

CITY OF CAMARILLO



Landscape and Irrigation Guidelines

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Section 1.0

PURPOSE

1.0 PURPOSE

1. The purpose of the guidelines is to assist in the preparation of landscape plans and water conservation measures to ensure that they satisfy the landscaping requirements for the City of Camarillo and State of California water conservation requirements, while complying with the current Ventura Countywide Municipal Stormwater Permit requirements. In addition, the guidelines provide the landscape architect or homeowner with as much latitude as possible for landscape designs, while meeting water conservation requirements and the City's landscaping standards.
2. The guidelines provide suggestions for types of plant materials; however, other plants may be allowed if they meet the basic criteria within the guidelines.
3. The guidelines are used to reduce the water demands of landscapes without a decline in landscape quality. A water-efficient landscape, including water-efficient plants, efficient irrigation system, and proper soil preparation, can reduce costs for projects, while also reducing the amount of water used for landscaping.

Section 2.0
SINGLE-FAMILY RESIDENTIAL

2.0 SINGLE-FAMILY RESIDENTIAL

2.1 Applicability

1. New and modifications to front-yard landscaping on single-family residential properties.
2. Model home complexes.
3. In addition to these guidelines, all new landscape projects specified under Section 14.14.030 of Chapter 14.14 of the Camarillo Municipal Code must comply with the Water Efficient Landscape Guidelines.

2.2 Plan Check Procedure

1. A landscape plan shall be submitted for the review and approval by the Director of Community Development for the following new landscaping or modifications to existing landscaping within the front yard:

Landscape Installation	Reference	Permits
Where non-living materials such as crushed rock, gravel, wood chips, pebbles, and stone are used as a major component of the landscape design (i.e.: Southwest landscape theme).	Section 2.5	Zone clearance required.
Use of artificial turf.	Section 2.6	Zone clearance required.
Non-standard plant materials or landscape improvements within the parkway.	Section 2.7	Zone clearance required. An encroachment permit may be required.

2. The landscape plan shall indicate the following existing and proposed features: property lines, structures, hardscaping, planting areas and plant types. The landscape plan shall provide the square footage and percentage of front yard landscaping consisting of hardscaping, planting areas, and artificial turf (if applicable).
3. All new landscape projects specified under Section 14.14.030 of Chapter 14.14 of the Camarillo Municipal Code must comply with the submittal procedures set forth in the Water Efficient Landscape Guidelines.

2.3 Slopes

1. For single-family residences that contain manufactured slopes steeper than 3:1 or greater than 4 feet in height, the planting and irrigation must comply with the Guidelines for Individual Hillside Landscape for Single Family Homes.

2.4 Stormwater Management

1. No decorative/architectural copper may be utilized in any landscape features exposed to stormwater.
2. Unregistered or banned pesticides such as chlordane and toxaphene may not be applied.

2.5 Paved Surfaces

1. Excluding driveways, permitted recreational vehicle (RV) access/parking areas, and walkways, front yards must be landscaped with an effective combination of plants, such as lawn, groundcover, flowers, shrubs, and trees.
2. For purposes of this section, a paved surface may include, but is not limited to, concrete, interlocking pavers, brick, asphalt, gravel, or crushed rock. For use of decorative hardscape as part of a landscape design theme, refer to Section 2.5.
3. Paved surfaces within front yard areas are limited to surfaces utilized for driveways, RV access/parking, and walkways, and must not exceed the following:
 - a. On single-family lots less than 7,000 square feet in size: paved surfaces may not cover more than 60% of the front yard area on standard-shaped lots and no more than 70% on pie-shaped lots.
 - b. On single-family lots from 7,000 square feet to 20,000 square feet in size: paved surfaces may not cover more than 50% of the front yard area on standard-shaped lots and no more than 60% on pie-shaped lots.
 - c. On single-family lots from 20,000 square feet to one acre in size: paved surfaces may not cover more than 40% of the front yard area on standard-shaped lots and no more than 50% on pie-shaped lots.
 - d. On single-family lots over one acre in size: paved surfaces may not cover more than 40% of the front yard area on standard-shaped lots and no more than 45% on pie-shaped lots.

2.6 Decorative Hardscape

1. Decorative hardscape materials may be used for accent purposes as part of the landscape design and may include:
 - a. Decorative rocks
 - b. Boulders
 - c. Garden walkways
 - d. Stepping stones
 - e. Fountains

Other materials not listed are subject to the approval by the Department of Community Development.

2. Materials such as crushed rock, gravel, wood chips, pebbles and stone, may be used for accent purposes. Where the use of such materials as a major component would be appropriate to the overall landscape design, such as in the case of a Southwest landscape theme, a landscape plan shall be reviewed and approved by the Director of Community Development. The use of non-living materials may not exceed 40% of the landscaping and the remaining 60% must consist of living plant materials.

2.7 Artificial Turf

Limited use of artificial turf is permitted within the required landscaped area as defined by Camarillo Municipal Code Section 19.36.160.A of a single-family residential lot, in accordance with the following requirements:

1. A landscape plan must be submitted to the Department of Community Development for review and approval. The property owner or owner's authorized agent must obtain approval of a zone clearance prior to the installation of any artificial turf.
2. Where artificial turf is used in the front yard, the artificial turf may consist of no more than 50% of the landscaping, and the remaining landscaping must consist of living plant materials.
3. Artificial turf must be separated from live planting beds by a concrete mow strip, bender board, or other barrier approved by the Director of Community Development.
4. Artificial turf must be installed and maintained to effectively simulate the appearance of a well-maintained lawn. The artificial turf must be maintained in a green condition at all times and kept free of weeds, debris, tears, holes, ripples, and impressions.
5. The use of indoor or outdoor plastic or nylon carpeting and other similar products as a replacement for artificial turf is prohibited. Artificial shrubs, flowers, trees, and vines in lieu of living plant materials are prohibited.
6. Artificial turf must be installed over a minimum of two-inch compacted and porous road base or comparable material, or according to the manufacturer's instructions upon approval of the Director of Community Development.
7. Artificial turf areas must allow for proper drainage and meet the requirements of the Public Works Department.
8. Vehicle parking is prohibited on artificial turf.
9. Artificial turf must have a minimum eight-year, no-fade warranty, as issued by the manufacturer.

