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Resource Management Agency

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TABLE OF CONTENTS

A. Purpose	
General	1
B. Processing Procedures	
1. Pre-submittal meeting	3
2. Landscape Package Submittal	3
3. Plan Review.....	3
4. Approval.....	3
5. Guarantee/Surety	3
6. Installation and Inspection	3
7. Exoneration of Surety.....	4
8. Enforcement	4
C. Submittal Requirements	
1. Plan Check Fee	5
2. Planting Plan.....	5
3. Irrigation Plan	6
4. Water Budget and Projected Water Use	6
5. Maintenance Schedule	9
6. Written Specifications/Applicable Details	9
7. Soil Test.....	9
8. Related Required Material.....	9
D. Landscape Standards	
1. Minimum Site Coverage	11
2. Planter Width	11
3. Parking Areas	11
4. Screening	12
5. Street Trees	12
6. Use of Plant Materials	12
7. Groundcover	13
8. Manufactured Slopes - Erosion Control	13
9. Water Features.....	14
10. Irrigation System Standards.....	14

E. Water-Efficient Model Home Requirements

1. General	17
2. Water Meter	17
3. Plant Materials	17
4. Use of Lawn	17
5. Irrigation System	17
6. Signs	17
7. Literature	18

F. Approval/Installation Verification

1. Approved Plans/Conditions.....	19
2. Landscape Condition Compliance Review	19
3. Maintenance Program	19
4. Water Management Audit	20

G. Enforcement

1. Enforcement	21
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Attachments

1 Reimbursement Agreement	25
2. Applicant's Landscape Consultant's Checklist and Certification of Compliance	27
3. Vehicle Overhang Detail	29
4. Street Trees	30
a. Placement (Plan View)	30
b. Planting/Staking Detail	31
c. Parkway Detail	32
d. Public Works Agency Recommended Street Trees.....	33
5. Ventura County Weather Stations	35
6. Non-Native Plants (Escaped Exotics) California Native Plant Society-Channel Islands Chapter	36
7. Case Planner's Submittal Checklist	39
8. Average Monthly ETo in Ventura County	41
9. Calculated Irrigation Run Time.....	42
a. Formulas for Calculating Run Time	42
b. Sample Run Time Schedule.....	43

A. PURPOSE

General

The purpose of this guide is to clearly define the manner in which landscape plans shall be submitted to satisfy the landscaping requirements of the County of Ventura. It is the intent of this guide to offer the applicant as much latitude as possible when designing the project landscaping, while at the same time meeting the minimum landscape standards of the County. The applicant is encouraged to take full advantage of the wide range of landscape materials including native plant materials and design possibilities within the framework established by this guide. Overall, this guide will explain the processing steps involved for landscape plan approval, requirements for submittal of landscape plans and minimum landscape standards. This document replaces the Ventura County “Guide to Landscape Plans” (1988).

Water conservation through landscaping offers the greatest single opportunity for water savings in the urban area. About 40 percent of urban water is used to irrigate landscaped areas in California. A water-efficient landscape includes water-efficient plants, efficient irrigation systems, proper soil preparation, maintenance and watering schedule. Due to the increasing demand for water and the limited supply in our County, water-efficient landscaping shall be required in new developments and modification of existing developments.

The Planning Director or his designee may waive any requirement of these guidelines as necessary.

B. PROCESSING PROCEDURES

Any discretionary development permit approved by the County may be conditioned to require permanent landscaping. Renovation of an existing landscape in conjunction with a discretionary permit also must comply with these guidelines. This may occur, for example, when there is a proposed modification to a commercial or industrial use permit. The steps in processing landscape plans are as follows:

1. **Pre-Submittal Meeting:** A pre-submittal meeting familiarizes the applicants and their architect or consultant and landscape architect with the County's review process, and identifies the information and materials necessary to file landscape plans. A pre-submittal meeting can be arranged by contacting the Planning Division.
2. **Landscape Package Submittal:** After the applicant has prepared all the information identified during the pre-submittal meeting, the landscape package shall be formally submitted with the required deposit fee in accordance with adopted fee schedule and signed Reimbursement Agreement. (See Attachment 1)
3. **Plan Review:** Upon receipt of the landscape package, the County case planner shall review it for completeness and forward it to the County's consulting landscape architect for review. The consultant's review, which normally takes two weeks, consists of an on-site inspection and package review for consistency with County standards as outlined by this guide. Upon completion of the review, the consultant returns the package to the Planning Division with recommendations for approval or modification. This process is repeated until approval is achieved.
4. **Approval:** Based upon the recommendations of the County's consulting landscape architect and case planner, the Planning Director shall approve the project's landscape package.
5. **Guarantee/Surety:** A surety bond may be required as a condition of approval in the following cases:
 - a. To assure plant viability at least one year after installation.
 - b. To assure installation of plants after issuance of a zone clearance by Planning and Certificate of Occupancy by Building and Safety. (This would normally be allowed only on non-sloped areas of residential projects where the applicant is providing landscaping).
6. **Installation and Inspection:** Landscaping for commercial, industrial and residential sloped areas shall be installed prior to issuance of a Certificate of Occupancy by the County Building and Safety Division. The applicant's landscape designer shall be required to certify in writing to the Planning Director that all work has been completed in accordance with the approved plans and specifications. The County's landscape consultant will conduct the final landscape inspection after receipt of the certification. (See Section F-Approval/Installation Verification and Attachment 2)
7. **Exoneration of Surety:** If, upon final landscape inspection, it is determined that the landscaping and irrigation have been installed in accordance with the approved plans, the Planning Division will return the guarantee/surety to the applicant.

8. **Enforcement:** Discretionary development permits may be conditioned for follow-up inspections to verify a maintenance program, water management auditing, or compliance with environmental mitigation measures. Failure by the applicant, successor in interest, or homeowner's association to maintain installed common area landscaping and/or irrigation systems will constitute a violation of the Conditions of Approval and/or Mitigation Measures of the development permit. (See Section G-Enforcement)

C. SUBMITTAL REQUIREMENTS

The project's landscape package shall be prepared by a California Registered Landscape Architect, unless waived by the Planning Director or designee. Submittals shall include the following:

1. **Plan Check Fee:** The applicant shall pay the deposit fee in accordance with adopted fee schedule and submit a signed reimbursement agreement (see Attachment 1) to cover landscape review and inspection. Fees shall include any required follow-up inspections.
2. **Planting Plan:** The planting plan shall be drawn on clear and legible base sheets prepared specifically for the landscape submittal. Three (3) copies shall be submitted at the time of filing. The following requirements and information shall be provided:
 - a. **Size:** Plans shall not exceed 30" x 42" nor be less than 24" x 36" in size.
 - b. **Scale:** The scale shall be at least 1" = 20'. For large scale projects such as golf courses, however, the scale can be reduced to 1" = 40' if all symbols are legible.
 - c. **Title Block:** Indicate on all plans the names, addresses and telephone numbers of the applicant and landscape architect. Also, the project identification number shall be indicated (i.e., PD, DP, CUP, RPD, TRACT).
 - d. **Post-Installation Maintenance Guidelines** (See Section F-Approval/Installation Verification)
 - e. **Physical Characteristics:** The landscape plans should accurately and clearly portray the following features:
 - All existing trees and other significant landscape features;
 - Proposed landscape materials, trees, shrubs, groundcovers, etc.;
 - Property lines;
 - Streets, street rights-of-way, access easements and/or public or private driveways, walkways, bike paths and any other paved areas;
 - Buildings and structures;
 - Parking areas -- lighting and striping;
 - Grading areas -- top and toe of slopes, slope direction;
 - Utilities -- street lighting, fire hydrants, etc.;
 - Natural features -- water courses, rock outcroppings, etc.;
 - Existing native vegetation, on-site and on contiguous parcels, may be shown in a generalized manner; and
 - Fire Clearance Zone (if applicable, see Fuel Modification Zone).
 - f. **Design Elements:** Planting plans may include design elements such as boulders, mounds, signs, sculptures, etc. All items shall be drawn to scale (at maturity size in the case of plant materials).
 - g. **Planting Symbols:** These symbols shall be clearly drawn and labeled. If abbreviated (3 letter minimum) they shall have a key on each sheet by full botanic

name. Numeric or graphic definition alone is not acceptable. Container size and/or spacing and quantities shall be clearly indicated for each group of plants.

h. Fuel Modification Zone (FMZ): In high fire-risk areas, each structure will have a FMZ. The selection of fire resistant plants is required in these fire clearance zones. For more information, contact the Fire Safety Planning Officer - Ventura County Fire Protection District at 805/389-9733 (Diana Morgan).

3. Irrigation Plan: Irrigation plans shall be separate from the planting plan, but utilizing the same format. Plans shall show:

a. Valves, piping, controllers, heads, quick couplers, etc. Show gallonage requirements and precipitation rates of each valve on the plan.

b. Design pressure as well as static pressure (contact water company) and note reference engineer and date.

c. Point of connection - location and size.

d. Backflow protection locations as required and approved by the Ventura County Environmental Health Division (EHD). Contact EHD for the most recent list of backflow prevention devices and proper installation.

e. Legend which shall include equipment manufacturer, type of equipment, model number, flow rate in gallons per minute (gpm) demand, operating pressure in pounds per square inch (psi), radius/diameter of coverage, remarks or special notes, and a reference to the corresponding detail number. All equipment shall be designed for installation per manufacturer's recommendation, Uniform Plumbing Codes and all local regulations.

4. Water Budget and Projected Water Use: Each landscape plan must have a water budget and projected water use calculations. Each project site is allowed a certain amount of water based upon the climate of the site and the total square footage of the planting area. Any plant can be used, provided the combined projected water use of all the plants does not exceed the water budget.

A water budget calculation is based on the site's size and the reference Evapotranspiration (ET) factor. Included in the calculation of ET factors are evapotranspiration rates, precipitation rates, a crop coefficient and an allowance for uniformity. The reference ET factors for Ventura County are available by calling 805/644-4921 or 649-1643 (see Attachment 5).

