



# Remaining Cycle Issues

THE CITY OF SAN DIEGO  
Development Services Department  
1222 First Avenue, San Diego, CA 92101-4154

L64A-003A-2

## Project Information

**Project Nbr:** 585637      **Title:** MPF 7540 Trade Street  
**Project Mgr:** Fisher, John      (619) 446-5231      jsfisher@sandiego.gov



## Review Information

|   |                                      |                               |
|---|--------------------------------------|-------------------------------|
| <b>Cycle Type:</b> 9 Submitted (Multi-Discipline)                       | <b>Submitted:</b> 04/09/2018         | Deemed Complete on 04/09/2018 |
| <b>Reviewing Discipline:</b> LDR-Transportation Dev                     | <b>Cycle Distributed:</b> 04/09/2018 |                               |
| <b>Reviewer:</b> Kohler, Leif<br>(619) 446-5173<br>lkohler@sandiego.gov | <b>Assigned:</b> 04/11/2018          |                               |
|   | <b>Started:</b> 04/23/2018           |                               |
| <b>Hours of Review:</b> 2.00  | <b>Review Due:</b> 04/23/2018        |                               |
| <b>Next Review Method:</b> Submitted (Multi-Discipline)                 | <b>Completed:</b> 04/23/2018         | <b>COMPLETED ON TIME</b>      |
|   | <b>Closed:</b> 05/03/2018            |                               |

- . The review due date was changed to 05/03/2018 from 04/26/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 4th complete submittal for LDR-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 10 outstanding review issues with LDR-Transportation Dev (2 of which are new issues).
- . Last month LDR-Transportation Dev performed 87 reviews, 92.0% were on-time, and 32.1% were on projects at less than < 3 complete submittals.

### First Review 12-15-17

#### General

No outstanding Issues

#### Production Facility Info

No outstanding Issues

#### Plan Set

| <u>Cleared?</u>          | <u>Issue Num</u> | <u>Issue Text</u>  |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 12               | Parking stalls, driveways, and drive aisles should be dimensioned on the plans. (From Cycle 2) |

#### Parking

| <u>Cleared?</u>          | <u>Issue Num</u> | <u>Issue Text</u>   |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 18               | Provide a parking table on the plans showing the type and square footage of all existing and proposed land uses, the minimum parking ratios required per code, the minimum number of parking stalls required per code, and the parking provided for: automobiles, accessible, van accessible, bicycle, motorcycle, and loading stalls. (From Cycle 2) |
| <input type="checkbox"/> | 22               | All parking stalls must conform to the City's LDC section 142.0560. (From Cycle 2)  |
| <input type="checkbox"/> | 23               | Call out the total number of existing and proposed compact stalls. (From Cycle 2)   |

### Second Review 3-21-18

| <u>Cleared?</u>          | <u>Issue Num</u> | <u>Issue Text</u>   |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 24               | Address all remaining comments from the previous review cycle as well as the following review comments. (From Cycle 8)  |
| <input type="checkbox"/> | 27               | Provide dimensions for all parking stalls, access aisles, and drive aisles. (second request) (From Cycle 8)   |
| <input type="checkbox"/> | 29               | Provide a detailed parking table which includes the type and square footage of all existing and proposed land uses within the shared parking area. If other land uses cannot be determined, the minimum parking ratio for the zone shall be used. Per the City's LDC Table 142-05E, the minimum parking ratio for industrial zone IL-2-1 outside of a transit area is 5.0 per 1,000 square feet. (From Cycle 8) |
| <input type="checkbox"/> | 31               | Provide both an existing and proposed parking table for comparison, including accessible parking stalls. The number of existing accessible parking stalls appears to be 19 on the plans. (From Cycle 8)   |

### Third Review 4-23-18

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-----------------|------------------|-------------------|
|-----------------|------------------|-------------------|