2.8 Parkway Landscaping

1. Within single-family residential areas, the portion of the public right-of-way located between the curb and the property line, excepting the sidewalk, must be landscaped and maintained by the adjacent homeowner. Landscaping must consist of any required street tree(s), sod, other living groundcover, or as otherwise approved by the City.
2. Non-standard plant materials or landscape improvements may be considered on a case-by-case basis. The homeowner must obtain approval of a zone clearance to modify the parkway prior to installation. Additionally, an encroachment permit may be required in some cases. Non-standard plant materials and installations within parkway areas must meet the following criteria:
 - a. Nonliving ground cover such as brick or pavers and artificial turf, in conformance with these Guidelines, may be considered on a case-by-case basis taking into account considerations for stormwater infiltration.
 - b. In no case may materials such as, but not limited to, rocks, gravel, poured concrete, or asphalt be used.
 - c. Any modifications and subsequent repair work to the parkway are the responsibility of the homeowner. All parkway installations must be maintained by the homeowner and kept in a neat, orderly manner at all times and must not infringe upon sidewalks, driveways, walkways, or curb areas.
 - d. Where part of a planned development, parkways should be consistent with the approved landscape theme and any modifications must be approved by the owner's association.

- e. Plant materials should aesthetically match the context and character of the neighborhood and surrounding properties.
 - f. Solid materials, such as brick or pavers, must be maintained in good repair and on-grade flush with the adjacent sidewalk and curb to avoid tripping hazards.
 - g. Low-growing, groundcover plant materials able to tolerate foot traffic are encouraged when non-standard plantings are installed in parkway areas.
 - h. Alternative plant materials must be drought tolerant.
 - i. Plant materials must not be noxious or invasive.
 - j. Plant materials may not have exposed, rigid spines or thorns.
 - k. Plant materials must not form a continuous hedge or screen at full maturity and must maintain an open line-of-sight between the street and adjacent properties.
3. Existing parkways that are not in compliance with these Guidelines, but that the City has determined to be in good, clean condition and do not pose a safety hazard, may be allowed to continue. Any changes shall comply with these Guidelines.

2.9 Model Home Complex

1. A landscape and irrigation plan for a model home complex shall be prepared in accordance with the City's Water Efficient Landscape Guidelines by a California-registered landscape architect, or as authorized under State law.
2. The shrub areas of all models must contain at least 50% low-water demand plants and other xeriscape materials grouped into hydrozones. The plant palette should include flowering varieties and enhance the model's appearance, while at the same time be fairly low maintenance. Lawn area should not exceed 40% of the net landscaped area and should be of lower-water usage varieties.
3. One lot in each development must be specifically designated as a drought-tolerant model, and contain a minimum of 80% low-water demand plants and other xeriscape materials. No lawn may be used in this model.
4. Each model irrigation system must have at least one bubbler or drip valve. All spray heads must be located properly to minimize overspray onto sidewalks and patios. A minimum of one moisture sensor (to override the controller if the soil is too wet to need irrigation) is to be used with a sign indicating its location. A rain sensor may also be attached to the controller.
5. Public education information at every model must include signs identifying each model as an example of a water-efficient landscape featuring elements, such as hydrozones, irrigation equipment, and other features that contribute to the overall water efficient theme.

2.10 Post-Installation Maintenance

1. Landscaping must be carefully and competently maintained to ensure water efficiency and a high-quality appearance in accordance with Section 19.36.160 of the Camarillo Municipal Code.
2. Landscaping must comply with pesticide management practices in accordance with the current Ventura Countywide Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit and related Technical Guidance Manual for Stormwater Quality Measures. Unregistered or banned pesticides, such as chlordane and toxaphene, may not be applied.

Section 3.0
COMMERCIAL/INDUSTRIAL/MULTI-FAMILY RESIDENTIAL

3.0 COMMERCIAL/INDUSTRIAL/MULTI-FAMILY RESIDENTIAL

3.1 Applicability

1. All commercial, industrial, and multi-family residential development projects that include new landscaping or modifications to existing landscaping, must comply with these guidelines.
2. In addition to these guidelines, all new and rehabilitated landscape projects specified under Section 14.14.030 of Chapter 14.14 of the Camarillo Municipal Code must comply with the Water Efficient Landscape Guidelines.

3.2 Plan Check Procedure

1. Prior to the issuance of grading permit and/or zone clearance, the applicant must submit the following items:
 - a. Four (4) copies of landscape and irrigation plans. Separate plans are required for landscaping within the public right-of-way.
 - b. Soils analysis.
 - c. Landscape plan check fees.
2. All landscape projects that are subject to the Water Efficient Landscape Guidelines must submit a Landscape Documentation Package consisting of the following *additional* items at the time of submittal of landscape and irrigation plans:
 - a. Water efficient landscape data sheet
 - b. Certification of design
 - c. Water efficient landscape worksheet
 - d. Soil management report
 - e. Grading plan
3. Incomplete submittals will not be accepted. Only complete submittal packages will be accepted in order to initiate the plan check process.
4. The Department of Community Development will coordinate the review and circulate the plans to the City's landscape consultant and City departments for review. Please allow approximately three (3) weeks for comments on the first plan check. If the plans require more than one plan check by the City's landscape architect consultant, the applicant must submit an additional landscape plan check fee.
5. Once the plans are ready for approval, at least four (4) copies of the plans are to be submitted to the Department of Community Development. A stamped copy of the plans will be distributed to the following:
 - a. Job site
 - b. Community Development Department file
 - c. Building and Safety Division file
 - d. Applicant
6. For projects that include landscaping within the public right-of-way, one (1)

reproducible as-built set, plus an electronic (PDF) copy, are to be provided to the Public Works Department.