The water budget and projected water use calculations shall be submitted as part of the irrigation plan. The projected water use shall not exceed the water budget. A reproducible hydrozone map showing separation of planting areas with plant factors shall be submitted as part of the landscape package. (See Sample Plan and Calculation of a Project's Projected Water Use)

Areas such as parks, golf courses or school yards where turf provides a playing surface may require additional water. A statement to that effect shall be included with the planting plan, designating areas to be set aside for such purposes. The designated recreation area may receive more water than the water budget allows on

a case-by-case basis. Such additional allocation shall be consistent with the County's policy regarding the use of reclaimed water for golf courses.

Calculating the Water Budget of a Project Site: A site's water budget is determined by multiplying the square footage of the planting area by the site's ET factor. After you have determined how much water is in your budget, you can then calculate the projected water use of your proposed planting plan. To calculate the water budget of a site use this formula:

$$\text{Water Budget (Gallons/Year)} = (\text{ET}) \times (.8) \times (\text{LA}) \times (.62)$$

Water Budget = Maximum Applied Water Allowance (gal/yr)

ET_o = Reference Evapotranspiration (inches/yr)
(See Attachment 8)

.8 = ET Adjustment Factor

LA = Landscaped Area (in square feet)

.62 = Conversion Factor (to gal./sq. ft.)

Three example calculations of water budgets for 50,000 square foot landscaped areas in Ventura County are:

Thousand Oaks: ET_o = 51 inches/year
 $51'' \times (.8) \times (50,000 \text{ sq. ft.}) \times (.62) =$
1,264,800 gal/yr per 50,000 sq. ft. of landscaped area.

Ojai: ET_o = 47.5 inches/year
 $47.5'' \times (.8) \times (50,000 \text{ sq. ft.}) \times (.62) =$
1,178,000 gal/yr per 50,000 sq. ft. of landscaped area.

Ventura: ET_o = 43.5 inches/year
 $43.5'' \times (.8) \times (50,000 \text{ sq. ft.}) \times (.62) =$
1,078,800 gal/yr per 50,000 sq. ft. of landscaped area.

Since it is hotter and drier in Thousand Oaks, there is a higher evaporation rate (51 inches versus 47.5 inches in Ojai and 43.5 inches in Ventura). Therefore, a water budget allows for more water in Thousand Oaks than in Ojai or Ventura. This formula is based on California state law (Assembly Bill 325).

Calculating the Project Water Use of a Landscape Plan: The total amount of projected water use should be less than or equal to the site's water budget. To determine the plant factor, multiply the plant factor of each planting hydrozone by its square footage. Then add the results and complete the calculation of projected water use for the entire planting area. Generalized plant factors are: .3 = low water using plants, .5 = average water using plants, and .8 = high water using plants. These factors must be agreed upon by the designer and the County using plant factors from a County-recommended list. If a plant is not on the list, an equivalency determination will be made by the Planning Director. Any changes in the irrigation system or landscape will require new water projections. To calculate the projected water use of a landscape plan, use this formula:

$$\text{Projected Water Use (Gallons/year)} = \frac{(\text{ET}) \times [(\text{PF}) \times (\text{HA})] \times (.62)}{\text{IE}}$$

ET_o = Reference Evapotranspiration (inches/year)

PF = Plant Factor (.1 low through .9 high)

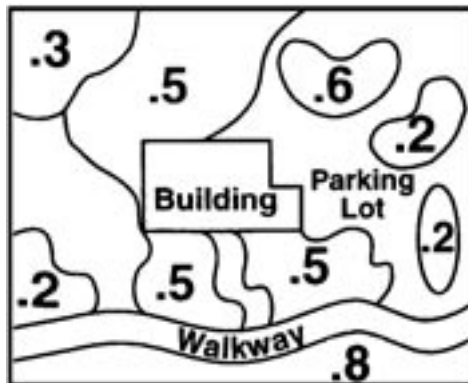
HA = Hydrozone Area (square feet)

(.62) = Conversion Factor (to gallons/square foot)

IE = Irrigation Efficiency (minimum .625)

For the purpose of determining the projected water use, irrigation efficiency is assumed to be .625 or better. Irrigation systems shall be designed, maintained and managed to meet or exceed .625 efficiency. If the plant factors average .5, the water budget will be met at an irrigation efficiency of .625.

Sample Plan and Calculation of a Project's Projected Water Use:



Site Area minus hardscape and buildings equals 50,000 square feet
Measure Hydrozone Areas (HA)
Determine Plant Factors (PF)

PF x HA

.2 x (10,000) = 2,000 sq. ft.

.3 x (5,000) = 1,500 sq. ft.

.5 x (20,000) = 10,000 sq. ft.

.6 x (10,000) = 6,000 sq. ft.

.8 x (5,000) = 4,000 sq. ft.

(PF)(HA) = 23,500 sq. ft.

$$\text{Projected Water Use} = \frac{51'' \times (23,500)}{.625} \times \frac{.62}{.625} = \frac{743,070}{.625} = 1,188,912 \text{ gal/yr}$$

Thousand Oaks site:

Water Budget = 1,264,800 gallons/year
minus

Projected Water Use = 1,188,912 gal/yr
75,888 remaining gallons

Plan meets budget

5. **Maintenance Schedule:** A schedule for ongoing maintenance shall be prepared using guidelines in Section F-Approval/Installation Verification.
6. **Written Specifications/Applicable Details:** Three (3) copies of the details and specifications shall be provided for all facets of the landscape project, including planting, soil preparation, tree staking and guying, installation details and post-installation maintenance program, etc.

7. **Soil Test:** A soils report shall be prepared by a soil testing company and submitted with the plans. Backfill mixture and soil amendments shall be based on this analysis. As a minimum, the following shall be included:

- a. **Determine soil texture**, indicating an approximate soil infiltration rate.
- b. **Test for pH, organic matter and soluble salts.**
- c. **Make specifications for amending soil.**

Amendments for improving water holding properties shall be noted. Delivery invoices of the soil amendments shall be submitted along with plan certification to the County's Landscape Consultant.

Use of soil amendments produced from recycled yard trimmings or organic waste of local origin is encouraged, whenever feasible.

8. **Related Required Material:** One (1) copy of each of the following shall be submitted:

- a. **Development Site Plan**
- b. **Architectural Elevations**
- c. **Grading Plan**
- d. **Permit Conditions of Approval** initialed by the applicant's landscape architect.

D. LANDSCAPE STANDARDS

Proposed plant materials should relate to the architectural design elements and be compatible with the character of adjacent landscaping, provided the quality of the adjacent landscaping meets the standards of this guide. Plant materials should also be compatible with any adjacent native plant communities or environmentally sensitive habitats. The following landscape standards for permanent landscaping are minimums. When special circumstances or exceptional characteristics are applicable to the property involved (size, shape, topography, etc.), the Planning Director may modify (reduce or increase) the standard(s), except as otherwise limited by the Zoning Ordinance Code.

1. **Minimum Site Coverage:** Landscape percentages shall be computed on the basis of the net project site area which includes the area of all structures, drives, walks, and parking on the site, but not areas dedicated for public right-of-way. The required percentages of landscaping relative to site area are as follows:
 - Industrial Zones: M-1 (10%); M-2 and M-3 (5%)
 - Commercial Zones 10% *
 - Residential Zones Specified by Permit

* On commercial lots of less than 5,000 square feet, coverage requirements may be modified by the Planning Director, depending on architectural design. (Ordinance Code Section 8108-2.2)
2. **Planter Width:** Landscaped areas shall be a minimum of four (4) feet wide (excluding curbs). Narrower landscape areas may be permitted, but shall not be counted toward meeting the minimum coverage requirements.
3. **Parking Areas:** Parking areas shall provide landscaping in accordance with the following:
 - a. **Uncovered parking areas** shall contain a minimum of ten percent (10%) of their area as landscaping, which is counted toward meeting the minimum site coverage requirements. Landscaping shall be computed on the basis of the net parking facilities, which includes parking stalls, access drives, aisles, and walkways, but shall not include required landscaping adjacent to streets.
 - b. **Parking lot island shrubs** shall not grow above three (3) feet untrimmed.
 - c. **A landscaping strip** shall be provided along property lines adjacent to any public or private street right-of-way. Said planting strips shall not be less than five (5) feet wide for commercial lots and not less than ten (10) feet wide for industrial lots. Landscaping strips adjacent to major thoroughfares may be required to be greater.
 - d. **All parking lot planting areas** shall be entirely enclosed within a concrete curb not less than six (6) inches high above paving.
 - e. **Landscaping shall permit adequate sight distance** for motorists and pedestrians and shall not interfere with the effectiveness of parking lot lighting (see Public Works Agency requirements).
 - f. **A minimum of one tree shall be installed within a tree well or planter area** of the parking lot for every ten (10) single row parking spaces or every ten (10) double row parking spaces. Tree wells shall be a minimum of four (4) feet by four (4) feet (excluding curbs).

- Ventura County Landscape Design Criteria

tional brochures are available on low-water use plants and native plants from the Planning Division. A useful publication on native plants is *Selected California Native Plants with Commercial Sources*, Saratoga Horticultural Foundation, P.O. Box 308 20605, Verde Vista Lane, Saratoga, CA 95070.

g. Two important aspects of a water-efficient landscape are (1) placement or grouping of plants into hydrozones and (2) appropriate location with respect to slope and sun exposure. Plants can be grouped together in confined areas or placed in the shade to reduce their water needs. Plants must be grouped according to the amount of water they need and irrigated accordingly.

h. Warm season drought tolerant turfs such as Bermuda and Zoysia are encouraged.

- 7. Groundcover:** Irrigated groundcovers may be planted from rooted cuttings or applied as hydromulch. Non-irrigated hydromulch seeds are acceptable for natural or undisturbed slopes. Hydromulch seeds should be applied following the first measurable rainfall in the fall of the year or a temporary irrigation method shall be provided to ensure germination and minimum growth. If the natural rainfall fails to provide adequate moisture for germination, supplemental irrigation and replanting may be required.

