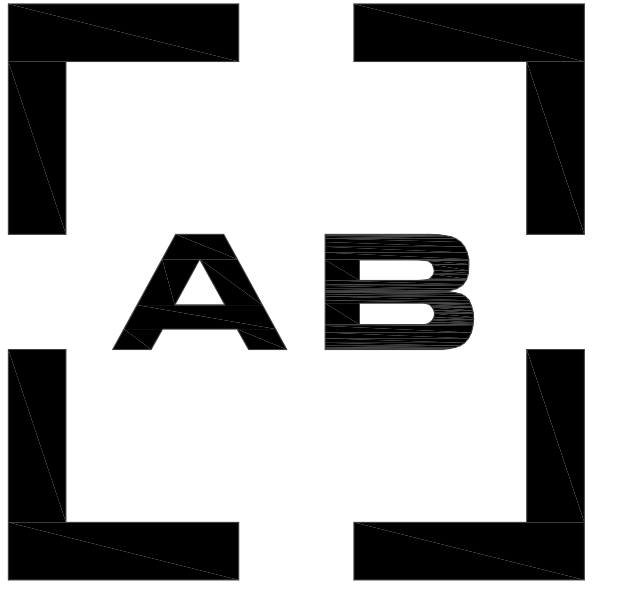


CREEKSIDE BLOOMS NURSERY

3508 VIA REAL, CARPINTERIA, CA 93013

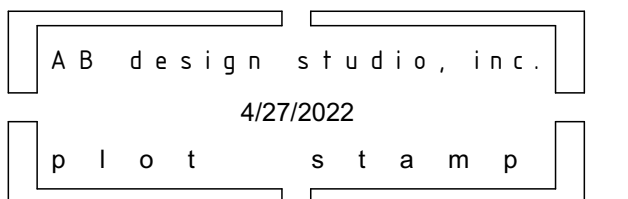
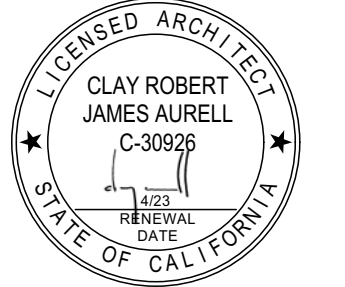
sheet index	project info														
ARCHITECTURAL DRAWINGS T.01 GENERAL INFO, PROJECT DATA, SITE PLAN C1 SITE PLAN C2 SS1 ON-SITE WASTE WATER TREATMENT PLAN C3 SS2 ON-SITE WASTE WATER TREATMENT PLAN C4 SS3 ON-SITE WASTE WATER TREATMENT PLAN C5 STORMWATER CONTROL PLAN A0.01 SITE PLAN A0.10 FENCING & SECURITY PLAN A0.11 LIGHTING PLAN A0.12 TRANSPORTATION DEMAND MANAGEMENT PLAN A0.13 ODOR CONTROL PLAN A0.14 NOISE PLAN A2.01 FLOOR PLAN A2.02 FLOOR PLAN / ROOF PLAN A2.03 ROOF PLAN A4.01 BUILDING ELEVATIONS A4.02 BUILDING ELEVATIONS A4.03 BUILDING ELEVATIONS A4.04 BUILDING ELEVATIONS L3.1 NATIVE HABITAT ENHANCEMENT PLAN L3.2 CREEKSIDE AREA NATIVE PLANTING PLAN L3.3 PLANT IMAGES	OWNER INFO WWV, LLC C/O IVAN VAN WINGERDEN PROJECT ADDRESS 3508 VIA REAL CARPINTERIA, CA 93013 APN 005-280-025 TRACT# - LOT 8.87 ACRES / (392,476 SF) LEGAL JURISDICTION AC (AGRICULTURAL COMMERCIAL) ZONE AG-I-10 (AGRICULTURAL 10 ACRE MIN.) AVG. SLOPE 6.60% FLOOD ZONE 'AE' OCCUPANCY U CONSTRUCTION TYPE V-B FIRE SPRINKLERS GREENHOUSE NO PROCESSING/STORAGE YES (PROPOSED) STORIES ONE-STORY W/ MEZZANINE PARKING SPACES PROVIDED 39 WUI NO LRA CBC 7A NOT APPLICABLE EXISTING PERMITTED PROCESSING: 2,700 PACKAGING (TO BE CONV. TO STORAGE): 1,800 GREENHOUSES (TO REMAIN): 172,660 TOTAL EXISTING PERMITTED 177,160 AS-BUILT ADDITIONS PROCESSING: 1,089 STORAGE: 2,421 CIRCULATION: 1,585 WATER TANKS: 1,866 BUFFER TANK: 661 IRRIGATION/BOILER ROOM: 2,362 STORAGE SHED: 58 EMPLOYEE SUPPORT SERVICES ADDITION GROUND LEVEL BATHROOM: 362 BREAK ROOM: 523 OFFICE: 255 MEZZANINE OFFICE(S): 1,644 TOTAL AS-BUILT ADDITIONS 12,906 ALTERATIONS (PROPOSED) NET BATHROOM (CONV. FROM PERMITTED 1,800 sf) 208 BREAK ROOM (CONV. FROM PERMITTED 1,800 sf): 242 STORAGE (CONV. FROM PERMITTED 1,800 sq ft): 1,105 CIRCULATION (CONV. FROM PERMITTED 1,800 sq ft): 245 PROCESSING (CONV. FROM PERMITTED 2,700 sq ft): 1,787 STORAGE (CONV. FROM PERMITTED 2,700 sq ft): 811 CIRCULATION (CONV. FROM PERMITTED 2,700 sq ft): 102 TOTAL ALTERATIONS (PROPOSED): 4,500 DEMOLITION AS-BUILT GREENHOUSE: 35,750 PERMITTED GREENHOUSE: 3,240 AS-BUILT BOILER AND PROCESSING ROOM: 3,663 AS-BUILT WATER TANKS: 157 AS-BUILT STORAGE CONTAINERS: 326 TOTAL DEMOLITION: 43,136 TOTAL SF @ CENTRAL BUILDING (NON GREENHOUSE) (EXISTING AND PROPOSED) CIRCULATION: 1,932 STORAGE: 4,337 PROCESSING: 2,876 EMPLOYEE BREAK ROOM/LUNCH: 765 BATHROOM: 570 OFFICE: 255 OFFICE (MEZZANINE): 1,644 TOTAL CENTRAL BUILDING: 12,379 GRAND TOTAL CENTRAL BUILDING (NON GREENHOUSE): 12,379 GREENHOUSE (EAST AND WEST): 172,660 WATER TANKS: 1,866 IRRIGATION/BOILER ROOM: 2,362 BUFFER TANK: 661 STORAGE SHED: 58 GRAND TOTAL: 189,986 SITE COVERAGE STRUCTURES 188,342 48.0% IMPERVIOUS CONCRETE 20,353 5.2% LANDSCAPE 183,781 46.8% TOTAL LOT 392,476 100.0%														
project description VIOLATION ABATEMENT OF SEVERAL AS-BUILT ADDITIONS & ALTERATION W/IN EXISTING STRUCTURE. EXISTING PACKAGING PERMITTED 1,800 SF GROSS TO BE CONVERTED TO STORAGE AREA. INCREASE BUILDING HEIGHT OF EXISTING GREENHOUSES	vicinity map 														
utility providers SANITARY SEWER SITE IS SEPTIC. CONTACT COUNTY OF ENVIRONMENTAL HEALTH SERVICE 225 CAMINO DEL REMEDIO SANTA BARBARA, CA 93110 805.681.4900 WATER CARPINTERIA VALLEY WATER DISTRICT 1301 SANTA YNEZ AVE, CA 93013 805.864.2816 GAS SO. CAL. GAS COMPANY 909.307.7070 ELECTRIC SO. CAL. EDISON COMPANY 1800.655.4555 CABLE COMMUNICATIONS COX COMMUNICATIONS 1800.234.3993 TELEPHONE COMMUNICATIONS FRONTIER COMMUNICATIONS	print / revision <table border="1"> <tr> <td>9/15/2020</td> <td>PLANNING SUBMITTAL</td> </tr> <tr> <td>9/5/26/2020</td> <td>PLANNING RESUBMITTAL</td> </tr> <tr> <td>9/7/08/2020</td> <td>PLANNING RESUBMITTAL</td> </tr> <tr> <td>10/08/2020</td> <td>PLANNING RESUBMITTAL</td> </tr> <tr> <td>11/16/2021</td> <td>PLANNING RESUBMITTAL</td> </tr> <tr> <td>01/12/2022</td> <td>PLANNING RESUBMITTAL</td> </tr> <tr> <td>04/22/2022</td> <td>PLANNING RESUBMITTAL</td> </tr> </table>	9/15/2020	PLANNING SUBMITTAL	9/5/26/2020	PLANNING RESUBMITTAL	9/7/08/2020	PLANNING RESUBMITTAL	10/08/2020	PLANNING RESUBMITTAL	11/16/2021	PLANNING RESUBMITTAL	01/12/2022	PLANNING RESUBMITTAL	04/22/2022	PLANNING RESUBMITTAL
9/15/2020	PLANNING SUBMITTAL														
9/5/26/2020	PLANNING RESUBMITTAL														
9/7/08/2020	PLANNING RESUBMITTAL														
10/08/2020	PLANNING RESUBMITTAL														
11/16/2021	PLANNING RESUBMITTAL														
01/12/2022	PLANNING RESUBMITTAL														
04/22/2022	PLANNING RESUBMITTAL														
utility providers	project info PROJECT 19028.00 CREEKSIDE BLOOMS NURSERY, LLC. PROJECT ADDRESS 3508 VIA REAL CARPINTERIA, CA OWNER CONTACT WWV, LLC.														