7. For condominium projects, one (1) set of reproducible as-built copy must be provided to the owner's association.

3.3 Plan Preparation Requirements

1. Landscape plans must be prepared by a California-registered landscape architect, or as authorized under State law. For smaller projects, such as minor modifications to existing developments, landscape plans may be prepared by a licensed landscape contractor.
2. Plans must be drawn on clear and legible base sheets prepared especially for the landscape submittal. Plans must not exceed 30" x 42" or be less than 24" x 36" in size. The scale must not be smaller than 1" = 20', unless prior approval is received from the Director of Community Development. In no case may the scale be less than 1" = 30'.
3. A title block must be included on all plans indicating the names, addresses, and phone numbers of the applicant and the landscape architect. The plans must include the total square footage of landscape area for the project. Details and specifications must be provided for all facets of the landscape project, including planting, soil preparation, seed mixtures and maintenance programs.
4. Landscaping that is to be maintained by the City must comply with City standards and specifications, including plant selection and irrigation equipment. Applicants are encouraged to consult with the City Department of Public Works/Streets Division prior to the submittal of plans.

3.4 Landscape and Irrigation Base Sheets

1. The landscape and irrigation base sheets should accurately show the following existing (to be retained) and proposed features:
 - a. Property lines
 - b. Streets, street rights-of-way, access easements and/or public or private driveways, walkways, bike paths, and any other paved areas
 - c. Buildings and structures
 - d. Parking areas, lighting, striping, curbs, and wheel stops
 - e. Slopes, indicating top and toe
 - f. Natural features (i.e., water courses, rock outcropping, etc.)
 - g. Utility equipment (i.e., transformers, backflow devices, etc.)

3.5 Planting Plan Requirements

1. All landscaping must be designed to comply with the regulations contained in the Camarillo Municipal Code.
2. All landscaping located within the public right-of-way must comply with approved City planting details.
3. Proposed plant materials should relate to the architectural design elements of the structures on site, as well as the shape and topography of the site itself. Plant materials must also be compatible with the character of landscaping on adjacent property provided the quality of

the adjacent landscaping meets the standards of these guidelines. Where existing mature trees are in good, healthy condition, every effort must be made to retain and to incorporate said landscaping into the overall landscape theme.

4. Drought-tolerant trees, shrubs, and groundcovers are encouraged. A partial list of such plants can be found on Exhibit A of these guidelines. Plant materials for on-site project landscaping may be selected from this list; however, others may also be considered.
5. All landscaping in City streets and public areas of the City (right-of-way) must comply with Chapter 13.12 of the Camarillo Municipal Code. Street trees must be selected from the approved street tree list furnished by the Department of Public Works.
6. Mulch may be substituted for groundcover between shrubs as an accent on level areas depending on shrub type, spacing, and planter size. Mulch options include such materials as bark, cobbles, and decorative rock. However, they may not be used as the primary landscape feature.
7. Plants must be grouped according to hydrozones (water needs) and appropriately located with respect to slope and sun exposure. Areas of high-water demand such as a lawn should be offset by hydrozones of drought-tolerant plants, which require little or no water, once established. By grouping plants, the watering time per valve can be adjusted for maximum plant health, as well as maximum water efficiency.
8. Planting areas must be cleared of debris, rocks, concrete, and other foreign material preparatory to planting. All planting areas are to be filled to within two inches (2") of the top of curbs.
9. Planting plans may include design elements such as boulders, mounds, sculpture, etc.
10. Plant symbols must be clearly drawn and labeled by complete botanical name and common name, or an abbreviation (3 letters each for genus and species), in which case a plant key would be required on each planting sheet indicating abbreviation, botanical, and common name. Container size and/or spacing and quantities must be indicated for each group of plants.
11. Plants are required to be grouped according to their water needs and located with consideration given to effective and efficient irrigation system layout. Each plant's WUCOLS (Water Use Classification of Landscape Species) water use rating must be identified as very low, low, medium, or high. The selection of plant material should include drought-tolerant varieties, while plant materials which would contribute to heavier water usage are discouraged. Plants with a "high" WUCOLS rating are not permitted on slopes.
12. Trees
 - a. Any tree within ten feet (10') of any public sidewalk, curb, pavement, walls or other public improvement must be provided with a root barrier per City specifications.
 - b. All trees are to be double staked per City standard, Exhibit B, or appropriately supported, as approved by the Director of Community Development.

13. Lawn

- a. When utilized, a lawn area must be pooled into high-visual impact and functional use areas. Lawn may not be used in parking lot planters, roadway medians or along foundations of buildings. Lawn should not be utilized in any area where slope gradient exceeds 4%--except where the design meets the intent of these guidelines and specific design criteria.
- b. Lawn incorporated into the landscape design may not constitute more than the following percentages of the total landscaping area:

Multi-family residential = 30%

Commercial/Professional/Institutional = 10%

Industrial = 10%
- c. If lawn is an essential part of a development, such as for active recreation and playing fields for schools or cemeteries, a higher percentage may be allowed by the City upon assurance that the type of lawn is a low-water use, drought-tolerant variety.
- d. A higher percentage of lawn may be used where it is demonstrated that the increase is necessary in order to accommodate stormwater quality control measures (i.e., vegetated filter strip, vegetated swale, etc.). Where increased lawn areas are needed, the landscape design should offset the increased water usage with drought-tolerant plants.
- e. The use of artificial turf is permitted in-lieu of natural lawn, in accordance with Section 2.6 of these Guidelines.