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| <u>Cleared?</u>          | <u>Issue Num</u> | <u>Issue Text</u>  |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 32               | Update the Site Parking Calculations to provide the following information:<br>Retail Land Use (LU): 3,396 SF @ 5.0 Parking stalls/1,000 SF = 17.0 Parking Stalls<br>Business LU: 63,953 SF @ 3.3 Parking stalls/1,000 SF = 211.0 Parking Stalls<br>Light Manufacturing LU: 24,734 SF @ 2.5 Parking stalls/1,000 SF = 61.8 Parking Stalls<br>Marijuana Production Facility LU: 5,548 SF @ 2.5 Parking stalls/1,000 SF = 13.9 Parking Stalls<br>Total Required Parking for the site: 304 Parking Stalls<br>(New Issue) |
| <input type="checkbox"/> | 33               | The six (6) angled parking stalls along the north portion of the site near the unit addressed 7588 Trade Street do not appear to meet the City's current code requirements. Show and call out on the plans the removal of these parking stalls and reflect this change in the parking calculation table. (New Issue)   |





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|  |                                      |                               |
|--|--------------------------------------|-------------------------------|
| <b>Cycle Type:</b> 9 Submitted (Multi-Discipline)                              | <b>Submitted:</b> 04/09/2018         | Deemed Complete on 04/09/2018 |
| <b>Reviewing Discipline:</b> LDR-Planning Review                               | <b>Cycle Distributed:</b> 04/09/2018 |                               |
| <b>Reviewer:</b> Moshirian, Tania<br>(619) 446-5183<br>Tmoshirian@sandiego.gov | <b>Assigned:</b> 04/10/2018          |                               |
|  | <b>Started:</b> 04/18/2018           |                               |
| <b>Hours of Review:</b> 2.00   | <b>Review Due:</b> 05/03/2018        |                               |
| <b>Next Review Method:</b> Submitted (Multi-Discipline)                        | <b>Completed:</b> 04/26/2018         | <b>COMPLETED ON TIME</b>      |
|  | <b>Closed:</b> 05/03/2018            |                               |

- . The review due date was changed to 05/03/2018 from 04/26/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 4th complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 10 outstanding review issues with LDR-Planning Review (2 of which are new issues).
- . Last month LDR-Planning Review performed 126 reviews, 80.2% were on-time, and 40.4% were on projects at less than < 3 complete submittals.

## First Review

### Permits

No outstanding Issues

### Separation Requirements

No outstanding Issues

### Draft Conditions

| <u>Cleared?</u>          | <u>Issue Num</u> | <u>Issue Text</u>  |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 31               | Please keep in mind additional draft conditions may arise as the process continues. (From Cycle 2)   |
| <input type="checkbox"/> | 32               | All operations shall be conducted indoors within a secured structure. All equipment and storage shall be also located within a secure structure. (From Cycle 2)  |
| <input type="checkbox"/> | 33               | Lighting shall be provided to illuminate the immediate surrounding area of the facility, including parking lots and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties. (From Cycle 2)   |
| <input type="checkbox"/> | 34               | Security shall include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the premises during business hours. The security guard shall only be engaged in activities related to providing security for the facility, except on an incidental basis. (From Cycle 2)  |
| <input type="checkbox"/> | 35               | The name and emergency contact phone number of an operator or manager shall be posted outside the marijuana production facility in a location visible to the public from the public right-of-way in character size at least two inches in height. The permittee shall provide this contact information to the San Diego Police Department. The operator or manager shall also be available 24 hours a day to address public nuisance complaints and interact with local, state, and federal law enforcement authorities. Other than the contact information, a marijuana production facility shall limit signage on the (From Cycle 2) |
| <input type="checkbox"/> | 36               | A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15. (From Cycle 2)   |
| <input type="checkbox"/> | 37               | A Conditional Use Permit for a marijuana production facility shall expire no later than five (5) years from the date of issuance. (From Cycle 2)   |
| <input type="checkbox"/> | 38               | The sale of marijuana and marijuana products shall only be conducted by a marijuana outlet in accordance with Section 141.0504. A marijuana production facility is prohibited from providing marijuana and marijuana products to any person other than another marijuana production facility, a testing lab, or a marijuana outlet. (From Cycle 2)   |
| <input type="checkbox"/> | 39               | The marijuana production facility, adjacent public sidewalks, and areas under the control of the marijuana production facility shall be maintained free of litter and graffiti at all times. (From Cycle 2)  |
| <input type="checkbox"/> | 40               | The marijuana production facility shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours. (From Cycle 2)  |

