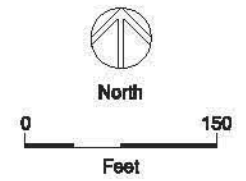
230/138 KV YARD - SHEET 2 OF 3

FIGURE 4.1-3
EAST COUNTY SUBSTATION
LANDSCAPE CONCEPT PLAN
East County Substation Project

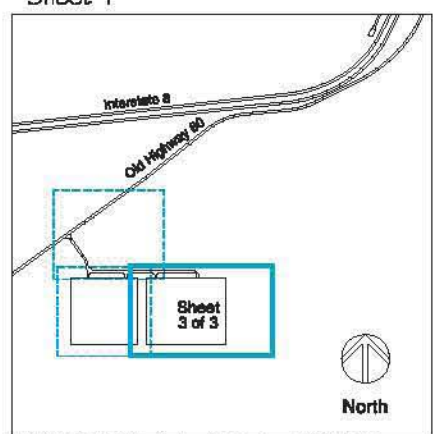


SECTION C-C TYPICAL CUT SLOPE
Not To Scale

PRELIMINARY CONCEPT
Subject to change based on
final engineering design.



For notes and Plant Palette Legend
see Figure 4.1-2 and Figure 4.1-3,
Sheet 1



500 KV YARD - SHEET 3 OF 3

FIGURE 4.1-3
EAST COUNTY SUBSTATION
LANDSCAPE CONCEPT PLAN
East County Substation Project

PLANT PALETTE LEGEND

SYMBOL	TYPE OF PLANT	APPROXIMATE QUANTITY	SUGGESTED SPECIES	CONTAINER SIZE	MAXIMUM HEIGHT/SPREAD*
	Broad leaf evergreen tree	18	<i>Quercus agrifolia</i>	15 Gallon	65'/65'
	Large shrub or small tree	55	<i>Quercus cornelius-mulieri</i> <i>Prosopis glandulosa torreyana</i> <i>Arctostaphylos pungens</i> or <i>Rhus ovata</i>	15 Gallon 10 Gallon	15'/equal 25'/equal 6'-12'/equal 8'-12'/equal
	Mixed small evergreen and deciduous shrubs	60	<i>Ceanothus greggii</i> or <i>Ericameria linearifolia</i>	6"	6'/equal 4'-6'/equal
	Seed mixture-desert annuals and grasses	0.25 Acre	<i>Descurainia pinnata</i> <i>Lasthenia californica</i> or <i>Phacelia distans</i>	N.A.	18'/18" 4'-10'/equal 2'/equal

*Estimates based on information contained in:
Reimer, Jeffrey L. and W. Mark. "SelectTree: A Tree Selection Guide." <http://selecttree.caipoly.edu/>
Lightner, James. *San Diego County Native Plants*. San Diego Flora. 2006

PRELIMINARY CONCEPT
Subject to change based on
final engineering design.

Existing mature trees along
Highway 80 to remain.

Existing Boulevard
Substation to be demolished.

Existing
residence

Existing mature
oaks to remain.

Informal groupings of
Oaks and large shrubs
along north side of site.

Informal groupings of
shrubs along easement
and fence.

SLOPE VARIES
Mixture of trees, large shrubs, and
seeded annuals on berm slope.

SECTION A-A
Not to Scale

LANDSCAPE CONCEPT:

The landscape plan calls for the installation of trees and shrubs along the north side of the site. A combination of deciduous and evergreen small trees/large shrubs will also be installed along the fence line and the 50-foot-wide easement on the east side of the site. This planting combined with smaller shrubs and seeded annuals and grasses will partially screen views of the substation from Old Highway 80. The project landscaping will also integrate the appearance of the facility with the existing landscape setting. Landscaping at the Boulevard Substation site is intended to appear naturalistic and generally similar to nearby vegetation patterns. Existing mature trees to the west and south of the substation will provide additional visual screening. Seed mixture application will also provide a measure of erosion control.

NOTES:

1. Final landscape layout will be determined in conjunction with survey data and final engineering design.
2. Plant material to be installed below existing/future overhead conductors and easements will be low growing to allow for clearance. All planting shall be consistent with SDG&E's operational requirements for landscaping in proximity to electric transmission facilities.
3. Landscape contractor will design and install an irrigation system using a reclaimed or other non-potable water source. System to be operated by a timer or moisture-sensing device. Exact location of controller device and water line connections to be approved by engineer prior to installation. Irrigation system will be operational for a minimum two-year period while new plant material becomes established. Alternatively, landscaping will be truck watered during establishment period.
4. Owner will retain a licensed landscape contractor to provide periodic maintenance including removal and replacement of dead plant material, upkeep of irrigation system, and periodic evaluation of site landscaping to determine additional landscaping and maintenance needs.

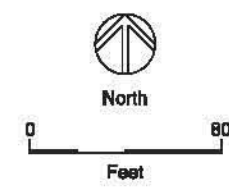


FIGURE 4.1-4
BOULEVARD SUBSTATION
LANDSCAPE CONCEPT PLAN
East County Substation Project