PLANNING



DESIGN STUDIO
 INCORPORATED
 PH | 805.963.2100
 FAX | 805.963.2300
 220 E. HALLEY STREET
 SANTA BARBARA | CALIFORNIA 93101
 www.abdesignstudio.com
 Project Team

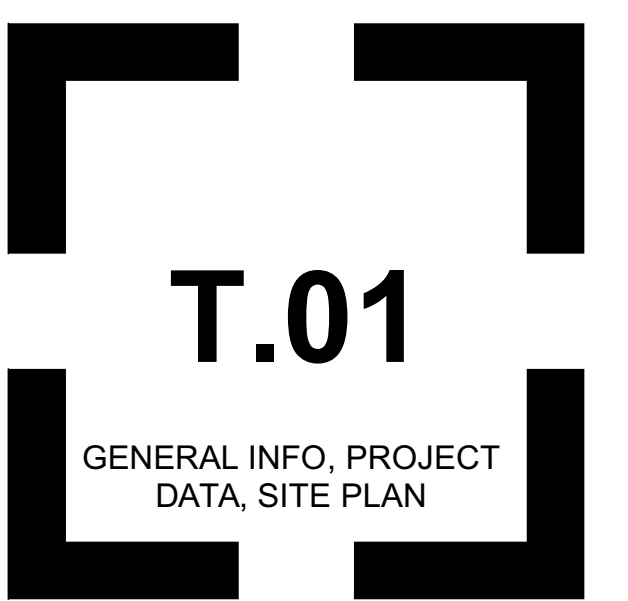
[CIVIL ENGINEER]
 SCOTT SMITH, P.E.
 COAST ENGINEERING & SURVEY, INC.
 5553 HOLLISTER AVE #5
 GOLETA, CA 93117
 T: (760) 522-1527
 [LAND-USE PLANNER]
 JAY HIGGINS
 LAND PLANNER & ACQUISITIONS
 3217 CALLE NOGUEIRA, SUITE C
 SANTA BARBARA, CA 93105
 T: 805.617.4563
 [BIOLOGIST]
 JESSICA PEAK
 STORER ENVIRONMENTAL SERVICES, LLC
 2565 PUESTAL DEL SOL ROAD, SUITE 203
 SANTA BARBARA, CA 93105
 T: 805.234.2337



9/15/2020	PLANNING SUBMITTAL
9/5/26/2020	PLANNING RESUBMITTAL
9/7/08/2020	PLANNING RESUBMITTAL
10/08/2020	PLANNING RESUBMITTAL
11/16/2021	PLANNING RESUBMITTAL
01/12/2022	PLANNING RESUBMITTAL
04/22/2022	PLANNING RESUBMITTAL

project info

PROJECT 19028.00
CREEKSIDE BLOOMS NURSERY, LLC.
 | PROJECT ADDRESS | 3508 VIA REAL CARPINTERIA, CA
 | OWNER CONTACT | WWV, LLC.



LEGEND	
	PROPERTY LINE
	PAVED ROAD (AC)
	PAVED ROAD (CONCRETE)
	DIRT/BASE ACCESS ROAD
	EX. FENCE
	PROPOSED FENCE
	PROPOSED BARBED WIRE FENCE
	FLOOD ZONE 'AE' BORDER
	BASE FLOOD ELEVATION
	50' ESH SETBACK
	100' ESH BUFFER
	100' TOB SETBACK
	TOP OF BANK
	ENVIRONMENTALLY SENSITIVE HABITAT (ESH)
	STRUCTURE TO BE REMOVED
	20-30% SLOPE
	> 30% SLOPE
	TRAFFIC FLOW DIRECTION

ASSESSORS MAP

06/06/2014 P.M. 08:17 Pg. 01 "Tract 'Morita J. Nisener Property'"

MAPPING NOTES

- PROJECT BOUNDARIES ARE BASED ON A FIELD SURVEY BY GARY SALMEN PERFORMED MARCH 12, 2020.
- CONTOUR DATA IS BASED ON 2018 COUNTY OF SANTA BARBARA FLOOD CONTROL LIDAR INFORMATION.
- BUILDING AREAS ARE DEPICTED USING GEOREFERENCED DRONE AERIAL IMAGERY PROVIDED BY CLIENT AND SUPPLEMENTED USING COUNTY OF SANTA BARBARA FLOOD CONTROL MAPPING. AREAS MEASURED ARE OUTSIDE OF BUILDING DIMENSIONS. ACTUAL AREAS MAY DIFFER AS DETERMINED BY A GROUND SURVEY OR INTERIOR BUILDING MEASUREMENT.