14. Slopes

- a. Any man-made slopes greater than 3:1 and over four feet (4') high must be irrigated and planted within 30 days of completed grading. All such slopes must be designed to ultimately receive total coverage either from a groundcover applied as a hydroseed mixture or from rooted cuttings.
- b. Temporary erosion control materials such as straw mulch or jute netting may be required until permanent landscaping is installed.
- c. All slopes required to be planted must be maintained by the developer until the planting has achieved ninety percent (90%) coverage.
- d. Where slopes are greater than three (3) feet in height and a hydroseeded groundcover is used, a minimum of one (1) shrub shall be planted per every 150 square feet. Where rooted cuttings are used, one (1) shrub shall be planted per every 250 square feet. Herbaceous plant materials do not count towards the shrub requirement. Additionally, every slope greater than four feet (4') in height must also provide one (1) tree planted per every 500 square feet of slope area.

15. Stormwater Management

- a. Landscape plans must identify the location and installation details of any on-site stormwater retention, biofiltration, and treatment control measures, such as bioretention areas or planters, infiltration basins or trenches, evapotranspiration

measures, rainwater harvesting, vegetated swales or strips, filtration planter boxes, sand filters, or dry or wet detention basins. Where such technologies are used, landscape plans must be coordinated with the requirements contained in the current Ventura Countywide Municipal Stormwater NPDES Permit and related Technical Guidance Manual for Stormwater Quality Measures (www.vcstormwater.org). Applicants are encouraged to consult with the City's Stormwater Program Manager prior to the submittal of plans.

- b. No decorative/architectural copper may be utilized in any landscape features exposed to stormwater.

16. Soils Analysis

- a. A soils analysis prepared by a soils testing company must be submitted with the landscape plans. Backfill mixture and soil amendments must be based on this analysis. The analysis must include the following:
 - i. Determination of soil texture indicating the percentage of organic matter.
 - ii. An approximate determination of the soil-infiltration rate. A range of infiltration rates should be noted where appropriate.
 - iii. Measure of pH and total soluble salts.
- b. Amendments for improving water retention properties must be noted. Delivery invoices of the soil amendments must be submitted along with plan certification to the City of Camarillo Department of Community Development.
- c. Use of soil amendments produced from recycled yard trimmings or organic wastes of local origin is encouraged whenever feasible.

17. Parking Areas

- a. All unpaved areas, as well as unused space resulting from the design of parking or accessory structures, must be landscaped with an effective combination of trees, groundcover, turf, shrubbery and/or approved dry landscape materials.
- b. Landscaping may not interfere with access to emergency apparatus or obstruct sight distance necessary for safe vehicle travel.
- c. Trees and shrubs may not interfere with lighting of the premises. Landscape plans must indicate the location of parking lot lighting to ensure that the placement of trees and light standards do not conflict with each other.
- d. Trees located in narrow planters along the front end of parking spaces must be placed between spaces to avoid tree trunk damage.
- e. Where a parking space's vehicle overhang extends two feet (2') into an adjacent planter area, the planter area must remain level and provide a low-growing groundcover within that area.
- f. Shrubs used as single-trunk trees are not acceptable as parking lot or street trees.
- g. Landscaping must be separated from parking by a concrete curb at least six inches (6") thick and six inches (6") above the paving surface.

18. Screening

- a. All parking areas must be screened from view from the street through the use of earth mounds and/or landscaping with a height of the screening to be three feet (3') as measured from the higher side between the street and parking lot area. However, it may not create a sight visibility problem for driveways and street intersections. Where stormwater management devices are placed within the landscape area, screening of parking areas should be provided to the extent feasible.
- b. All above-ground utility equipment, such as transformers and backflow devices, are to be screened from view with a landscape screen or other appropriate screening method, as approved by the Department of Community Development. Screening of utility devices must be designed to allow for required access and shall not create a sight visibility problem for driveways and street intersections.

3.6 Irrigation Plan Requirements

1. The irrigation plan must be prepared at the same scale as the planting plan and, at a minimum, identify the following:
 - a. Point of connection location, static pressure at point of connection, and stated source of static pressure.
 - b. Location and size of service lateral(s) and water meter(s).
 - c. Flow rate, application rate, and design operating pressure for each station.
 - d. The location, type, and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices.
 - e. The signature of a California-licensed landscape professional.
 - f. Plans must contain the following note on the irrigation sheet or in the specifications: *"Contractor shall contact the Public Works Landscape Inspector at 805.388.5380 forty-eight (48) hours prior to start of landscape installation in public right-of-way."*
 - g. An irrigation legend is to be placed on each irrigation sheet and include symbols, manufacturer, type of equipment, model number, remarks, and/or reference to corresponding details.
 - h. Heads must also include gallon per minute (GPM) demand, pounds-per-square-inch (p.s.i.) demand, and radius of cover. All equipment must be designed for installation per manufacturer's recommendation, the Uniform Plumbing Codes, and all local regulations.
2. Irrigation plans must comply with the requirements of the Water Efficient Landscape Ordinance if applicable.
3. Sprinkler heads should be properly located to minimize landscape water overspray onto unplanted areas or areas of dissimilar water needs.
4. All irrigation systems must provide adequate "head-to-head" coverage. In the case of a drip or bubbler system, adequate rootball coverage must be provided to sustain healthy

growth of all proposed plantings. The distribution uniformity of the irrigation system must meet or exceed 70 percent. Drip emitters, soakers, and bubblers are recommended for trees and shrubs. Quick couplers or hose bibs are suggested to be located 100 feet apart throughout the project. Check valves must be used on slopes to avoid low-head drainage.