## Second Review

No outstanding Issues

## Third Review

No outstanding Issues

For questions regarding the 'LDR-Planning Review' review, please call Tania Moshirian at (619) 446-5183. Project Nbr: 585637 / Cycle: 9





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## Review Information

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|--|--------------------------------------|-------------------------------|
| <b>Cycle Type:</b> 9 Submitted (Multi-Discipline)                        | <b>Submitted:</b> 04/09/2018         | Deemed Complete on 04/09/2018 |
| <b>Reviewing Discipline:</b> LDR-Engineering Review                      | <b>Cycle Distributed:</b> 04/09/2018 |                               |
| <b>Reviewer:</b> Adams, Tamara<br>(619) 446-5417<br>TAADAMS@sandiego.gov | <b>Assigned:</b> 04/16/2018          |                               |
|  | <b>Started:</b> 04/20/2018           |                               |
| <b>Hours of Review:</b> 1.00   | <b>Review Due:</b> 04/23/2018        |                               |
| <b>Next Review Method:</b> Submitted (Multi-Discipline)                  | <b>Completed:</b> 04/20/2018         | <b>COMPLETED ON TIME</b>      |
|  | <b>Closed:</b> 05/03/2018            |                               |

- . The review due date was changed to 05/03/2018 from 04/26/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 4th complete submittal for LDR-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 11 outstanding review issues with LDR-Engineering Review (4 of which are new issues).
- . Last month LDR-Engineering Review performed 132 reviews, 90.2% were on-time, and 37.7% were on projects at less than < 3 complete submittals.

### 1st CUP issues

No outstanding Issues

### 2nd Eng. Review

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-----------------|------------------|-------------------|
|-----------------|------------------|-------------------|

14 A1.1: Please clearly identify the existing water easement per drawing number 18473-2-D on the plan view.

(From Cycle 8)

15 A1.1: Please identify the uplifted and damaged sidewalk panels along the entire site frontage to be removed and replaced per current City Standards.

(From Cycle 8)

### Draft Conditions

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-----------------|------------------|-------------------|
|-----------------|------------------|-------------------|

20 Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the existing uplifted and damaged sidewalk, curb & gutter, per current City Standards, adjacent to the site on Trade St., satisfactory to the City Engineer.

(From Cycle 8)

28 Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of the non-utilized portions of the existing driveways with sidewalk, curb & gutter, per current City Standards, adjacent to the site on Trade St., satisfactory to the City Engineer.

(New Issue)

21 Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the two existing driveways (30' wide) per current City Standards, adjacent to the site on Trade St., satisfactory to the City Engineer.

(From Cycle 8)

22 Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the one (1) curb outlet (D-25) in the Trade St. Right-of-Way.

(From Cycle 8)

23 Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate Construction and Permanent Storm Water Best Management Practices necessary to comply with current City of San Diego Storm Water Standards Manual and with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications, satisfactory to the City Engineer.

(From Cycle 8)





| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-----------------|------------------|-------------------|
|-----------------|------------------|-------------------|

|                          |    |   |
|--------------------------|----|---|
| <input type="checkbox"/> | 24 | Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards. |
|--------------------------|----|---|

(From Cycle 8)

### 3rd Eng. Review

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-----------------|------------------|-------------------|
|-----------------|------------------|-------------------|

|                          |    |  |
|--------------------------|----|--|
| <input type="checkbox"/> | 25 | The following comments are not exclusive and additional comments may be recommended pending further review of any redesign of this project. Should you have any questions/concerns, feel free to contact me at taadams@sandiego.gov. |
|--------------------------|----|--|

NOTE: The draft conditions that were provided in the previous review are not final and maybe revised pending your response to the following review comments and any redesign to the proposed project.