An organic mulch at least two inches deep is an acceptable alternative to groundcover between shrubs and on non-slope areas. Whenever feasible, the origin of this mulch material shall be recycled yard trimmings and other organic wastes of local origin.

- 8. Manufactured Slopes - Erosion Control:** Manufactured (man-made) slopes shall be planted and irrigated per the following standards: (Netting is required on slopes steeper than 2:1):

a. Groundcover: Manufactured slopes shall be planted with groundcover materials for erosion control. Groundcover may be applied as a hydromulch or planted from rooted cuttings (See Section 7- Groundcover). All slopes must comply with Uniform Building Code as adopted by the Ventura County Public Works Agency.

b. Trees and Shrubs: Manufactured slopes shall have a mixture of trees and shrubs incorporated with groundcover to assure soil stabilization and to promote varying height and mass of landscaping. However, within the private portions of single-family lots, sloped areas which are less than eight (8) feet in height are not required to be planted with shrubs, and sloped areas less than five (5) feet in height are not required to be planted with trees.

There shall be a minimum of one (1) tree for every 500 square feet of slope area. If permanent groundcover is applied as a hydromulch, there shall be a minimum of one (1) shrub for every 125 square feet of slope area. If rooted cuttings are utilized as groundcover, there shall be one (1) shrub for every 300 square feet of slope area. There should be a mix of one (1) gallon to fifteen (15) gallon trees and shrubs to promote varying height and mass of landscaping. Box sized trees require retaining walls on slopes to prevent slope failure.

c. Slope Irrigation: Soil type and percolation rate shall be considered when designing slope irrigation. Properly designed and installed sprinklers are required to conserve water and promote slope stability. Slopes less than three (3) feet high may be irrigated by hose bibs located not more than fifty (50) feet from the area to be irrigated. Slopes over three (3) feet in height shall have an approved, permanently installed irrigation system.

9. Water Features: Recirculating water shall be used for decorative water features. Functional water features (such as swimming pools) shall be allowed provided that they are essential to the project. Water features shall be included in the planting area calculation and considered as a high water use zone.

10. Irrigation System Standards: The irrigation design shall provide adequate “head-to-head” or rootball coverage and sufficient water for the continued healthy growth of all proposed plantings with a minimum of waste or overspray on adjoining areas. The irrigation system shall deliver water efficiently and uniformly. The distribution uniformity of an installed sprinkler system shall meet or exceed 70 percent. Automatic irrigation controllers are required with separate programs for different irrigation needs. Soil moisture sensing devices are suggested in representative areas of the landscape plan. Drip emitters, soakers and bubblers are recommended for trees and shrubs. Sprinkler heads should be properly located to minimize landscape water overspray onto unplanted areas or areas of dissimilar water needs. Quick couplers or hose bibs are required 100 feet apart throughout the project.

Specific site conditions and proposed landscape materials will determine the design of the irrigation system. Further, when considering design alternatives, the following criteria shall be utilized:

a. Valves and Circuits: Landscape materials which have different watering needs (hydrozones) shall be irrigated by separate control valves and circuits (examples: full sun/full shade, level areas/sloped areas, shrubs/lawn/street trees, etc.). If one control valve and circuit is used for a given area, only landscape material with similar watering needs shall be used in that area. Anti-drain (check) valves shall be installed at strategic points to minimize or prevent low-spot drainage, runoff, and subsequent erosion from low elevation sprinkler heads.

b. Sprinkler Heads: Sprinkler heads shall be selected for proper area coverage, precipitation rate, operating pressure, adjustment capability, and ease of maintenance. Heads or emitters shall have matched precipitation rates within 10% for each control valve circuit. Above ground risers are not allowed next to sidewalks, driveways or curbs and are discouraged anywhere accessible to people. These sprinklers must be pop-up type. In areas less than six feet wide, drip emitters and bubblers shall be used.

c. Rain Sensing Override Devices: These are required on all irrigation systems.

d. Runoff and Overspray: Soil types and percolation rate shall be considered when designing irrigation systems. All irrigation systems shall be designed to avoid runoff, low head drainage, overspray, or other similar conditions where

water flows onto adjacent areas, walks, roadways, or structures. The water application rate shall attempt to match the infiltration rate of the soil. Repeat cycles shall be utilized in an effort to avoid runoff.

- e. **Piping:** Plastic (PVC) mainline piping requires placement not less than 18" below final grade, with lateral lines requiring 12" depth or UVR (Ultra Violet Resistant) above ground pipe. Galvanized lines shall be above ground. Other piping shall be considered for drip or temporary irrigation. Reclaimed water systems shall follow current County Health and State standards for depth and separation.
- f. **Controllers:** Automatic sprinkler program controllers are required for each different irrigation need of the landscape. Controllers shall be capable of controlling the operating time for each circuit, the starting time and daily schedule of operation. Each controller must be able to accommodate multiple schedules and contain 14-day minimum clocks; percentage switches; repeat cycles; the ability to schedule by the day of the week; and rain sensing override devices. A watering schedule shall be placed in each controller (see Attachment 9).
- g. **Water Meters:** Landscape irrigation systems shall be on a separate water meter unless waived by the Planning Director. A separate meter provides for monitoring of landscape irrigation efficiency.
- h. **Reclaimed Water:** All projects shall install reclaimed water irrigation systems if reclaimed water is available and if installation is determined to be feasible and is approved by the Environmental Health Division in conjunction with the local water purveyor. If reclaimed water is not currently available, large scale projects such as golf courses, shall be evaluated for reclaimed water irrigation system installation. Consultation with the Environmental Health Division and local water purveyors regarding the feasibility of using reclaimed water shall be required of the applicant and a report detailing such consultation shall be provided to the Planning Director as part of the landscape package.

E. WATER-EFFICIENT MODEL HOME REQUIREMENTS

1. **General:** These requirements apply to all Residential Zones whenever models are involved. If there are two or more models, one shall be designed to meet the water-saving landscaping condition for residential tracts. Each “water-saving” model home shall contain exclusively low-water use plant materials and efficient irrigation systems with appropriate signs and information for prospective home buyers.
2. **Water Meter:** Each model in the complex, including the low-water use model, shall be equipped with a water meter to generate records on how much water the landscape uses. The information will be used in public information materials about the model and the water-saving potential for low-water use landscapes.
3. **Plant Materials:** All plants used are to be low-water using types and readily available in Ventura County or other nearby sources. The plants used should be attractive, including some flowering types, require relatively little maintenance once established, and enhance the appearance of the model.
4. **Use of Lawn:** The use of lawn is discouraged in the front yard. When there are two models, the use of lawn in the water-efficient model shall not exceed 15% of the net landscaped area with no limit on front yard use. When there are three or more models, the use of lawn shall be eliminated from the front yard with no more than 15% of the net landscaped area to be lawn in the backyard of a water-efficient model. The net landscaped area is the gross area minus the house foot print, the driveway, detached garage, attached covered patio, slopes of 3:1 or steeper than four feet high. Low-water use varieties of lawn shall be used.
5. **Irrigation System:** The irrigation system serving a low-water use landscape shall include a bubbler and/or drip system valve. Any sprinklers shall be located properly to minimize overspray onto unplanted areas. At least one moisture sensor should be used with a sign indicating its location. The moisture sensor will override the controller if the soil is too wet to require irrigation.
6. **Signs:** Signs identifying aspects of the landscape design and irrigation shall be placed around the model. These signs should be clearly marked on the landscape plan for the model. The criteria below should be used in developing and placing the signs.
 - a. **Entrance Sign:** A sign, large enough to be visible from the street and sidewalk (at least 2 feet by 2 feet) shall be located in front of the model home. The sign shall indicate that the model is landscaped with low-water using or drought tolerant plant materials and that an efficient irrigation system has been used.
 - b. **Other Exterior Signs:** Several signs shall be placed throughout the landscaped area identifying the irrigation system used, the different subareas of the landscape, and any other features that contribute to the overall water conservation theme (hardscapes, redwood bark, mulch). One sign indicating the use of a moisture sensor in the display should also be included.
 - c. **Interior Signs or Displays:** A drawing or combination of drawings should be displayed inside the model providing a schematic of the landscape. These draw-

ings should include a key identifying the plants in the yard. It is suggested that this schematic also be printed in a one page handout to be available at the model or the sales office. The drawings could be simplified renderings of the landscape plan itself, using common names rather than the botanical names for the plants. The drawings should be colorful, easy to read, and framed for protection

7. **Literature:** A package of literature describing water conserving landscaping shall be given out to individuals upon purchase of a home in the tract. This literature and additional materials shall be displayed inside the model, also enclosed in a frame, with a note indicating where this material can be obtained. Literature to be given to home buyers at the time of purchase can be purchased from the Planning Division for the cost of the materials.

SIGN EXAMPLES

ENTRANCE



This Goodguy Development Company model home features a water-conserving landscape design and efficient irrigation system. Look for additional landscape descriptions on signs in the front and backyards and at the Sales Office. Inside the model home is a landscape plan of the yard to help you in

PLANTS



The plants used in this model are low-water using and drought tolerant. These plants do not require a lot of water and are grouped according to their water requirements and sun or shade tolerance.

TURF



The use of lawn in this landscape is minimized. The special low-water using variety of grass used is placed where it can be best used for recreation.

IRRIGATION SYSTEM



The irrigation system minimizes water use by grouping plants with similar water needs together on the same irrigation valve. Low application rate sprinklers and drip irrigation conserve water by reducing runoff. An automatic control system is used to apply water accurately and consistently. A moisture sensor connected to the automatic controller is placed in the lawn area to determine when water is needed.

NATIVE PLANTS



The plants used in this model are species native to Ventura County and California. They are adapted to the soil, climate and water conditions of the area. The plants are low-water using and provide habitat for native animals.