VICINITY MAP

UTILITY PROVIDERS

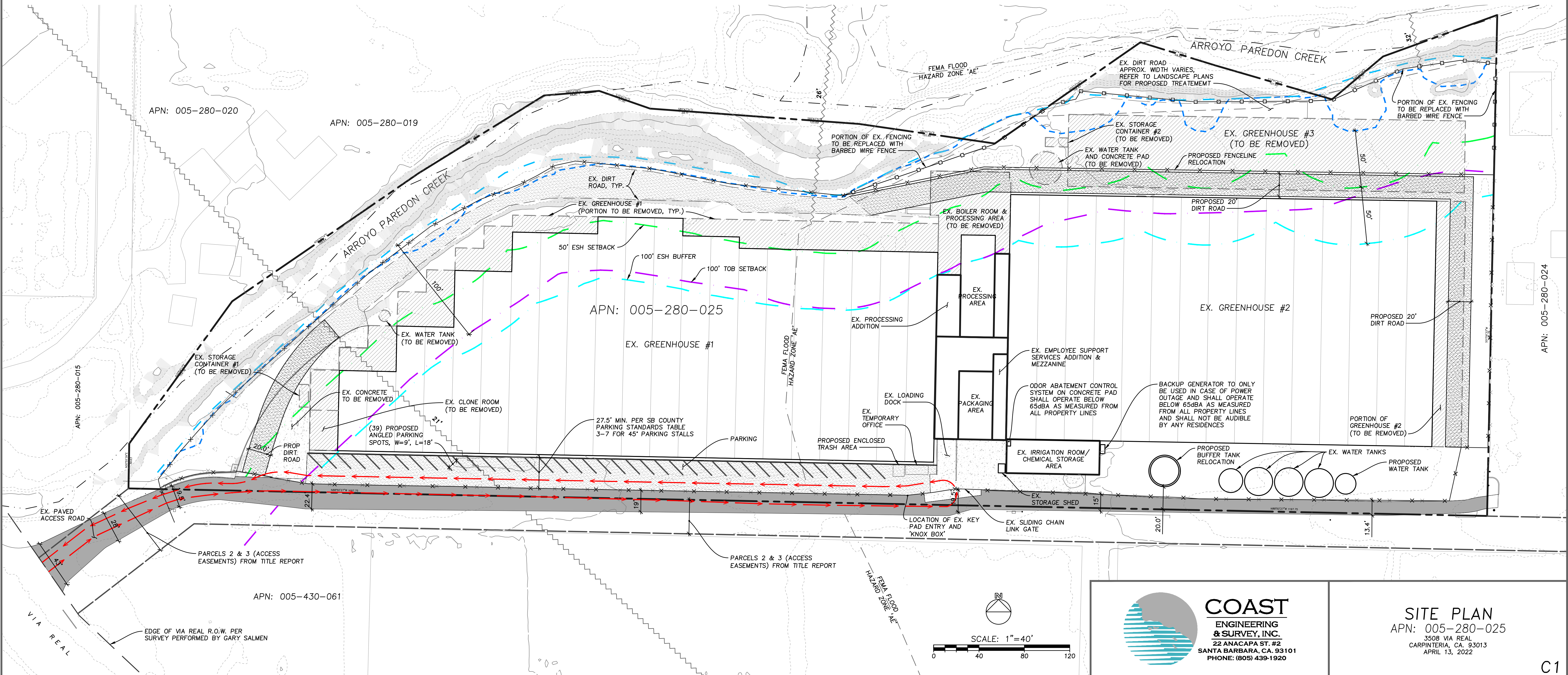
SANITARY SEWER	- ONSITE SEPTIC SYSTEM
WATER	- CARPINTERIA VALLEY WATER DISTRICT
GAS	- SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	- SO. CAL. EDISON COMPANY
CABLE COMMUNICATIONS	- COX COMMUNICATIONS
TELEPHONE COMMUNICATIONS	- VERIZON CALIFORNIA INC.

LIGHTING NOTES

- MECHANIZED BLACKOUT SCREEN SYSTEM WITHIN GROWING AREAS TO PREVENT INTERIOR NIGHT LIGHTING FROM BEING VISIBLE OUTSIDE THE STRUCTURE.

STRUCTURE NOTES

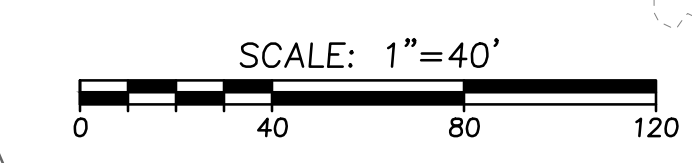
- REFER TO ARCHITECTURAL PLANS BY AB DESIGN STUDIO FOR SITE COVERAGE AND STRUCTURE STATISTICS.



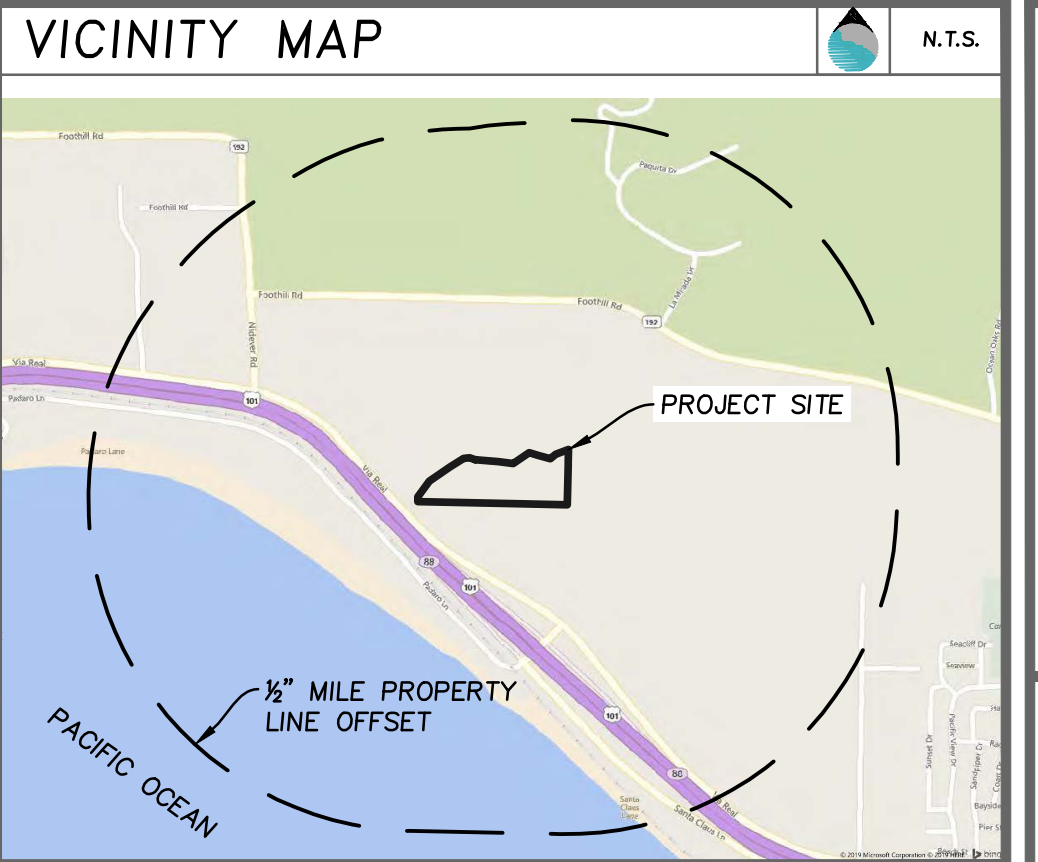
COAST
ENGINEERING & SURVEY, INC.
22 ANACAPA ST. #2
SANTA BARBARA, CA. 93103
PHONE: (805) 439-1920