|                          |    |  |
|--------------------------|----|--|
| <input type="checkbox"/> | 26 | (New Issue)<br>Please follow up with comment 14 and identify on the plan view the the exact location and dimensions of the water easement per the referenced drawing number 18473-2-D. Currently, the plans only calls out the water pipe. |
|--------------------------|----|--|

|                          |    |   |
|--------------------------|----|---|
| <input type="checkbox"/> | 27 | (New Issue)<br>Following up with your response to comment 15, please note that you didn't identify all of the areas containing damaged sidewalk along the project frontage. Therefore, please provide a note on A1.2 that states "Damaged and uplifted sidewalk panels along the entire project site in the Trade St. right of way to be replaced per current City Standards" |
|--------------------------|----|---|

(New Issue)





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L64A-003A-2

## Review Information

|  |                                      |                               |
|--|--------------------------------------|-------------------------------|
| <b>Cycle Type:</b> 9 Submitted (Multi-Discipline)                        | <b>Submitted:</b> 04/09/2018         | Deemed Complete on 04/09/2018 |
| <b>Reviewing Discipline:</b> Community Planning Group                    | <b>Cycle Distributed:</b> 04/09/2018 |                               |
| <b>Reviewer:</b> Fisher, John<br>(619) 446-5231<br>jsfisher@sandiego.gov | <b>Assigned:</b> 04/10/2018          |                               |
|  | <b>Started:</b> 04/10/2018           |                               |
| <b>Hours of Review:</b> 0.25   | <b>Review Due:</b> 04/23/2018        |                               |
| <b>Next Review Method:</b> Submitted (Multi-Discipline)                  | <b>Completed:</b> 04/10/2018         | <b>COMPLETED ON TIME</b>      |
|  | <b>Closed:</b> 05/03/2018            |                               |

- . The review due date was changed to 05/03/2018 from 04/26/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 4th complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (1 of which are new issues).
- . Last month Community Planning Group performed 101 reviews, 56.4% were on-time, and 43.0% were on projects at less than < 3 complete submittals.

## 2nd Review

No outstanding Issues

## 3rd Review

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-----------------|------------------|-------------------|
|-----------------|------------------|-------------------|

- |                          |   |  |
|--------------------------|---|--|
| <input type="checkbox"/> | 3 | Plans were sent to the Mira Mesa Community Planning Group for their information. Community Planning Group recommendations are integral components of the project review process. You may contact Jeffrey L. Stevens, Chair of the Mira Mesa Community Planning Group, Chair at <a href="mailto:mmcpg.chair@gmail.com">mmcpg.chair@gmail.com</a> to inquire about the community planning group meeting dates, times, and location for community review of this project. (New Issue) |
|--------------------------|---|--|





## Review Information

|   |                                      |                               |
|---|--------------------------------------|-------------------------------|
| <b>Cycle Type:</b> 9 Submitted (Multi-Discipline)                                     | <b>Submitted:</b> 04/09/2018         | Deemed Complete on 04/09/2018 |
| <b>Reviewing Discipline:</b> LDR-Environmental  | <b>Cycle Distributed:</b> 04/09/2018 |                               |
| <b>Reviewer:</b> <b>Mc Pherson, Anna</b><br>(619) 446-5276<br>amcpherson@sandiego.gov | <b>Assigned:</b> 04/10/2018          |                               |
|   | <b>Started:</b> 05/01/2018           |                               |
| <b>Hours of Review:</b> 0.50  | <b>Review Due:</b> 04/26/2018        |                               |
| <b>Next Review Method:</b> Submitted (Multi-Discipline)                               | <b>Completed:</b> 05/01/2018         | <b>COMPLETED LATE</b>         |
|   | <b>Closed:</b> 05/03/2018            |                               |

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 4th complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Environmental (1 of which are new issues).
- . Last month LDR-Environmental performed 145 reviews, 80.7% were on-time, and 39.6% were on projects at less than < 3 complete submittals.