F. APPROVAL/INSTALLATION VERIFICATION

1. **Approved Plans/Conditions:** Copies of the approved landscape plans and conditions are kept and available at Ventura County Planning Division, L# 1740, 800 South Victoria Avenue, Ventura, CA 93009.
2. **Landscape Condition Compliance Review:** Upon completion of the installation of the landscaping and prior to final inspection, the applicant's landscape consultant shall inspect the site and certify that the landscape complies with these guidelines. Certification shall be accomplished by completing the Certificate of Compliance checklist (Attachment 2). Concurrently or afterwards, the County's landscape consultant shall inspect the landscape planting and irrigation installations for conformance with the approved plans and specifications. A County-certified tester must also certify the backflow prevention device. A list of devices which are approved by Ventura County Environmental Health Division is available from that division.

A second inspection of residential common areas and commercial or industrial projects shall be conducted by the County's landscape consultant one year after certification to assure condition compliance including irrigation efficiency and plant viability.

3. **Maintenance Program:** Landscapes of residential common areas and commercial or industrial projects shall be carefully and competently maintained to ensure water efficiency and high quality appearance. **Maintenance guideline notes must appear on the planting plan drawings.** A watering schedule encased in plastic shall be kept inside each controller (with reduced as-built plans showing hydrozones).

The following shall be shown on the Planting Plan:

Post-Installation Maintenance Guidelines

- a. **Any alterations to the landscape must be approved** by Ventura County Resource Management Agency, Planning Division.
- b. **Control all harmful diseases and pests.** All chemical applications must be per state licensed advisors and applications.
- c. **Pruning shall be done to keep plants within spacial limitations,** removal of deadwood, cross-branching, etc., per International Society of Arboriculture standards (ISA). Plants shall never be sheared unless specified on the approved plan. Trees are to be allowed to grow to the designed size to provide maximum shading of paved areas.
- d. **Water shall be applied for optimum plant growth** with minimal runoff or overspray.
- e. **Adjust controllers per current California Irrigation Management Information System (CIMIS) Data:** 805/644-4921.
- f. **Always replace heads with same kind or matching precipitation rate.**
- g. **Backflow device shall be tested and certified annually** by the Ventura County Environmental Health Division.

- h. **Inspect tree supports frequently** and remove as soon as plants will stand without support and will be able to resist wind damage. Never allow support materials to girdle trunk or branches.
 - i. **One year following final acceptance of residential common area and commercial or industrial project landscaping plans, the County will inspect for plant viability and water efficiency.**
 - j. **Landscape irrigation shall be scheduled during night or early morning hours.**
 - k. **A regular maintenance schedule** shall include checking, adjusting, and repairing the irrigation equipment; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning, weeding, and removing litter in all landscaped areas.
 - l. **Irrigation scheduling shall incorporate evapotranspiration data** from the California Irrigation Management Information System (CIMIS) weather stations to apply the appropriate levels of water to the different planting zones.
4. **Water Management Audit:** If a project is found to be operating over its water budget, a water audit will be required. Objective data such as water bills or metered gallonage will be required as proof of meeting the water budget.

At the case planner's discretion, a water audit may be required at installation of the irrigation system prior to plant installation. In addition, one year following final acceptance of residential common areas and commercial or industrial project landscape plans, landscape irrigation audits shall be conducted by landscape irrigation auditors acceptable to Ventura County Planning Division. All water audits shall be catch cup field audits. Refer to the water audit manuals below for distribution uniformity factors and tolerance guidelines.

A project exceeding its budget will have 60 days to come into compliance. The audit shall be in accordance with the California Landscape Water Management Program as described in the Landscape Irrigation Auditor Handbook (Department of Water Resources June 1990 version 5.5) or the Handbook for Irrigation Evaluation and Scheduling (Metropolitan Water District and University of California Cooperative Extension) or other audit method acceptable to the Planning Director.

G. ENFORCEMENT

Failure by the applicant, successor in interest, or homeowner's association to maintain installed landscaping and efficient irrigation systems will constitute a violation of the Conditions of Approval and/or Mitigation Measures of the development permit. Before any action is instituted, the responsible party will be given an opportunity to resolve the complaint through an informal office hearing to negotiate a solution to the violation.

If the violation cannot be resolved, the Planning Director may, pursuant to Sections 8114-3 and 8183-5 of the Ventura County Ordinance Code, initiate further enforcement action.

VENTURA COUNTY LANDSCAPE DESIGN CRITERIA

ATTACHMENTS

1. Reimbursement Agreement.....	25
2. Applicant's Landscape Consultant's Checklist and Certification of Compliance.....	27
3. Vehicle Overhang Detail	29
4. Street Trees.....	30
a. Placement (Plan View).....	30
b. Planting/Staking Detail	31
c. Parkway Detail.....	32
d. Public Works Agency Recommended Street Trees	33
5. Ventura County Weather Stations.....	35
6. Non-Native Plants (Escaped Exotics) California Native Plant Society-Channel Islands Chapter	36
7. Case Planner's Submittal Checklist.....	39
8. Average Monthly ETo in Ventura County.....	41
9. Calculated Irrigation Run Time.....	42
a. Formulas for Calculating Run Time	42
b. Sample Run Time Schedule	43

REIMBURSEMENT AGREEMENT FOR LANDSCAPE PLAN REVIEW

Permit/Entitlement Number(s): _____

I, the undersigned Applicant, hereby authorize the County of Ventura to review the Landscape Plans submitted for the above referenced permit/entitlement request(s) in accordance with the Ventura County Ordinance Code. I am herewith depositing \$ _____ in accordance with adopted fee schedule to cover staff review, coordination and processing costs based on real time expended. I understand that, if the final cost is less than the deposit fee, the unused portion of the deposit will be refunded to me. I further understand that, if the final cost is more than the deposit fee, I shall pay the balance due.

Name of Applicant*: _____
please print or type

Phone: (_____) _____

Address of Applicant: _____
(do not use P.O. Box)

Phone: (_____) _____

Name of Corporation or Agency: _____

Address of Corporation or Agency: _____
(do not use P.O. Box)

Signature Date

**If corporation or agency, list person(s) authorized to act on behalf of corporation or agency.*

Attachment 1

Notes

APPLICANT'S LANDSCAPE CONSULTANT'S CHECKLIST AND CERTIFICATE OF COMPLIANCE

Project Number _____ Assessor's Parcel No.: _____

Landscape Contractor: _____

Landscape Architect: _____

Applicant: _____

I certify that:

Post-Installation Inspection: (check to indicate compliance)

- ☐ A. Plants installed as specified including proper staking & root control boxes
- ☐ B. Soils amended as noted in soils report (Invoices attached)
- ☐ C. Irrigation system installed as designed and adjusted
- ☐ D. Reduced as-built plans in controllers
- ☐ E. As-built plans provided to owner/manager
- ☐ F. Backflow Prevention Test

I certify that this project complies with the Ventura County Landscape Design Criteria. The landscape planting and irrigation installation conform with the approved plans and specifications with the following exceptions: (Itemize all exceptions on attached sheets)

Signature, Applicant's Landscape
Architect of Record

State License Number

Date

COUNTY OF VENTURA Landscape Consultant Verification

I certify that this project :

- ☐ Complies,
- ☐ Does not comply, with the approved Landscape Plans with the following exceptions: (Use attached sheets, if necessary)