5. Landscape materials which have different watering needs (hydrozones) must 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 may be used in that area. Anti-drain (check) valves must be installed at strategic points to minimize or prevent low-spot drainage, runoff, and subsequent erosion from low-elevation sprinkler heads.
6. Sprinkler heads must be selected for proper area coverage, precipitation rate, operating pressure, adjustment capability, and ease of maintenance. Heads or emitters must have matched precipitation rates within 10% for each control valve circuit. Above-ground risers are not permitted adjacent to sidewalks, driveways or curbs and are discouraged anywhere accessible to people. In areas less than three feet (3') wide, drip emitters and bubblers are recommended.
7. Irrigation systems must be designed to avoid runoff, low head drainage, overspray, or other similar conditions where water flows onto adjacent areas, walkways, roadways, or structures. The water application rate must attempt to match the infiltration rate of the soil. Repeat cycles must be utilized in an effort to avoid runoff.
8. PVC (polyvinyl chloride) piping requires placement not less than 18" below final grade, with lateral lines requiring 12" depth or UVR (Ultra-Violet Resistant) above-ground pipe on slope areas. Galvanized lines are not permitted, unless approved by the Director of Community Development, and must be above ground. Other piping must be considered for drip or temporary irrigation. Reclaimed water systems must follow current County Health and State standards for pipe color, depth, and separation.
9. Automatic sprinkler program controllers are required for each hydrozone. Controllers must 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 must be placed in each controller.
10. Landscape irrigation systems must be on a separate water meter, unless waived by the Director of Community Development.
11. Automatic irrigation controllers must meet all the design aspects of the landscape/irrigation plans, with each controller having a rain sensor. The use of soil moisture-sensing devices is strongly recommended, with sensor locations indicated on the irrigation plan.
12. If reclaimed water is available and if installation is determined to be feasible and is approved by the local water purveyor, a reclaimed irrigation system may be installed.
13. Irrigation must meet the requirements of Chapter 14.12, Water Conservation Measures of the Camarillo Municipal Code.

14. All irrigation systems located within the public right-of-way must be designed to stand alone with separate water meter(s) and backflow device, and must comply with approved City details.

3.7 Landscape Compliance Inspection

1. Upon completion of all landscaping and irrigation installations, the applicant's landscape architect must inspect the site and certify that the landscaping complies with these guidelines and has been installed in accordance with the approved landscape and irrigation plan. Certification must be accomplished by completing the Certificate of Compliance checklist form, Exhibit C.
2. After receipt of the completed Certificate of Compliance, the Director of Community Development or appointee shall conduct an inspection of the landscaping.

3.8 Post-Installation Maintenance

1. Landscaping must be carefully and competently maintained to ensure water efficiency and a high-quality appearance in accordance with Section 19.36.160 of the Camarillo Municipal Code and the approved landscape and irrigation plans.
2. Landscaping must comply with pesticide management in accordance with the current Ventura Countywide Municipal Stormwater NPDES Permit and related Technical Guidance Manual for Stormwater Quality Measures. Unregistered or banned pesticides, such as chlordane and toxaphene, may not be applied.
3. For commercial, industrial, and multi-family residential projects, a watering schedule encased in plastic must be kept inside each controller with reduced as-built plans showing hydrozones.
4. A schedule for on-going maintenance must be shown on the planting plan drawings and include the following notes:
 - a. Any alterations to the landscape must be approved by the Director of Community Development.
 - b. Control all harmful diseases and pests. All chemical applications must be per State-licensed advisors and applications.
 - c. Pruning may be done to keep plants within special limitations, removal of deadwood, cross-branching, etc., per International Society of Arboriculture standards (ISA). Plants may 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 may be applied for optimum plant growth with minimal runoff or overspray.
 - e. Adjust controllers per current California Irrigation Management Information System (CIMIS).
 - f. Always replace heads with same kind or matching precipitation rate.
 - g. Backflow device must be tested and certified annually, as required 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 tree trunk or branches.
- i. Landscape irrigation must be scheduled during the night or early morning hours. Watering schedules must comply with Chapter 14.12, Water Conservation Measures of the Camarillo Municipal Code.
- j. The maintenance schedule must include checking, adjusting, and repairing the irrigation equipment; aerating and dethatching turf areas; replenishing mulch; fertilizing; and pruning, weeding, and removing litter in all landscaped areas.

(F:\POLICIES & Guidelines (CC & Dept)\DEPT\Landscape guidelines etc\2014 Update\Landscape and Irrigation Guidelines - 2014 FINAL)

EXHIBIT A

DROUGHT-TOLERANT LANDSCAPING MATERIALS

BOTANICAL NAMES	COMMON NAMES
TREES	
Acacia cognata	River Wattle
Acacia baileyana	Bailey Acacia
Agonis flexuosa	Peppermint Myrtle
Ailanthus altissima	Tree of Heaven
Albizia julibrissin	Silk Tree
Alnus rhombifolia	White Alder
Brachychiton populneum	Bottle Tree
Casuarina	Beefwood
Casuarina cunninghamiana	River She-Oak
Cedrus deodara	California Christmas Tree
Ceratonia siliqua	Carob
Cercis canadensis	Eastern Redbud
Cercidium	Palo Verde
Cinnamomum camphora	Camphor Tree
Cupaniopsis anacardiodes	Carrotwood
Cupressocyparis leylandi	Leyland Cypress
Cupressus glabra	Smooth Arizona Cypress
Eriobotrya japonica	Loquat
Eriobotrya deflexa	Bronze Loquat
Eucalyptus camaldulensis	Red Gum
Eucalyptus citriodora	Lemon-Scented Gum
Eucalyptus polyanthemos	Silver Dollar Gum
Eucalyptus sideroxylon	Red Iron Bark
Fraxinus velutina	Modesto Ash
Geijera parviflora	Australian Willow
Ginkgo biloba 'Autumn Gold'	Maidenhair Tree
Hakea salicifolia	Hakea
Heteromeles arbutifolia	California Holly
Hymenosporum flavum	Sweet Shade
Jacaranda mimosaefolia	Jacaranda
Juglans hindsii	California Black Walnut
Koelreuteria paniculata	Golden Rain Tree
Lagerstroemia indica	Crape Myrtle