SITE PLAN

APN: 005-280-025
3508 VIA REAL
CARPINTERIA, CA. 93013
APRIL 13, 2022



LEGEND	
	PROPOSED SEWER LINE
	EXISTING SEWER LINE
	SETBACK
	PROPERTY LINE
	EXISTING FENCE
	PERCOLATION TEST LOCATION
	MEASURED PERCOLATION RATE, MIN/IN
	ALLOWABLE LOADING RATE (PER LAMP REQUIREMENTS)



TOPOGRAPHIC INFORMATION:

SURVEY PREPARED BY: RIGHT ANGLE LAND SURVEY - GARY SALMEN

DATE PERFORMED: MARCH 12, 2020

VERTICAL DATUM: NAVD88 FROM NGS OPUS USING GEOID 18

HORIZONTAL DATUM: NAD83 SPC 0405 (2011)(EPOCH:2010.0000)

CONSULTANTS

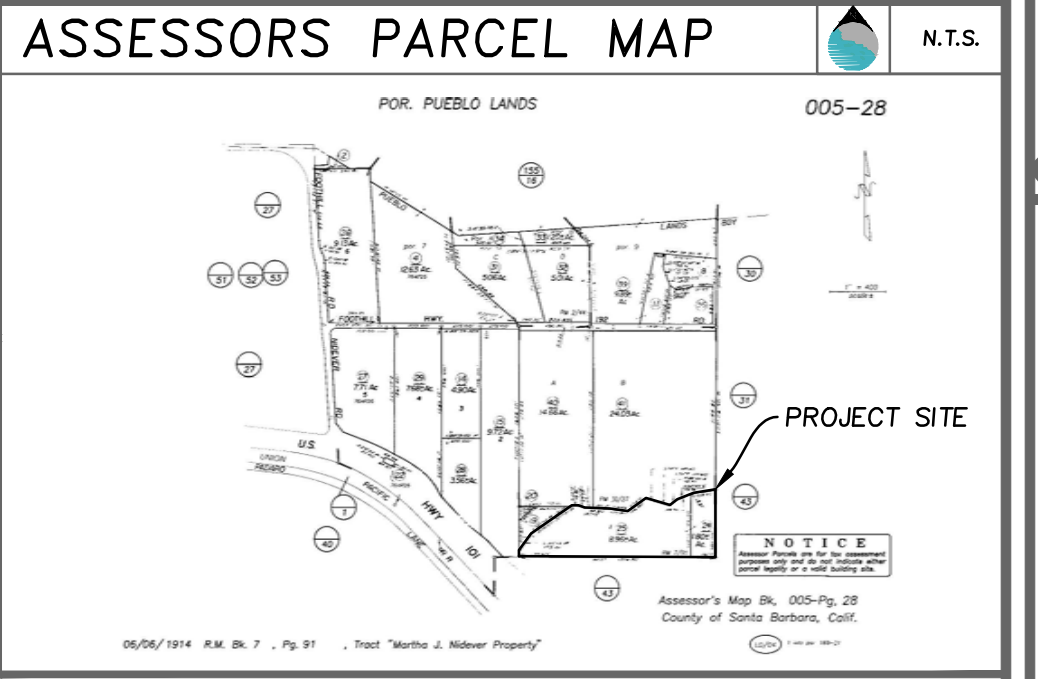
FIRM: COAST ENGINEERING AND SURVEY, INC.

CIVIL ENGINEER: SCOTT SMITH, P.E. 74892

PH: (805) 439-1920

GEOTECHNICAL ENGINEER: PACIFIC MATERIALS LABORATORY

PH: (805) 964-6901

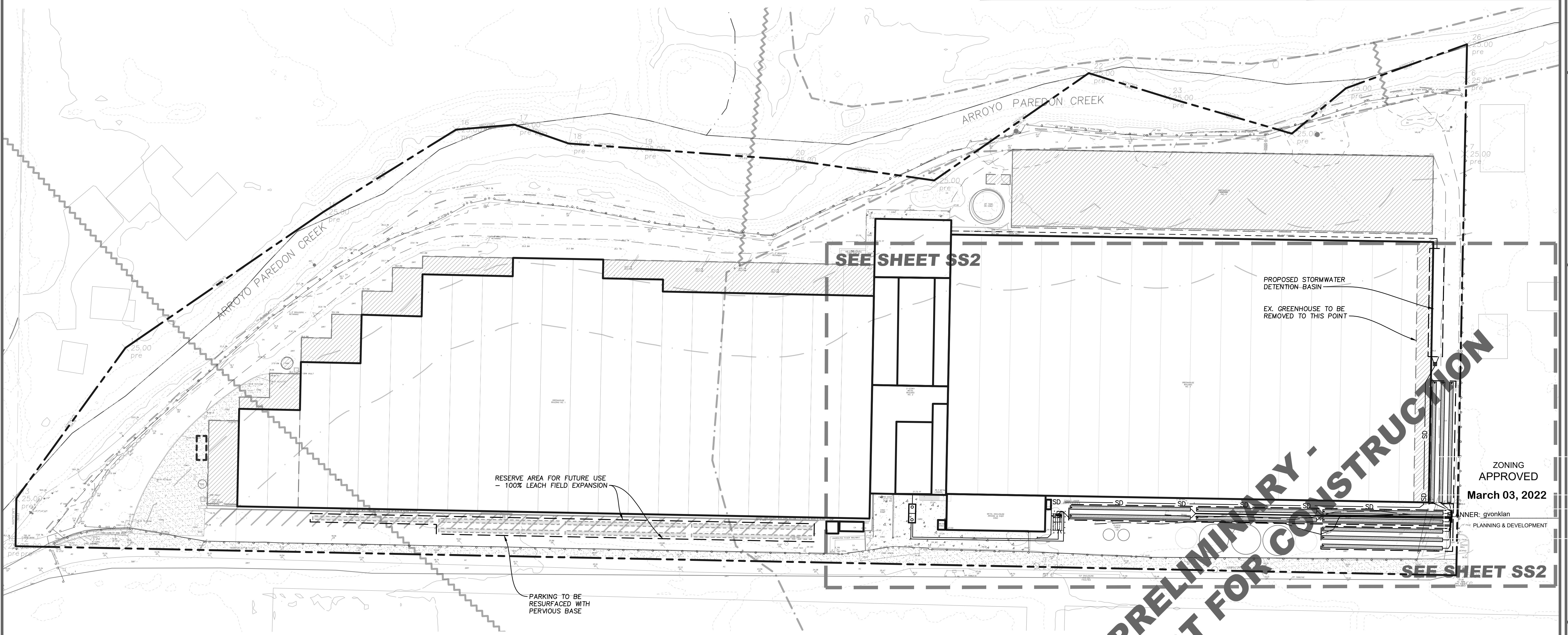


SHEET INDEX

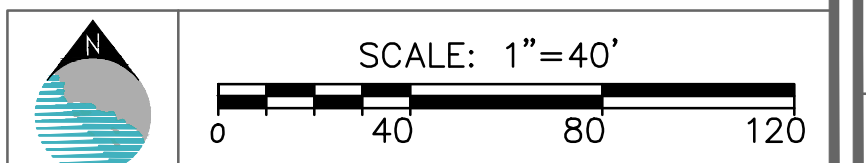
SS1 TITLE SHEET, SIT PLAN

SS2 OWTS PLAN

SS3 DETAILS



PRELIMINARY - NOT FOR CONSTRUCTION



COAST
ENGINEERING & SURVEY, INC.