## January 2018 Review

### Land Use

| <u>Cleared?</u>          | <u>Num</u> | <u>Issue Text</u>  |
|--------------------------|------------|--|
| <input type="checkbox"/> | 3          | Land Development Review has identified potential issues related to compliance with the Marijuana Production Facility Ordinance. EAS will coordinate with the permit planner to determine if the project has the potential to result in a land use inconsistency, and therefore, result in a recommendation of denial. (From Cycle 2) |

### Transportation

| <u>Cleared?</u>          | <u>Num</u> | <u>Issue Text</u>   |
|--------------------------|------------|---|
| <input type="checkbox"/> | 12         | Transportation is requesting additional information/clarification; refer to their comments for further direction. Please provide EAS with any additional documentation/information requested by Transportation. EAS will coordinate with Transportation to determine what, if any, impacts would result with project implementation. (From Cycle 2) |

### Determination

| <u>Cleared?</u>          | <u>Num</u> | <u>Issue Text</u>   |
|--------------------------|------------|---|
| <input type="checkbox"/> | 13         | Until all requested information is submitted and it can be determined that there will be no changes (or further changes as requested by other disciplines) EAS will not be able to make a final environmental determination. Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. The appropriate environmental determination will be made based upon all submitted and reviewed information and when all issues are cleared. (From Cycle 2) |

## March 2018 Review

### Land Use

No outstanding Issues

### Energy and GHG

No outstanding Issues

## May 2018

No outstanding Issues





# Remaining Cycle Issues

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|--|--------------------------------------|-------------------------------|
| <b>Cycle Type:</b> 9 Submitted (Multi-Discipline)                    | <b>Submitted:</b> 04/09/2018         | Deemed Complete on 04/09/2018 |
| <b>Reviewing Discipline:</b> LDR-Landscaping                         | <b>Cycle Distributed:</b> 04/09/2018 |                               |
| <b>Reviewer:</b> Hunt, Frank<br>(619) 446-5198<br>Fhunt@sandiego.gov | <b>Assigned:</b> 04/13/2018          |                               |
|  | <b>Started:</b> 04/23/2018           |                               |
| <b>Hours of Review:</b> 2.50   | <b>Review Due:</b> 04/23/2018        |                               |
| <b>Next Review Method:</b> Submitted (Multi-Discipline)              | <b>Completed:</b> 04/23/2018         | <b>COMPLETED ON TIME</b>      |
|  | <b>Closed:</b> 05/03/2018            |                               |

- . The review due date was changed to 05/03/2018 from 04/26/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with LDR-Landscaping (all of which are new).
- . Last month LDR-Landscaping performed 64 reviews, 82.8% were on-time, and 41.7% were on projects at less than < 3 complete submittals.

## 1st Review 04/23/18

| <u>Cleared?</u>          | <u>Issue Num</u> | <u>Issue Text</u>  |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 1                | Scope: MIRA MESA (Process 3) Conditional Use Permit for a Marijuana Production Facility to operate within an existing 5,548 square foot building located at 7540 Trade Street. The 11.42 acre site is located within the IL-2-1 base zone within the Mira Mesa Community Plan area. This project is subject to the following Landscape Regulations: §142.0412 and the Mira Mesa Community Plan.<br><br>(New Issue) |
| <input type="checkbox"/> | 2                | Photo Documentation (Sht. A1.4): Plot 4-6 photos, directly on the Brush Management Plan, that demonstrate the existing conditions of Brush Management Zone Two, the vegetation towards the north and east of the structure. Provide a photo key map that identifies the photos locations, directly on the plan.<br><br>(New Issue)   |
| <input type="checkbox"/> | 3                | Brush Management Zone Dimension Revision (Sht. A1.4): Please remove the Brush Management dimensions along Trade Street.<br><br>(New Issue)   |
| <input type="checkbox"/> | 4                | Provide the following note (Sht. A1.4): "If any required landscape indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage."<br><br>(New Issue)                             |

## Draft Conditions [Info Only]

| <u>Cleared?</u>          | <u>Issue Num</u> | <u>Issue Text</u>   |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 5                | The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A' on file in the Development Services Department.<br><br>(New Issue)                                      |
| <input type="checkbox"/> | 6                | The Brush Management Program shall consist of a standard Zone One of 35-ft. in width, and a Zone Two of 65-ft. in width, extending out from the structure towards the native/naturalized vegetation, consistent with §142.0412. (New Issue) |