Signature, County's Consultant

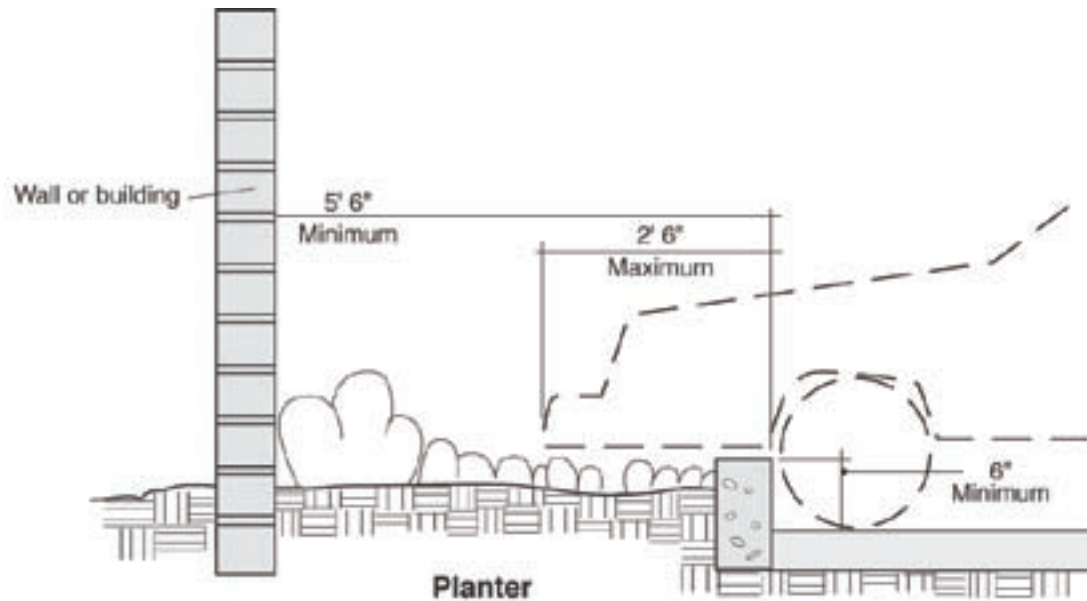
State License Number

Date

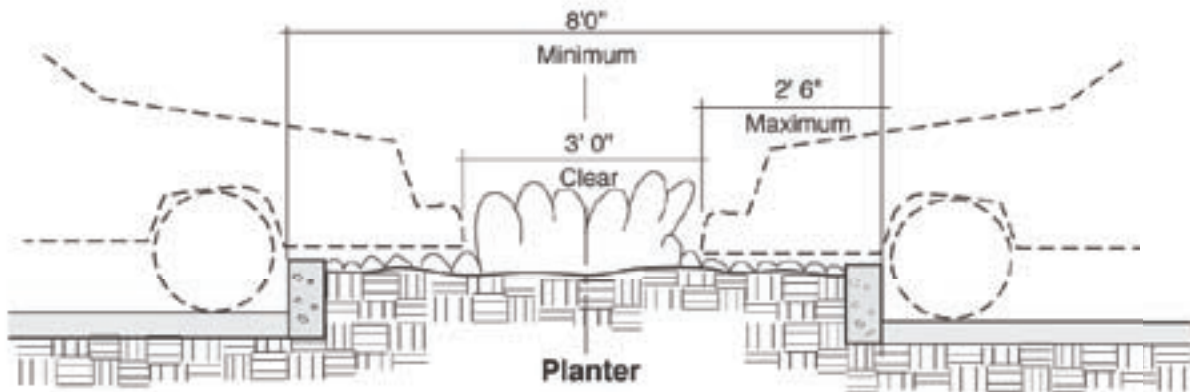
Attachment 2

Notes

VEHICLE OVERHANG DETAIL



Single Vehicle Overhang

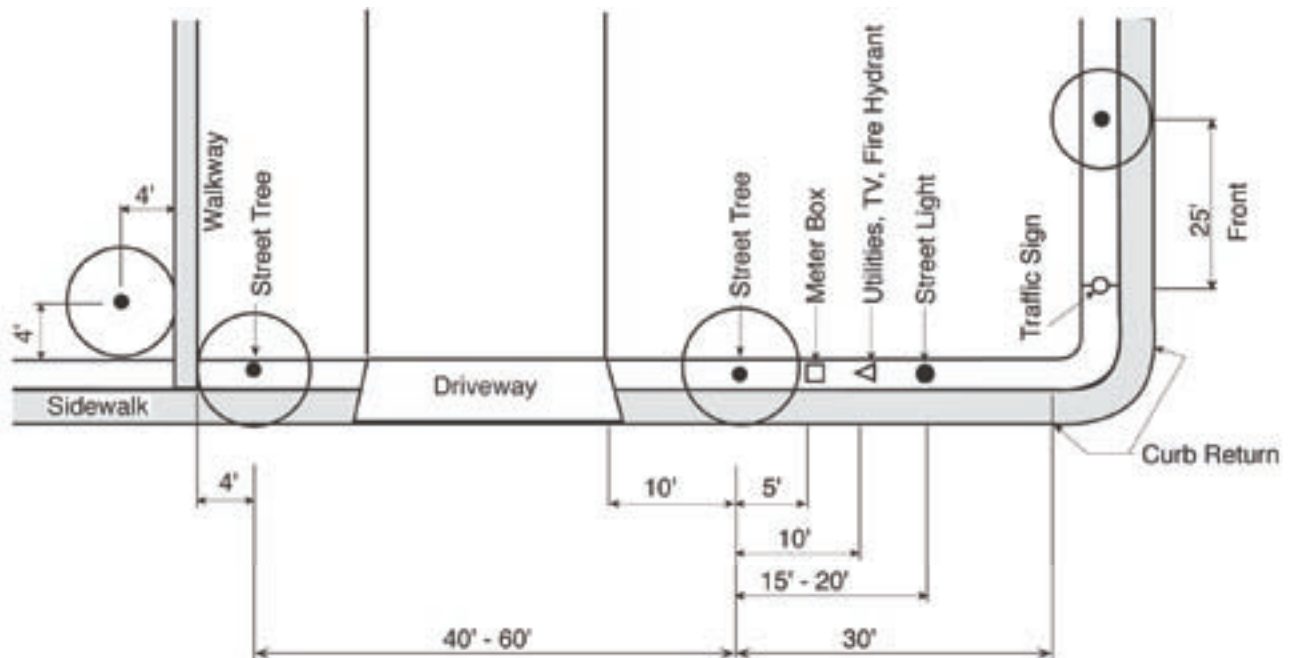


Double Vehicle Overhang

Attachment 3

Notes

STREET TREE PLACEMENT

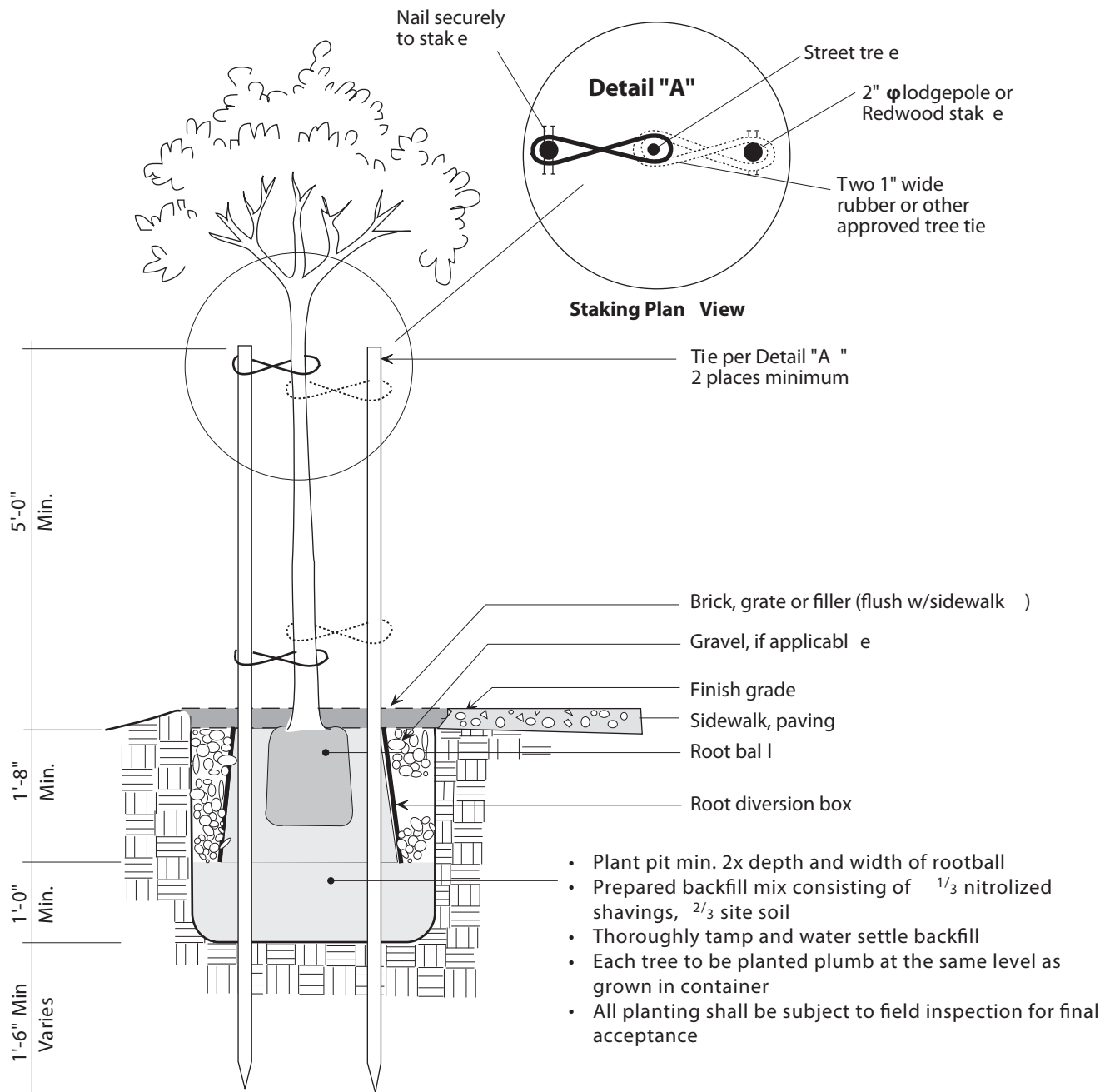


1. Exact locations of utilities, etc. shall be verified on site and subject to County inspection.
2. A minimum of one tree per interior lot and two per corner lot is required.
3. Trees eliminated by setback requirements shall be planted on the property to continue the streetscape theme.