22 ANACAPA ST. #2
SANTA BARBARA, CA. 93101
PH: (805) 439-1920

REGISTERED PROFESSIONAL ENGINEER
SCOTT T. SMITH
No. 74892
CIVIL
STATE OF CALIFORNIA

REVISIONS:	DATE:	DESCRIPTION:

LOCATION:	DRAWN:	CHECKED:	STS:
3508 VIA REAL CARPINTERIA, CA. 93013 005-280-025	DEA	DEA	
PROJECT NO. 19020			
CLIENT IVAN VAN WINGERDEN			

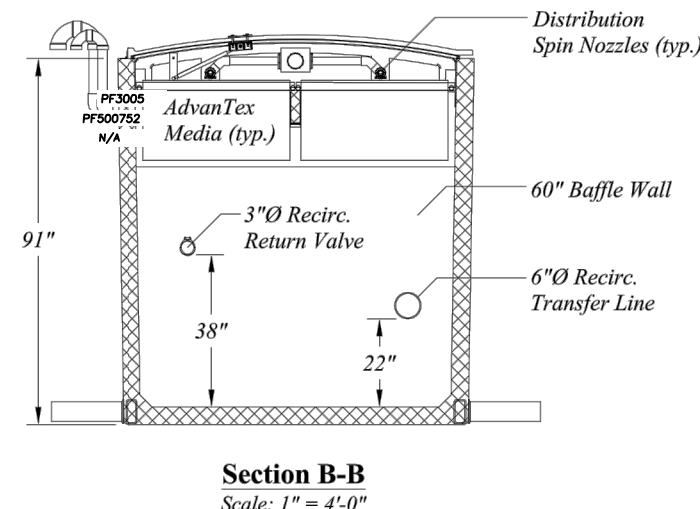
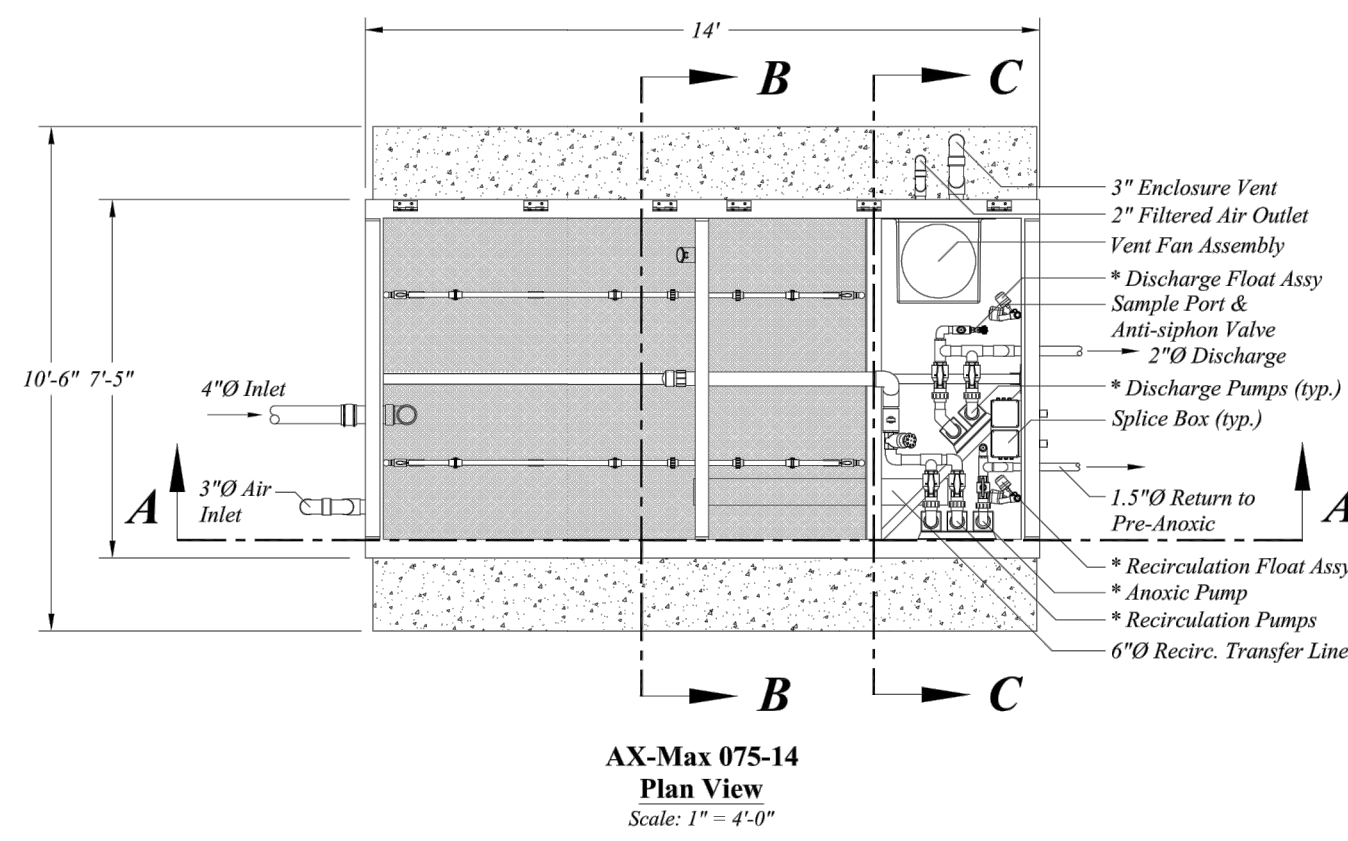
3508 VIA REAL
CREEKSIDE OWTS DESIGN PLANS