BOTANICAL NAMES	COMMON NAMES
TREES	
Liquidambar styraciflua	Sweet Gum
Lyonathamnus floribundus ssp. asplenifolius	Island (Catalina) Ironwood
Melaleuca linariifolia	Flaxleaf Paperbark
Melaleuca quinquenervia	Cajeput Tree
Melia azedarach	China Berry
Melia azedarach umbraculiformis	Texas Umbrella Tree
Metrosideros tomentosa	New Zealand Christmas Tree
Morus alba 'Stribling'	Fruitless Mulberry
Olea europaea	Olive
Palms	Palms
Parkinsonia aculeata	Mexican Palo Verde
Pinus canariensis	Canary Island Pine
Pinus coulteri	Coulter Pine
Pinus eldarica	Mondale Pine
Pinus halepensis	Aleppo Pine
Pinus pinea	Italian Stone Pine
Pinus torreyana	Torrey Pine
Pistacia chinensis	Chinese Pistache
Platanus acerifolia 'Columbia'	London Plane Tree
Populus fremontii	Mojave Hybrid Cottonwood
Prunus cerasifera 'Purple Pony'	Dwarf Purple Leaf Plum
Quercus agrifolia	Coast Live Oak
Quercus engelmannii	Mesa Oak
Quercus lobata	Valley Oak
Quercus suber	Cork Oak
Rhus lancea	African Sumac
Robinia pseudoacacia	Black Locust
Schinus molle	California Pepper
Schinus polygamus	Peruvian Pepper
Sequoiadendron giganteum	Big Tree
Tamarix aphylla	Salt Cedar, Athel Tree
Tristania conferta	Brisbane Box
Zizyphus jujuba	Jujube

BOTANICAL NAMES	COMMON NAMES
✧ SHRUBS ✧	
Acacia cultriformis	Knife Acacia
Agave	Agave
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
Arctostaphylos densiflora	Manzanita
Artemisia	Wormwood
Atriplex	Saltbush
Atriplex breweri	Brewer Saltbush
Atriplex canescens	Four-Wing Saltbush
California glory	California Glory
Calliandra inaequilatera	Pink Powder Puff
Callistemon (species)	Bottlebrush
Callistemon citrinus	Lemon Bottlebrush
Cassia artemisioides	Feathery Cassia
Ceanothus (species)	Wild Lilac (California)
Ceanothus 'Frosty Blue' or 'Blue Jeans'	Hybrid Calif. Lilac
Ceanothus griseus horiz	Carmel Creeper
Ceanothus 'Louis Edmunds'	Louis Edmunds California Lilac
Ceanothus rigidus 'Snowball'	Snowball Lilac
Centaurea gymnocarpa	Dusty Miller
Cistus	Rockrose
Cytisus racemosus	Sweet Broom
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush
Echium fastuosum	Pride of Madiera
Elaeagnus	Elaeagnus
Elaeagnus pungens	Silver Berry
Eriogonum crocatum	Conejo Buckwheat
Escallonia (species)	Escallonia
Escallonia 'Fradesii'	Pink Escallonia
Escallonia rubra	Red-Flowered Escallonia
Euryops pectinatus	Gray-Leaved Euryops
Feijoa sellowiana	Pineapple Guave
Fremontodendron	Flannel Bush
Garrya elliptica	Coast Silktassel
Grevillea noelii	Noel's Grevillea
Hemerocallis aurantiaca	Golden Day Lily
Heteromeles arbutifolia	Toyon

BOTANICAL NAMES	COMMON NAMES
✧ SHRUBS ✧	
Juniper (species)	Low Juniper Varieties
Juniperus chinensis 'Torulosa'	Hollywood Juniper
Kniphofia uvaria	Red Hot Poker
Leptospermum	Tea Tree
Leucophyllum frutescens 'Compacta'	Texas Ranger
Ligustrum lucidum	Glossy Privet
Lysiloma thornberi	Feather Bush
Mahonia 'Golden Abundance'	Golden Abundance Oregon Grape
Mahonia nevinii	Nevins Barberry
Myrtus communis	Myrtle
Nerium oleander	Oleander
Pittosporum	Pittosporum
Poinciana gilliesii	Bird of Paradise Bush
Portulacaria afra	Elephants Food
Prunus caroliniana	Carolina Cherry
Prunus ilicifolia	Hollyleaf Cherry
Prunus lyonii	Catalina Cherry
Punica granatum	Pomegranate
Rapheolepis indica	Indian Hawthorne
Rhamnus alaternus	Italian Buckthorn
Rhamnus californica 'Eve Case'	Eve Case Coffeeberry
Rhus integrifolia	Lemonade Berry
Rhus ovata	Sugar Bush
Romneya coulteri	Matilija Poppy
Salvia	Sage
Senecio cineraria	Dusty Miller
Simmondsia chinensis	Jojoba
Sollya fusiformis	Australian Bluebells
Spartium junceum	Spanish Broom
Tagetes lemmonii	Mexican Bush Marigold
Tamarix pentandra, T. parviflora	Salt Cedar Tamarisks
Tecomaria capensis	Cape Honeysuckle
Tecoma stans	Yellow Bells
Westringia rosmariniformis	Westringia
Xylosma congestum	Shiny Xylosma
Yucca	Yucca