Attachment 4a

Notes

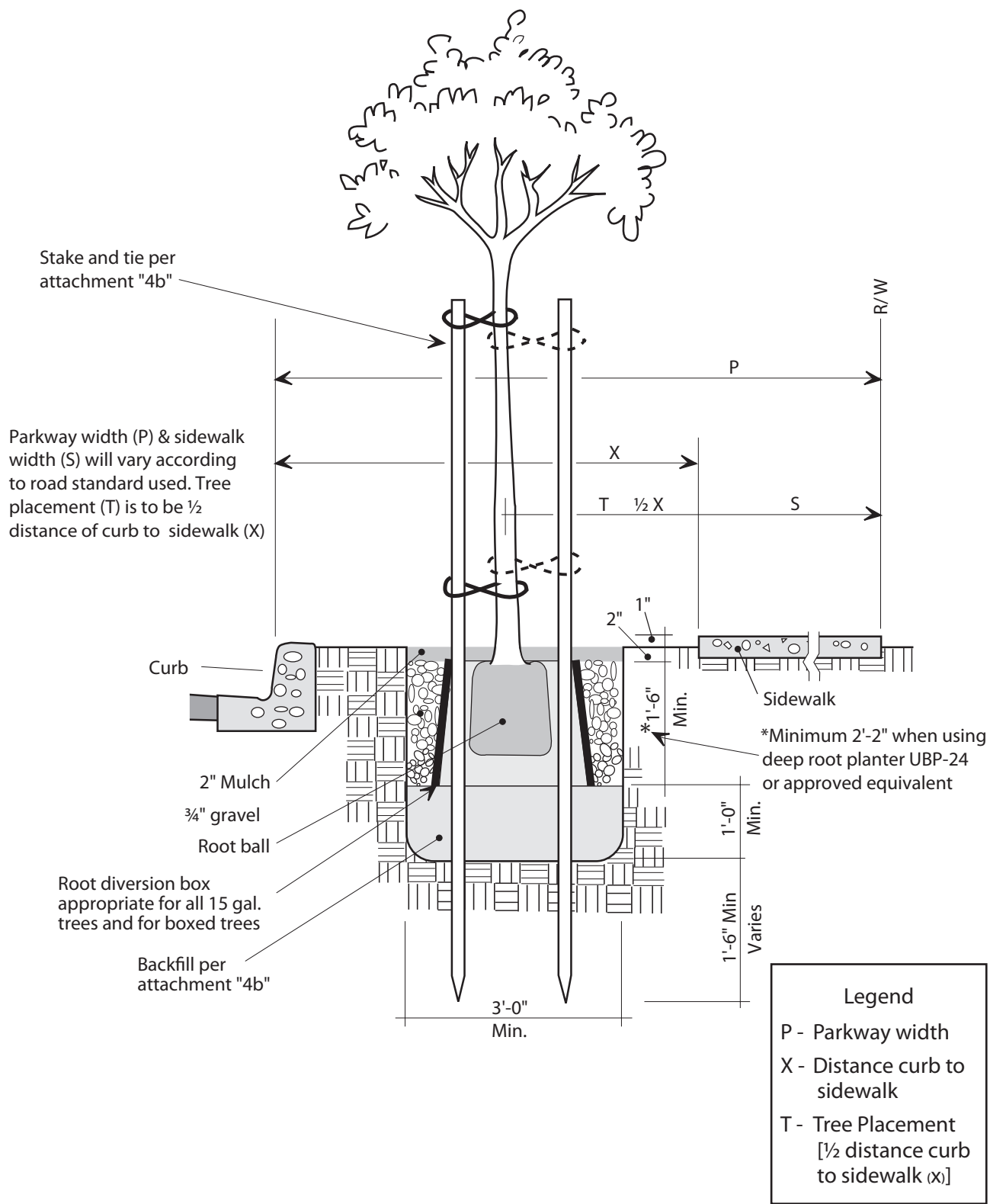
STREET TREE PLANTING AND STAKING DETAIL



Attachment 4b

Notes

PARKWAY STREET TREE DETAIL



Attachment 4c

Notes

RECOMMENDED STREET TREES

COUNTY OF VENTURA PUBLIC WORKS AGENCY

BOTANICAL NAME	COMMON NAME	PARKWAY WIDTH OR DISTANCE BE- HIND SIDEWALK			REMARKS
		2-4'	4-6'	6'+	
EVERGREEN BROADLEAF					
Acacia baileyana	Bailey Acacia		x	x	Alkaline sensitive
Acacia b. 'Purpurea'	Purple-leaf Acacia	x	x		Alkaline sensitive
Callistemon citrinus	Lemon Bottlebrush	x	x		Alkaline sensitive
Cinnamomum camphora	Camphor Tree			x	
Cupaniopsis anacardioides	Carrot Wood		x	x	Tolerates poorly drained soil; wind
Hymenosporum flavum	Sweetshade		x	x	Not in clay soils or coastal wind
Magnolia grandiflora	Southern Magnolia			x	Use a cultivar type- 80 ft
Maytenus boaria	Mayten Tree		x	x	
Melaleuca leucadendra	Cajeput Tree		x	x	
Olmediella betschleriana	Guatemalan Holly			x	
Persea borbonia	Redbay		x	x	
Podocarpus gracilior	Fern Pine				
Quercus ilex	Holly Oak		x	x	Tolerates salt air & wind
Schinus terebinthifolius	Brazilian Pepper		x	x	
Tristania conferta	Brisbane Box		x	x	
Ulmus parvifolia	Evergreen Elm			x	"Drake" or "Brea" varieties
DECIDUOUS - FLOWERING					
Bauhinia purpurea	Purple Orchid Tree		x	x	
Calodendrum capense	Cape Chestnut		x	x	Not for windy areas
Cassia excelsa	Crown of Gold Tree		x	x	
Gleditsia triacanthos 'Moraine'				x	Not for coast
Jacaranda acutifolia	Jacaranda		x	x	Young, tender at 25° not for beach
Koelreuteria paniculata	Goldenrain Tree		x	x	OK for wind & alkaline soil

Attachment 4d

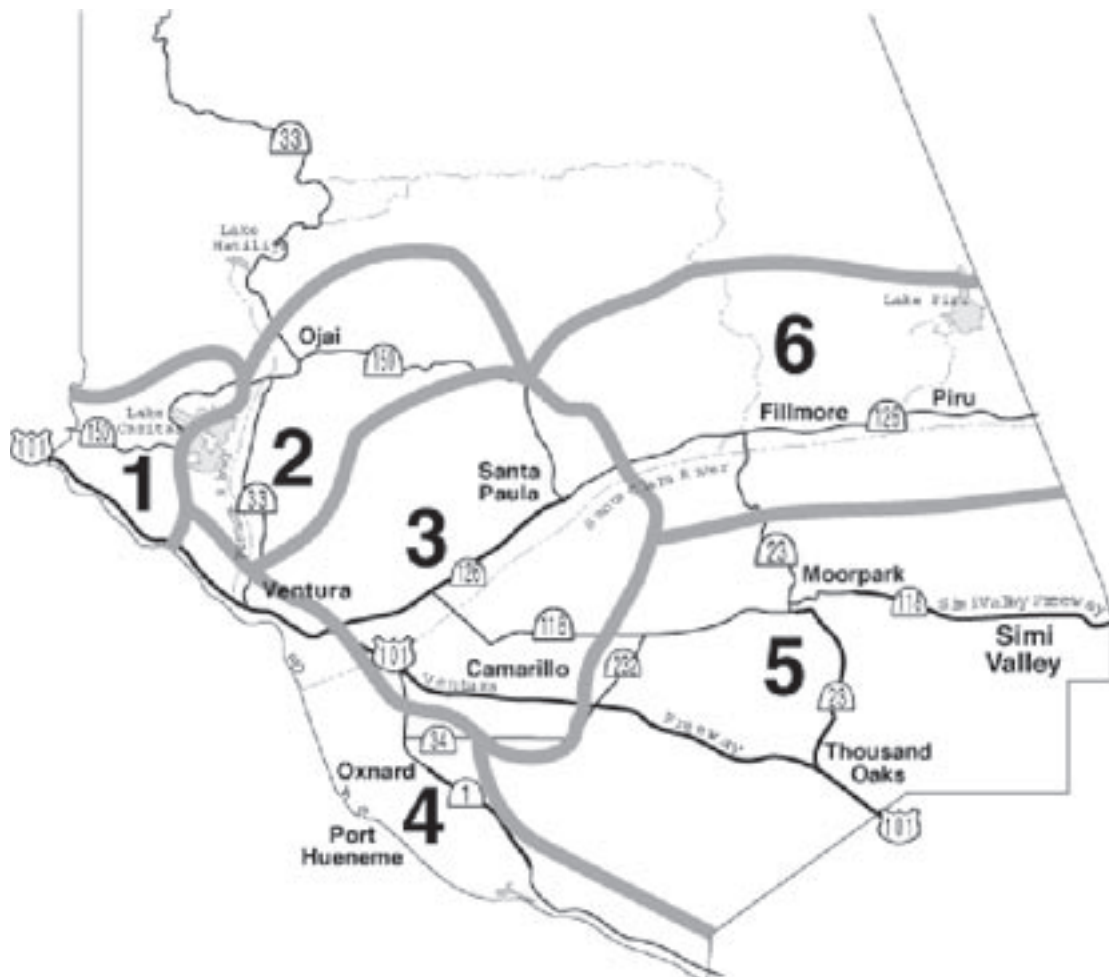
RECOMMENDED STREET TREES (CONTINUED)

BOTANICAL NAME	COMMON NAME	PARKWAY WIDTH OR DISTANCE BE- HIND SIDEWALK			REMARKS
		2-4'	4-6'	6'+	
DECIDUOUS - FLOWERING (CONTINUED)					
Lagerstroemia indica x faueri	Hybrid Crape Myrtle	x	x	x	Not for fog belt, Alkaline sensitive
Liriodendron tulipifera	Tulip Tree	x	x		Alkaline sensitive; not for clay soil
Tipuana Tipu	Tipu Tree			x	Hardy to 25°, better away from beach
DECIDUOUS - FOLIAGE COLOR					
Ginkgo biloba	Maidenhair Tree			x	
Liquidambar styraciflua	American Sweet Gum			x	Not for windy areas
Pistacia chinensis	Chinese Pistache			x	
Prunus pissardii or blireiana	Purple Leaf Plum		x	x	Not for coast
Pyrus calleryana 'Aristocrat'	Aristocrat Pear		x	x	Young, tender at 25° not for beach
Note: Extreme climatic conditions exist within Ventura County. Each of the street trees must be researched for appropriateness for the particular area. Each of the micro-climates of the particular plant site and other existing vegetation should be researched. Other varieties may be recommended by a California Registered Landscape Architect.					

Attachment 4d

VENTURA COUNTY WEATHER STATIONS

EVAPOTRANSPIRATION RATES (ET)



Zone 1 - Rincon/Casitas Pass Area

Zone 2 - Ojai Valley Area

Zone 3 - East Ventura/West Santa Paula
Areas

Zone 4 - CBC Base/Port Hueneme Area

Zone 5 - East County Area (Weather station
available soon)

Zone 6 - Piru Spreading Grounds Area

The ET hotline number for Casitas Pass and Ojai Valley areas is 805/649-1643.

The ET hotline number for East Ventura/West Santa Paula, Piru and CBC Base/Coastal areas is 805/644-4921.

Call these numbers for current weekly ET from the California Irrigation Management System (CIMIS).

Note: This map will be updated in 1993 to reflect new weather stations.

Attachment 5

Notes

NON-NATIVE PLANTS/ESCAPED EXOTICS

Complied by the California Native Plant Society, Channel Islands Chapter
November 1992

Undesirable plants, not to be used near native vegetation or in and around areas draining into native areas.