TITLE SHEET, SITE PLAN

SHEET: **SS1** OF: 3

DATE: JULY 8, 2020

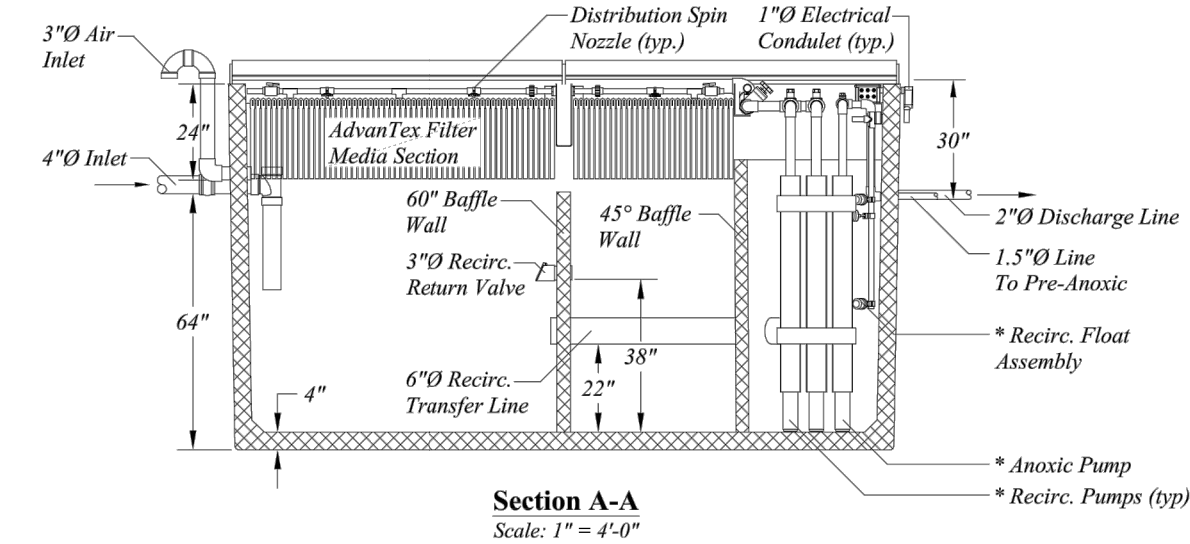
G SUPPLEMENTAL TREATMENT UNIT



* Float Functions & Pump Index

A	High Level Alarm / Log Enable
B	Override Timer
C	Pump ON
D	Pump OFF
E	Redundant Off / Low Level Alarm

Recirc. MF3P Discharge MF4P
 60" 56" 58" 54" 50" 40"
 Recirculation Pumps: PF7510
 Discharge Pumps: PF
 Anoxic Return Pump: PF2005



Customer Approval
 Signature: _____ Date: _____
 Customer Name: _____

By this signature, Customer indicates that they have reviewed this Proposed System Configuration Drawing and found that it meets all of the designer's functional requirements and/or specifications.

Orenco SYSTEMS
 Orenco Systems, Inc.
 Portions or all of this Proposed System Configuration Drawing, as appropriate, may be reproduced and integrated into the site-specific layout and configuration of a system by its designer.

Disclaimer: This Proposed System Configuration Drawing is provided solely as a design aid and illustrates one possible configuration of a system that would comply with Orenco's design criteria for the requirements and/or specifications that have been communicated to Orenco (based on third-party standards testing protocols and performance reports, as applicable). Design decisions, including the actual layout and configuration of the system and its viability for the project, are at the sole discretion of the system's designer.

Advantex AX-Max075-14

Drawn By: BAS Scale: 1" = 4'-0"
 Reviewed By: CSJ / SH Sheet: 1 OF 1
 File Name: MAX075-14.DWG Rev: 3.0 Date: 5/31/2019

I NOT USED

H DISCHARGE PUMP CURVE & OPERATING POINT

Pump Selection for a Pressurized System - Commercial Project
 19028-3508 VIA REAL / CREEKSIDE BLOOMS

Parameters

Discharge Assembly Size	2.00	inches
Transport Length Before Valve	330	feet
Transport Pipe Class	40	
Transport Line Size	2.00	inches
Distributing Valve Model	4402	
Transport Length After Valve	318	feet
Transport Pipe Class	40	
Transport Pipe Size	2.00	inches
Max Elevation Lift	6	feet
Manifold Length	16	feet
Manifold Pipe Class	40	
Manifold Pipe Size	2.00	inches
Number of Lateral per Cell	12	
Lateral Length	100	feet
Lateral Pipe Class	40	
Lateral Pipe Size	2.00	inches
Office Size	332	inches
Office Sizing	4	feet
Residual Head	4	feet
Flow Meter	2.0	inches
Add-on Friction Losses	3	feet

Calculations

Minimum Flow Rate per Office	0.22	gpm
Number of Offices per Zone	150	
Total Flow Rate per Zone	33.9	gpm
Number of Lateral per Zone	6	
% Flow Differential (at Last Office)	0.3	%
Transport Velocity Before Valve	3.3	fps
Transport Velocity After Valve	3.3	fps

Frictional Head Losses

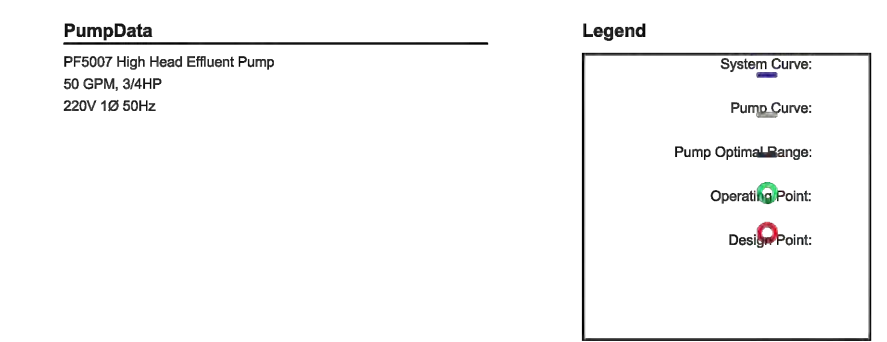
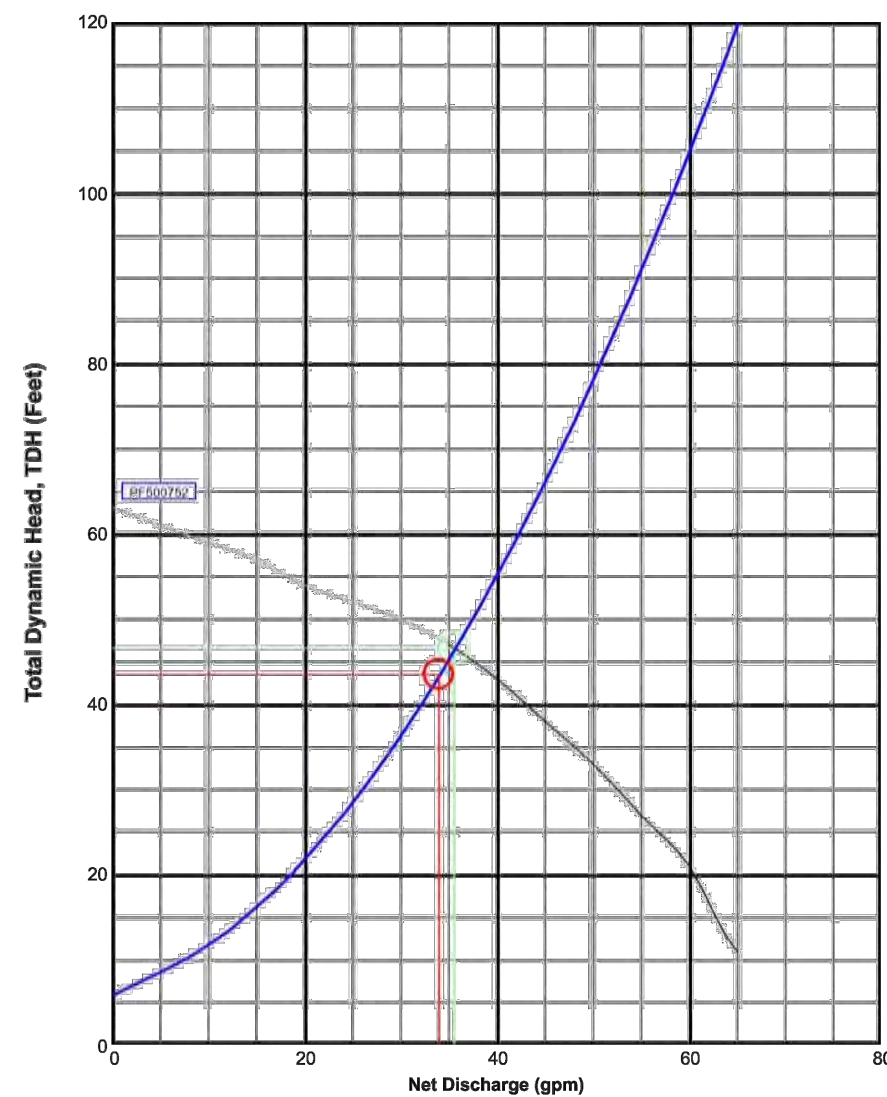
Loss through Discharge	2.3	feet
Loss in Transport Before Valve	6.5	feet
Loss through Valve	14.1	feet
Loss in Transport After Valve	6.2	feet
Loss in Manifold	0.1	feet
Loss in Lateral	0.0	feet
Loss through Flowmeter	1.4	feet
Add-on Friction Losses	3.0	feet