BOTANICAL NAMES	COMMON NAMES
☞ Ground and Slope Covers ☜	
Acacia redolens prostrate	Prostrate Acacia
Arctostaphylos (species)	Manzanita
Arctotheca calendula	Yellow Capeweed
Arctostaphylos edmundsii	Little Sur Manzanita
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita
Arctostaphylos uva-ursi	Manzanita
Atriplex semibaccata	Australian Saltbush
Baccharis pilularis	Dwarf Coyote Brush
Baccharis 'Twin Peaks' or 'Pigeon Point'	Coyote Brush
Bougainvillea	Bougainvillea
Ceanothus	California Lilac
Ceanothus maritimus	Maritime Ceanothus
Ceanothus 'Yankee Point' or 'Joyce Coulter'	California Lilac
Cerastium tomentosum	Snow in Summer
Cistus	Rockrose
Convolvulus cneorem	Bush Morning Glory
Coreopsis auriculata 'Nana'	Dwarf Coreopsis
Cotoneaster microphylla	Rock Spray
Euonymus fortunei radicans	Common Winter Creeper
Gazania	Gazania
Gazania hybrida	Treasure Flower
Grevillea 'Noelli'	Noel Grevillea
Grindelia stricta	Gum Plant
Hypericum calycinum	Creeping St. John's Wort
Carpobrotus edulis	Ice Plant
Iris douglasiana	Pacific Coast Iris
Iva hayesiana	Poverty Weed
Kennedya rubicunda	Coralpea
Lantana montevidensis and hybrids	Lavender Lantana
Limonium pectinatum	Petite Sea Lavender
Lobelia laxiflora	Mexican Bush Lobelia
Lonicera japonica halliana	Hall's Honeysuckle
Myoporum parvifolium 'Putah Creek'	Creeping Myoporum
Oenothera drummondii	Cabo Evening Primrose
Oenothera stubbei	Saltillo Evening Primrose

BOTANICAL NAMES	COMMON NAMES
☞ Ground and Slope Covers ☜	
Osteopermum fruticosum	Trailing African Daisy
Phyla nodiflora	Frogfruit
Ribes viburnifollum	Catalina Perfume
Rosmarinus officinalis 'Prostrata'	Dwarf Rosemary
Santolina chamaecyparissus	Lavender Cotton
Sedum anglicum	English Stonecrop
Sedum confusum	Lesser Mexican Stonecrop
Sedum rubrotinctum	Jelly Bean Plant
Tecomaria capensis	Cape Honeysuckle
Teucrium chamaedrys 'Prostratum'	Prostrate Germander
Vinca major	Periwinkle

BOTANICAL NAMES	COMMON NAMES
☞ Flowering Plants ☜	
Achillea	Yarrow
Aloe	Aloe
Callistemon citrinus	Lemon Bottlebrush
Cassia artemisioides	Feathery Cassia
Centranthus ruber	Red Valerian
Cistus	Rockrose
Convolvulus cneorum	Bush Morning Glory
Coreopsis auricula	Golden Coreopsis
Coreopsis verticillata	(n/a)
Cortaderia selloana	Pampas Grass
Cotinus coggygia	Smoke Tree
Cytisus and Spartium junceum	Broom
Diplacus hybrids	California Monkey Flower
Echium fastuosum	Pride of Madeira
Escallonia	Escallonia
Eriogonum	Buckwheat
Fremontodendron	Fremontia
Galvezia speciosa	Island Snapdragon
Garrya elliptica	Coast Silktassel
Kniphofia uvaria	Red Hot Poker
Lantana	Lantana
Lavandula	Lavender

BOTANICAL NAMES	COMMON NAMES
☞ Flowering Plants ☜	
Limonium perezii	Sea Lavender
Nerium oleander	Oleander
Ochna serrulata	Mickey Mouse Plant
Pennisetum setaceum	Fountain Grass
Penstemon hybrids	California Penstemon
Plumbago auriculata	Cape Plumbago
Poinciana gilliesii	Bird of Paradise Bush
Romneya coulteri	Matilija Poppy
Satureja montana	Winter Savory
Teucrium fruiticans	Bush Germander

BOTANICAL NAMES	COMMON NAMES
☞ Vines ☜	
Bougainvillea (species)	Bougainvillea
Bougainvillea cultivars	Bougainvillea
Campsis	Trumpet Creeper
Clytostoma callistegiodes	Violet Trumpet Vine
Distictis buccinatorius	Scarlet Trumpet Vine
Doxantha unguis-cati	Cats Claw
Hardenbergia comptoniana	Lilac Vine
Hibbertia scandens	Guinea Gold Vine
Parthenocissus tricuspidata	Boston Ivy
Solanum hartwegii	Cup of Gold Vine
Solanum jasminoides	Potato Vine
Tecomaria capensis	Cape Honeysuckle
Vitis vinifera	Wine Grape

BOTANICAL NAMES	COMMON NAMES
☞ Turf Grasses ☜	
Bermuda hybrids	(n/a)
Cynodon dactylon	Common Bermuda
Cynodon hybrida	Hybrid Bermuda
Improved fescues	Marathon 1 and 2
Paspalum vaginatum	Seashore paspalum
☞ Turf Grasses ☜	
Stenotaphrum secundatum	Saint Augustine
Zoysia 'El Toro'	El Toro Zoysia