BOTANIC NAME	COMMON NAME
Acacia decurrens	Green Wattle
Acacia longifolia.....	Sydney Wattle
Acacia melanoxylon	Black (blackwood) acacia
Acacia species.....	Acacias, mimosas, etc
Ailanthus altissima	Tree of Heaven
Albizia lophantha [A. distachya]	Plume albizia
Allium triquetrum	Flowering onion
Amaranthus albus	Tumbleweed
Ammophila arenaria	European beach grass
Apium graveolens.....	Celery
Arundo donax.....	Giant reed
Atriplex semibaccata.....	Australian saltbrush
Bellis perennis.....	English daisy
Bassia hyssopifolia	Fivehook
Bidens pilosa	Beggar ticks
Brassica nigra	Black mustard
Brassica geniculata	Summer mustard
Bromus mollis	Blando brome
Caesalpinia species.....	Bird of paradise bush
Cakile maritima	Sea rocket
Carduus pycnocephalus	Italian thistle
Cardaria draba	Hoary chess
Carpobrotus aequilaterus	Sea fig
Carpobrotus chilensis	Sea fig
Carpobrotus edulis	Hottentot fig (iceplant)
Casuarina species	Beefwood
Centaurea melitensis	Tocalote
Centaurea repens	Russian knapweed
Centaurea solstitialis	Yellow star thistle
Centranthus ruber.....	Jupiter's beard, red valerian
Cirsium vulgare	Bull thistle
Conicosia pugioniformis.....	Narrow-leaved iceplant
Conium maculatum.....	Poison hemlock
Convolvulus arvensis	Bindweed
Cortaderia selloana (C. atacamensis)	Pampas grass
Cotoneaster species	Cotoneaster
Cotula coronopifolia.....	Brass buttons
Cynara cardunculus	Cardoon, artichoke thistle

Attachment 6

NON-NATIVE PLANTS/ESCAPED EXOTICS (CONTINUED)

BOTANIC NAME	COMMON NAME
Cynodon dactylon	Bermuda (Devil's) grass
Cyperus rotundus.....	Purple nut grass
Cytisus monspessulanus.....	French or Mediterranean Broom
Cytisus scoparius	Scotch broom
Echium fastuosum	Pride of Madeira
Eichhornia crassipes.....	Water hyacinth
Ehrharta calycina	Veldt grass
Erodium species.....	Storksbill
Eucalyptus camaldulensis	Red Gum (high wildlife value)
Eucalyptus globulus	Blue Gum (high wildlife value)
Eupatorium adenophorum [Agertina adenophora]....	Agertina
Euphorbia lathyrus	Gopher purge, Caper spurge
Festuca ovian var. glauca.....	Blue fescue
Foeniculum vulgare.....	Sweet fennel
Gaura species.....	Gaura
Gazania species.....	Gazania
Hedera canariensis.....	Algerian ivy
Hedera helix	English ivy
Hypericum calycinum.....	Trailing St. Johnswort
Hypericum coris.....	St. Johnswort, Aaron's beard
Hypericum perforatum	Klamath weed
Iberis sempervirens	Evergreen candytuff
Lathyrus latifolius	Everlasting pea
Lampranthus (Mesembryanthemum) spectabilis.....	Trailing iceplant
Lobularia maritima	Sweet alyssum
Lolium multiflorum.....	Italian ryegrass
Lolium perenne.....	English ryegrass
Limonium palustre.....	Marsh statice
Limonium sinuatum.....	Statice, sea lavender
Ludwigia uruguayensis	Uruguay water primrose
Malephora crocea	Malephora
Marrubium vulgare.....	White horehound
Mesembryanthemum crystallinum	Iceplant
Mesembryanthemum nodiflorum	Iceplant
Myoporum laetum.....	Myoporum
Myosotis latifolia.....	Forget-me-not
Nasturtium officinale	
(Rorippa nasturtium-aquaticum)	Watercress
Nicotiana glauca	Tree tobacco

Attachment 6

NON-NATIVE PLANTS/ESCAPED EXOTICS (CONTINUED)

BOTANIC NAME	COMMON NAME
Oryzopsis miliacea	Smilo, rice grass
Osteospermum fruticosum	Trailing African daisy
Oxalis pes-caprae	Bermuda buttercup
Pennisetum clandestinum	Kikuyu grass
Pennisetum setaceum	Fountain grass
Pennisetum villosum	Feathertop grass
Phalaris aquatica.....	Harding grass
Phyla nodiflora	Mat grass, carpet grass
Picris echioides.....	Bristly ox tongue
Pittosporum undulatum	Pittosporum
Pittosporum sp.....	Pittosporum
Pyracantha species	Pyracantha
Ricinus communis.....	Castor bean
Robinia pseudoacacia.....	Black locust
Rorippa nasturtium-aquaticum	Watercress
Rubus procerus	Blackberry
Rumex crispus	Curly dock
Salsola australis (S. iberica, S. kali).....	Russian thistle
Schinus molle	Peruvian pepper
Schinus terebinthifolius	Brazilian pepper
Schismus barbatus.....	Abu Mash, Arabian grass
Senecio mikanioides	German ivy
Silybum marianum	Milk thistle
Sonchus asper	Prickly sow thistle
Sonchus oleraceus	Common sow thistle
Sorghum halepense	Johnson grass
Spartium junceum	Spanish broom
Tamarix aphylla	Tamarisk, salt cedar
Tamarix ramossima	Tamarisk, salt cedar
Tetragonia tetragonioides.....	New Zealand spinach
Tropaeolum majus	Garden nasturtium
Vinca major.....	Periwinkle
Vinca minor	Dwarf periwinkle
Vulpia species	Foxtail fescue
Xanthium spinosum	Spiny cocklebur, Spanish thistle
Zantedeschia aethiopica	Calla lily

Attachment 6

Notes

CASE PLANNER'S SUBMITTAL CHECKLIST

Ventura County Landscape Package

Project: _____

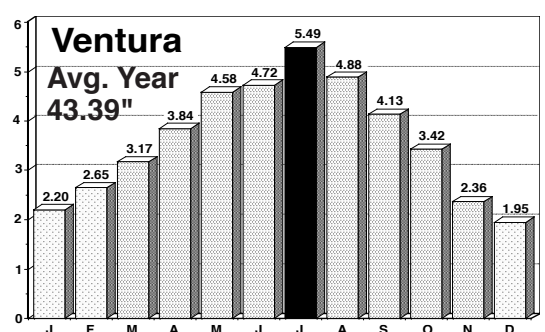
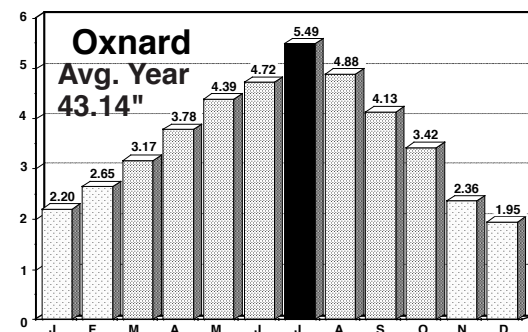
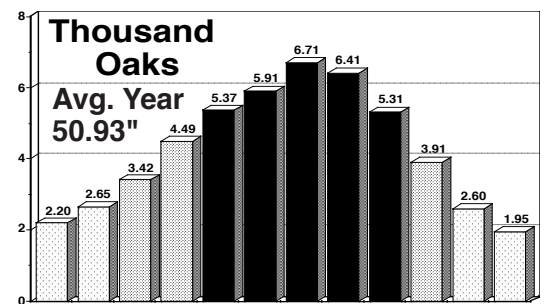
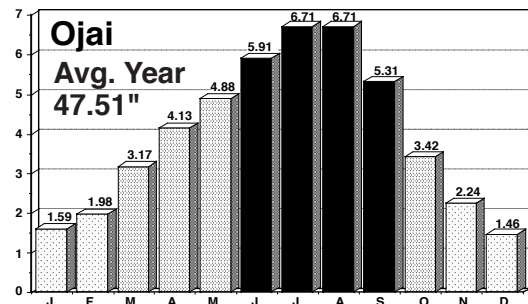
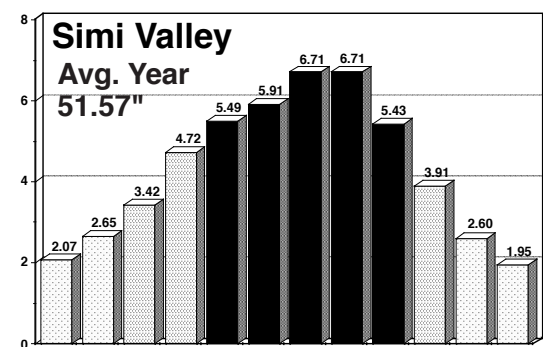
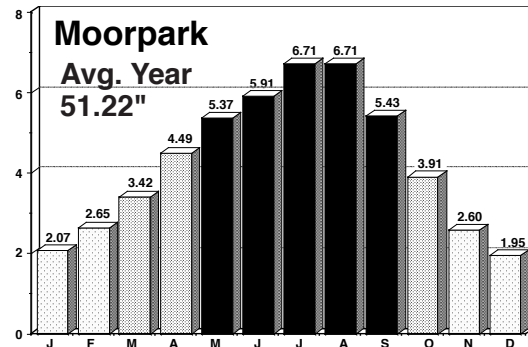
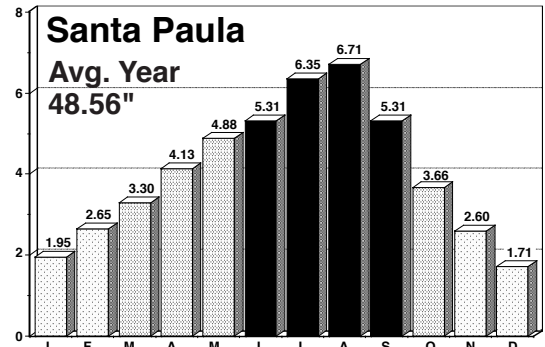
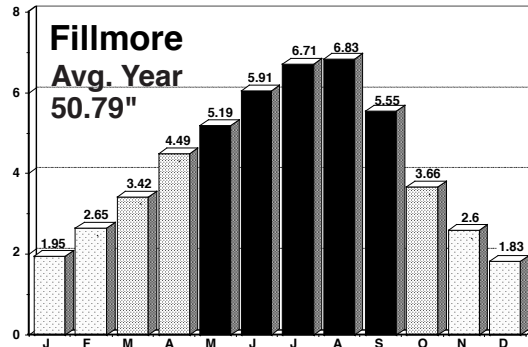
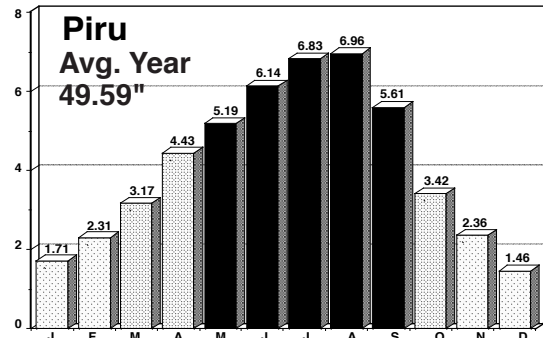
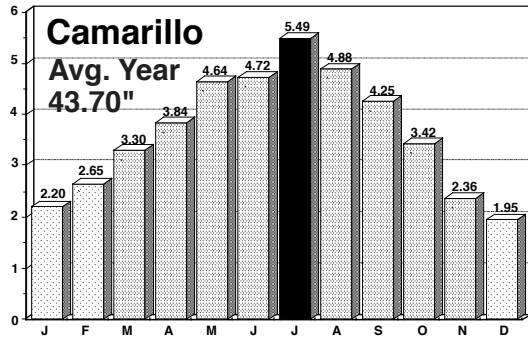
Applicant: _____