Pipe Volumes

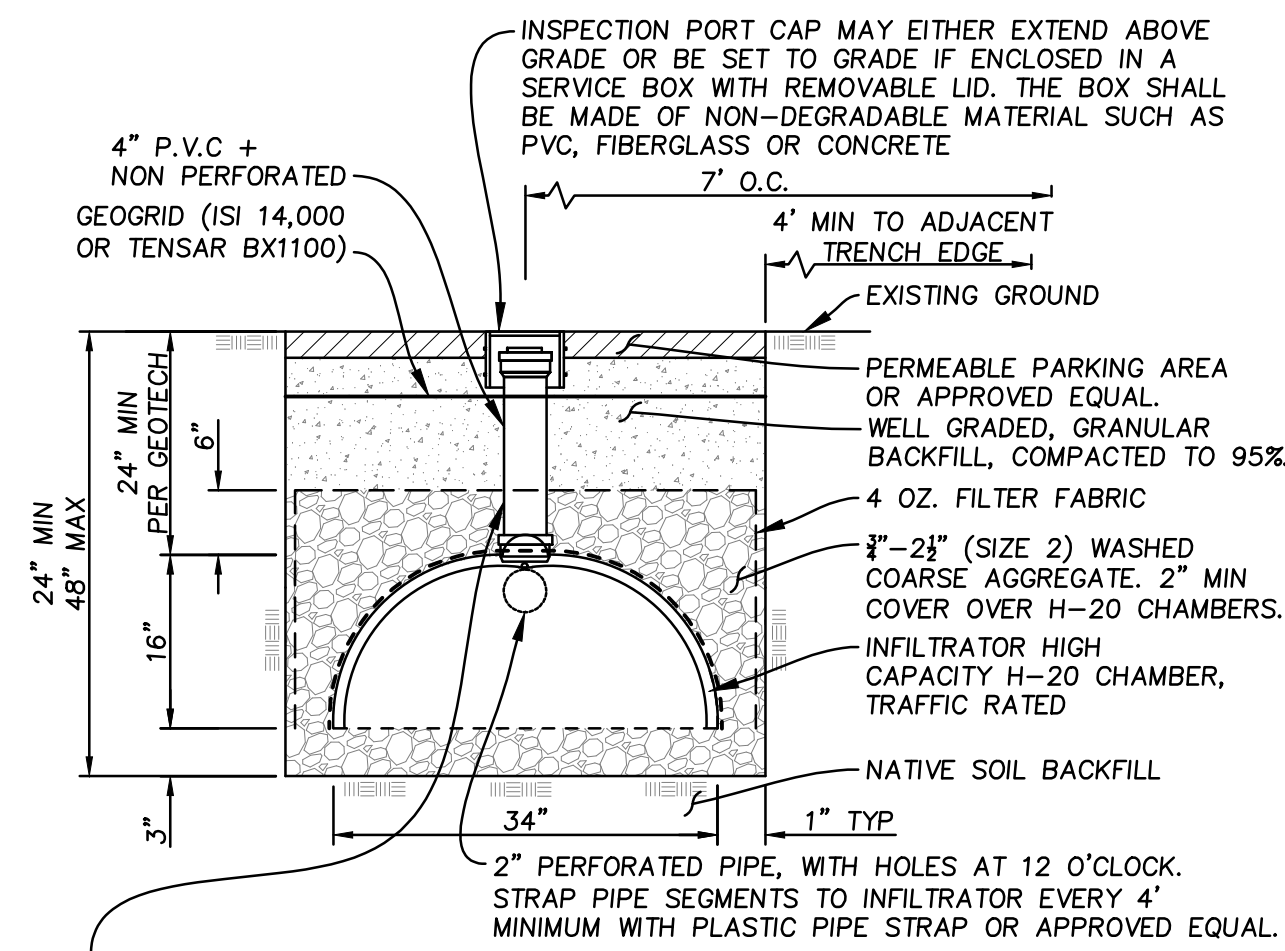
Vol of Transport Line Before Valve	57.5	gals
Vol of Transport Line After Valve	52.1	gals
Vol of Manifold	2.3	gals
Vol of Lateral per Zone	154.6	gals
Total Vol Before Valve	57.5	gals
Total Vol After Valve	162.5	gals

Minimum Pump Requirements

Design Flow Rate	33.9	gpm
Total Dynamic Head	45.5	feet



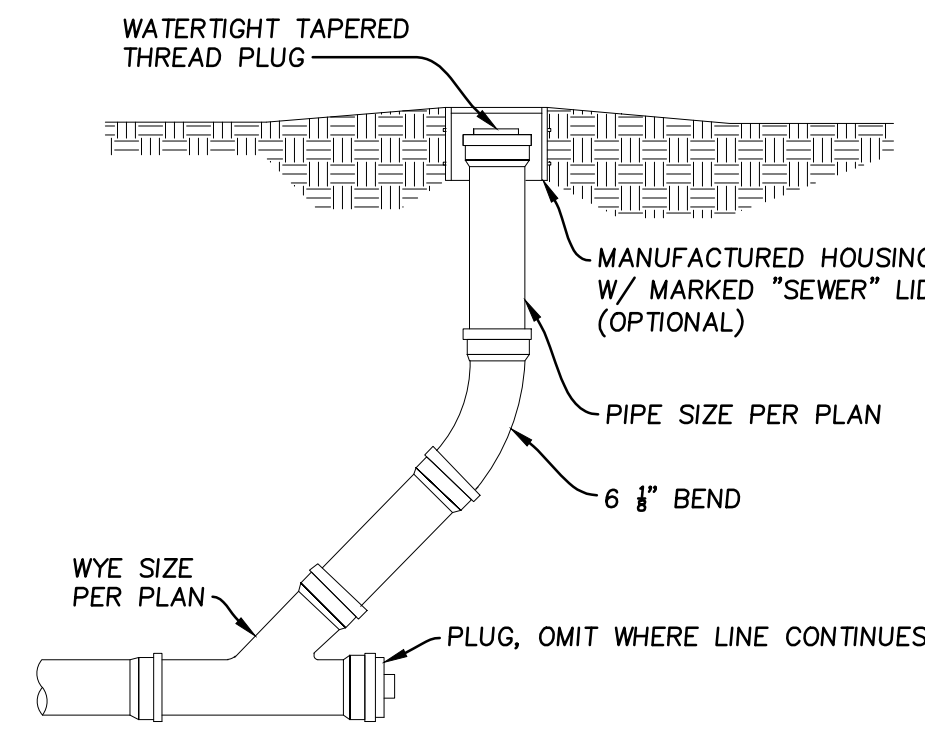
D TYP. HIGH-CAP INFILTRATOR DETAIL



INSPECTION PORTS SHALL EXTEND TO THE BOTTOM OF THE TRENCH OR BED AND MUST BE ANCHORED TO PREVENT DISTURBANCE OR REMOVAL. SEE PLAN FOR INSPECTION PORT LOCATIONS.