BOTANICAL NAMES	COMMON NAMES
✂ Miscellaneous ✂	
Agava (species)	Century Plant
Aloe Arborescens	Tree Aloe
Aloe Nobilis	Dwarf Aloe
Asperagus Sprengeri	Sprenger Asparagus
Butia Capitata	Pindo Palm
Centranthus Ruber	Red Valerian
Chamaerops Humilis	Mediterranean Fan Palm
Cortaderia Selloana	Pampas Grass
Echium Fastuosum	Pride of Madeira
Euphorbia Milii	Crown of Thorns
Fouquieria Splendens	Ocotillo
Helianthes Tuberosus	Jerusalem Artichoke
Hemerocallis Aurantiaca	Daylily
Kniphofia Uvaria	Red Hot Poker
Lavendula Spica	English Lavender
Limonium Perezii	Sea Lavender
Oenothera Speciosa Childsii	Mexican Evening Primrose
Opuntia (species)	Prickly Pear
Pennisetum Setaceum	Fountain Grass
Portulacaria Afra	Elephant's Food
Portulaca Grandiflora	Rose Moss
Senecio Cineraria	Dusty Miller
Tulbaghia Violacea	Society Garlic
Yucca Gloriosa	Soft-tip Yucca
Yucca Recurvifolia	Curveleaf Yucca
Vitis (species)	Grape

EXHIBIT B
TREE STAKING STANDARD

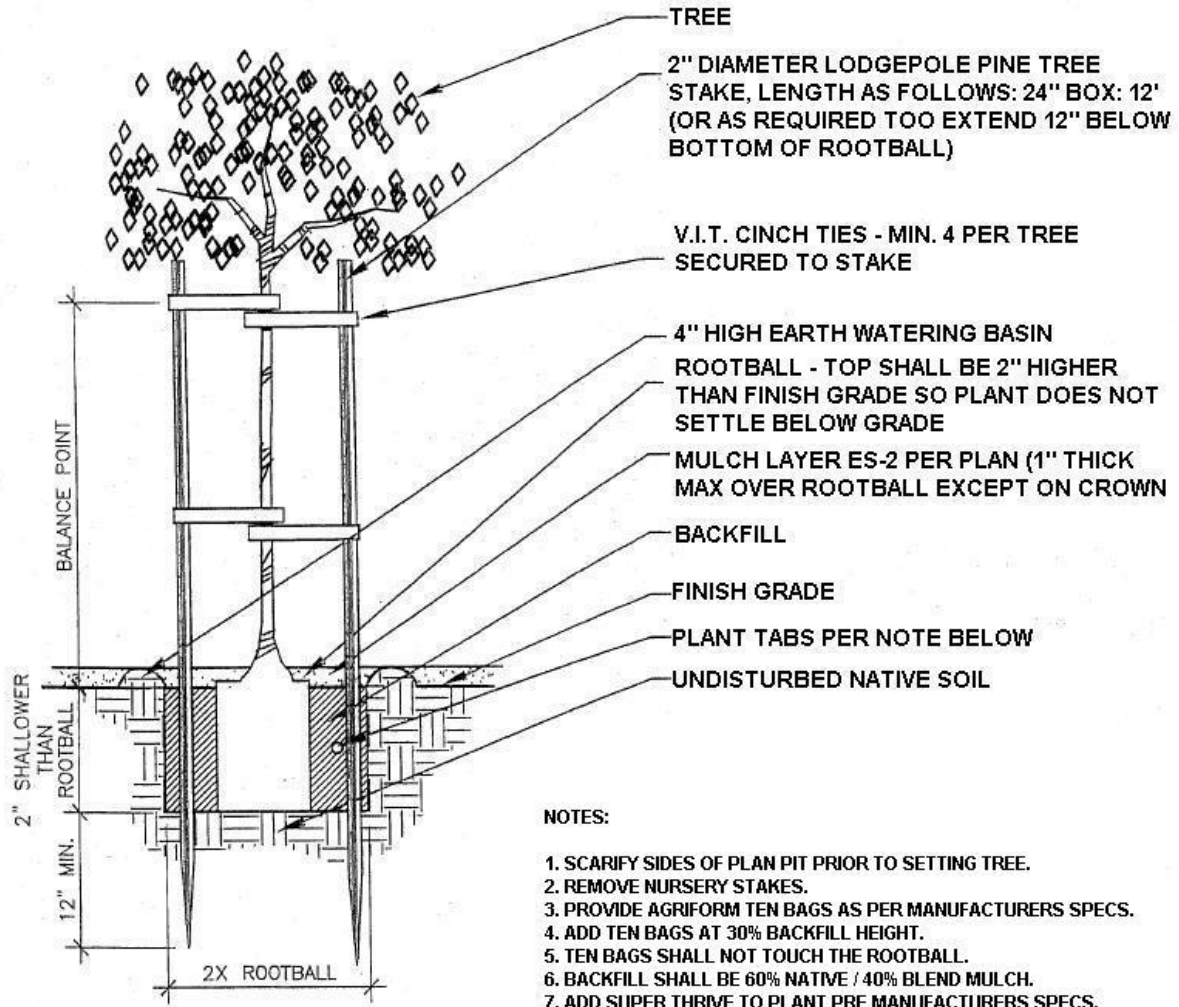


EXHIBIT C
LANDSCAPING CERTIFICATE OF COMPLIANCE CHECKLIST

PROJECT NO.: _____

PROJECT ADDRESS: _____

LANDSCAPE CONTRACTOR: _____

LANDSCAPE ARCHITECT: _____

APPLICANT: _____

Post-installation Inspection (*check to indicate compliance*):

_____ Plants installed as specified, including proper staking and root control boxes.

_____ Soils amended as noted in soils report (invoices attached).

_____ Irrigation system installed as designed and adjusted to site conditions, with a distribution uniformity of at least 70% based on a field test.

_____ Reduced as-built plans in controller.

I certify that this project complies with the City of Camarillo Landscape and Irrigation Plan Requirements. The landscape planting and irrigation installation conform to the approved plans and specifications with the following exceptions (itemize all exceptions and attach sheets).

EXCEPTIONS? ➔ No ☐ / Yes ☐ (*If yes, check this box and attach sheet(s) itemizing list of exceptions*).

Signature of Applicant's
Landscape Architect of Record

State License Number

Date