	Required	Submitted
Plan Check Fee in accordance with adopted fee schedule (Includes 1 year audit)		
Reimbursement Agreement (See Attachment 1)		
Planting Plan		
Hydrozone Map		
Irrigation Plan		
Surety Bond for Plant Viability or Installation		
Water Budget & Projected Water Use Calculations		
Written Specifications		
Applicable Details		
Soil Test/Preparation		
Maintenance & Water Schedules		
Required Related Material:		
Development Site Plan		
Architectural Elevations		
Grading Plan		

Attachment 7

Notes

AVERAGE MONTHLY ETo IN VENTURA COUNTY



Attachment 8

Notes

IRRIGATION RUN TIME CALCULATION FORMULA

Flow Rate (FR): = GPM x # Heads

Sample: 15 GPM x 5 Heads = 75 Gallons/Minute

Precipitation Rate (PR):
$$\text{PR} = \frac{(96.3) (\text{FR})}{\text{Hydrozone}}$$

Sample:
$$\frac{(96.3) \times 75 \text{ GPM}}{5,000 \text{ Sq. Ft.}} = 1.45 \text{ Inches/Hour}$$

Run Time: (for January in Thousand Oaks)

$$\frac{(\text{ET day} \div \text{Day /Month}) \times (\text{Plant Factor}) \times (7 \text{ days/wk}) \times (60 \text{ min/hr})}{(\text{Irrigation Days/Wk}) \times (\text{Distribution Uniformity .7}) \times (\text{PR})}$$

Sample: (Using .8 Plant Factor)

$$\frac{[(2.2 \div 31) \times .8 \times 7 \times 60]}{3 \times .7 \times 1.45} = \frac{(.07) \times .8 \times 7 \times 60}{3.05} = \frac{23.5}{3.05} = 7.7 = 8 \text{ minutes}$$

Amount of Water Plants Will Receive Per Year:

Estimated Applied Water Use From Irrigation (EAWUFI) (per hydrozone):

$$\text{EAWUFI} = \text{Run Time}/60 \times \text{Irrigation Days} \times 52 \text{ wks/yr} \times \text{PR} \times \text{Hydrozone Area} \times .62$$

Sample:
$$[(15.5 \div 60) \times 3 \times 52 \times 1.45 \times 5000 \times .62] = 180,914 \text{ Gallons/Year/Hydrozone}$$

Amount of Water Plants Need Per Year:

Estimated Total Water Use of Plants (per hydrozone):

$$\frac{\text{ET/year} \times \text{Plant Factor} \times \text{Hydrozone Area} \times .62 \text{ Conversion to gallons}}{\text{Irrigation Efficiency (Minimum .625)}}$$

Sample:
$$51 \times .8 \times 5000 \times .62 = 202,368 \text{ gallons/year}$$

Shortfall:
$$202,368 - 181,148 (\text{EAWUFI}) = 21,454 \text{ shortfall to be made up by rainfall}$$

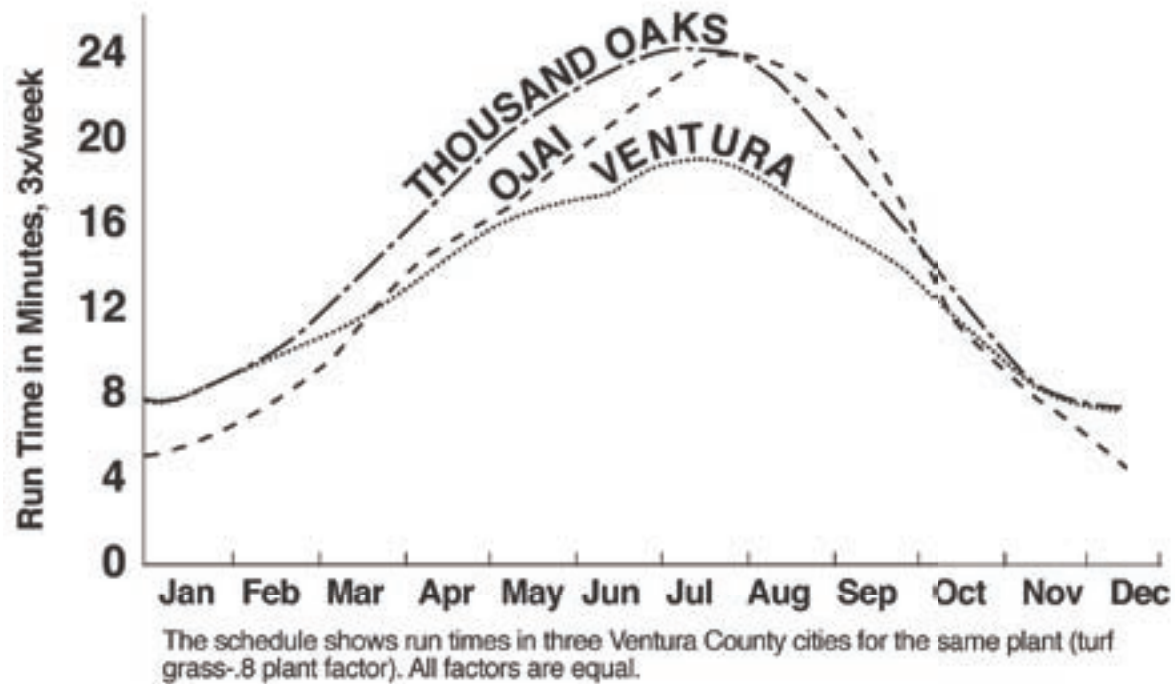
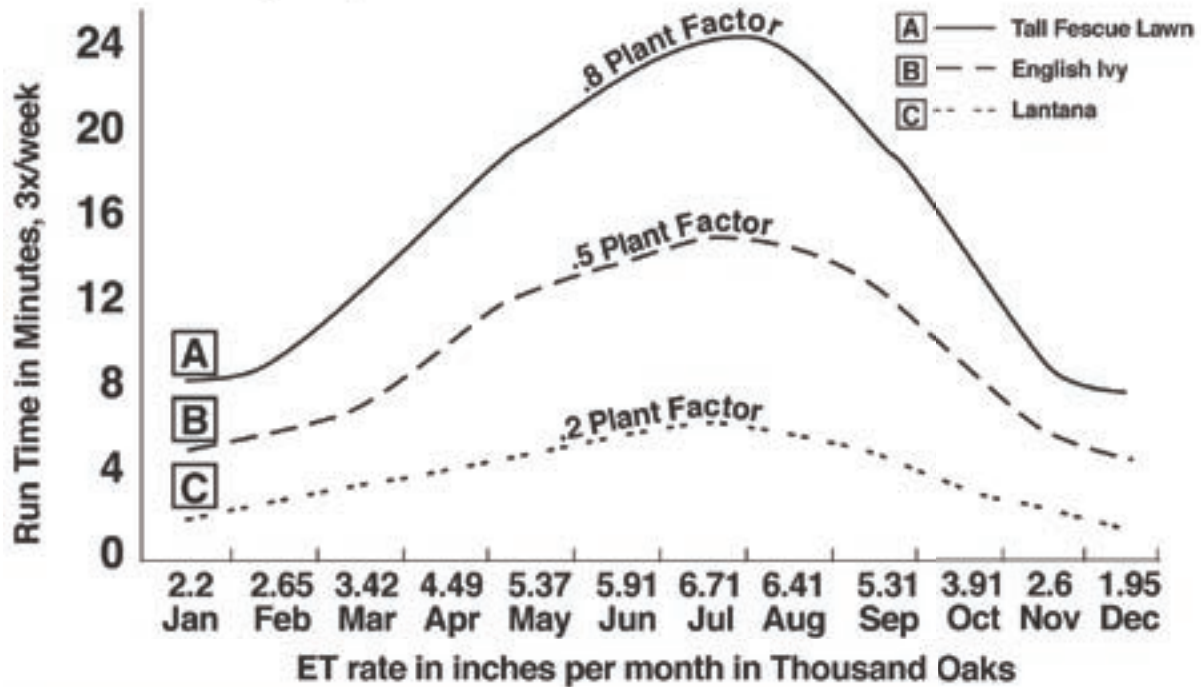
(10% shortfall)

Note: The hydrozone calculations correspond to the .8 hydrozone on page 8 of the Landscape Design Criteria.

Attachment 9a

Notes

The first schedule will meet the water budget shown on page 8 for three plant types in Thousand Oaks using the same precipitation rates (1.45) at one head per 5,000 square feet at 15 gallons per minute.



Attachment 9b

WUCOLS PROJECT

Water Use Classification of Landscape Species

available on line at

<http://www.waterright.org/site2/publications/index.asp>