NOTE: REFER TO INFILTRATOR WATER TECHNOLOGIES TRAFFIC RATED H-20 INSTALLATION MANUAL FOR FULL INSTALLATION GUIDELINES OF PRESSURE DISTRIBUTION SYSTEMS.

E TYP. CLEANOUT DETAIL



F TYP. EPA WASTEWATER FLOW RATES

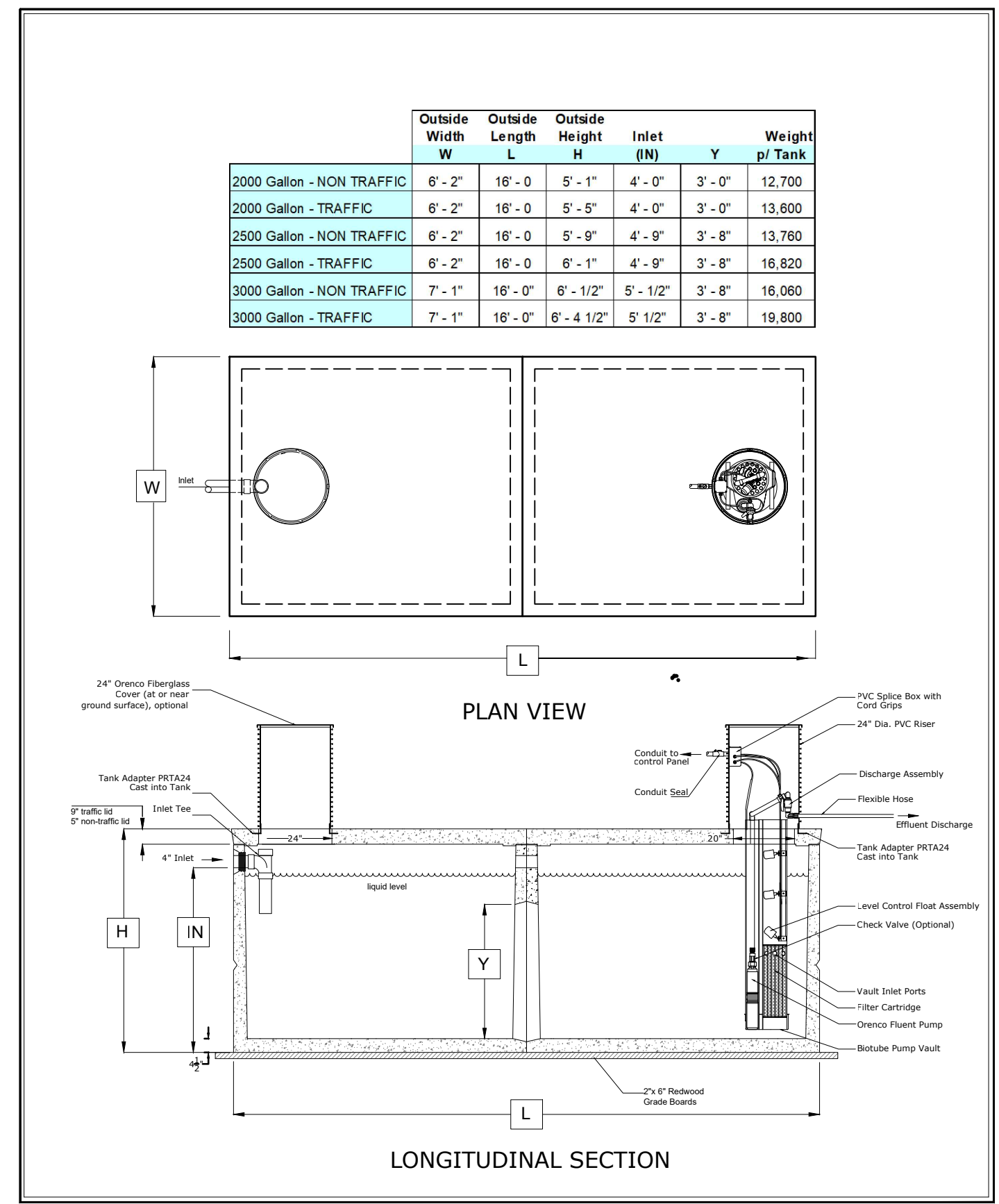
Chapter 3: Establishing Treatment System Performance Requirements

Table 3-4. Typical wastewater flow rates from commercial sources^{1a}

Facility	Unit	Flow, gallons/unit/day		Flow, liters/unit/day	
		Range	Typical	Range	Typical
Airport	Passenger	2-4	3	8-15	11
Apartment house	Person	40-80	50	150-300	190
Automobile service station ¹	Vehicle served	8-15	12	30-57	45
	Employee	9-15	13	34-57	49
Bar	Customer	1-5	3	4-19	11
	Employee	10-16	13	38-61	49
Boarding house	Person	25-60	40	85-230	150
Department store	Toilet room	400-600	500	1,500-2,300	1,900
	Employee	8-15	10	30-57	38
Hotel	Guest	40-60	50	150-230	190
	Employee	8-13	10	30-49	38
Industrial building (sanitary waste only)	Employee	7-16	13	26-61	49
Laundry (self-service)	Machine	450-650	550	1,700-2,500	2,100
	Wash	45-65	50	170-210	190
Office	Employee	7-16	13	26-61	49
Public lavatory	User	3-6	5	11-23	19
Restaurant (with toilet)	Meal	2-4	3	8-15	11
	Conventional	8-10	9	30-38	38
	Short order	3-5	6	11-30	38
	Bar/cocktail lounge	2-4	3	8-15	11
Shopping center	Employee	7-13	10	26-49	38
	Parking space	1-3	2	4-11	8
Theater	Seat	2-4	3	8-15	11

^{1a} Some systems serving more than 20 people might be regulated under USEPA's Class V Underground Injection Control (UIC) Program. See <http://www.epa.gov/safewater/uc.html> for more information.
^{1b} These data incorporate the effect of fixtures complying with the U.S. Energy Policy Act (EPA) of 1994.
^{1c} Disposal of automotive wastes via subsurface wastewater infiltration systems is banned by Class V UIC regulations to protect ground water. See <http://www.epa.gov/safewater/uc.html> for more information.
 Source: Crittles and Tchobanoglous, 1998.

A 2,500 GALLON SEPTIC TANK

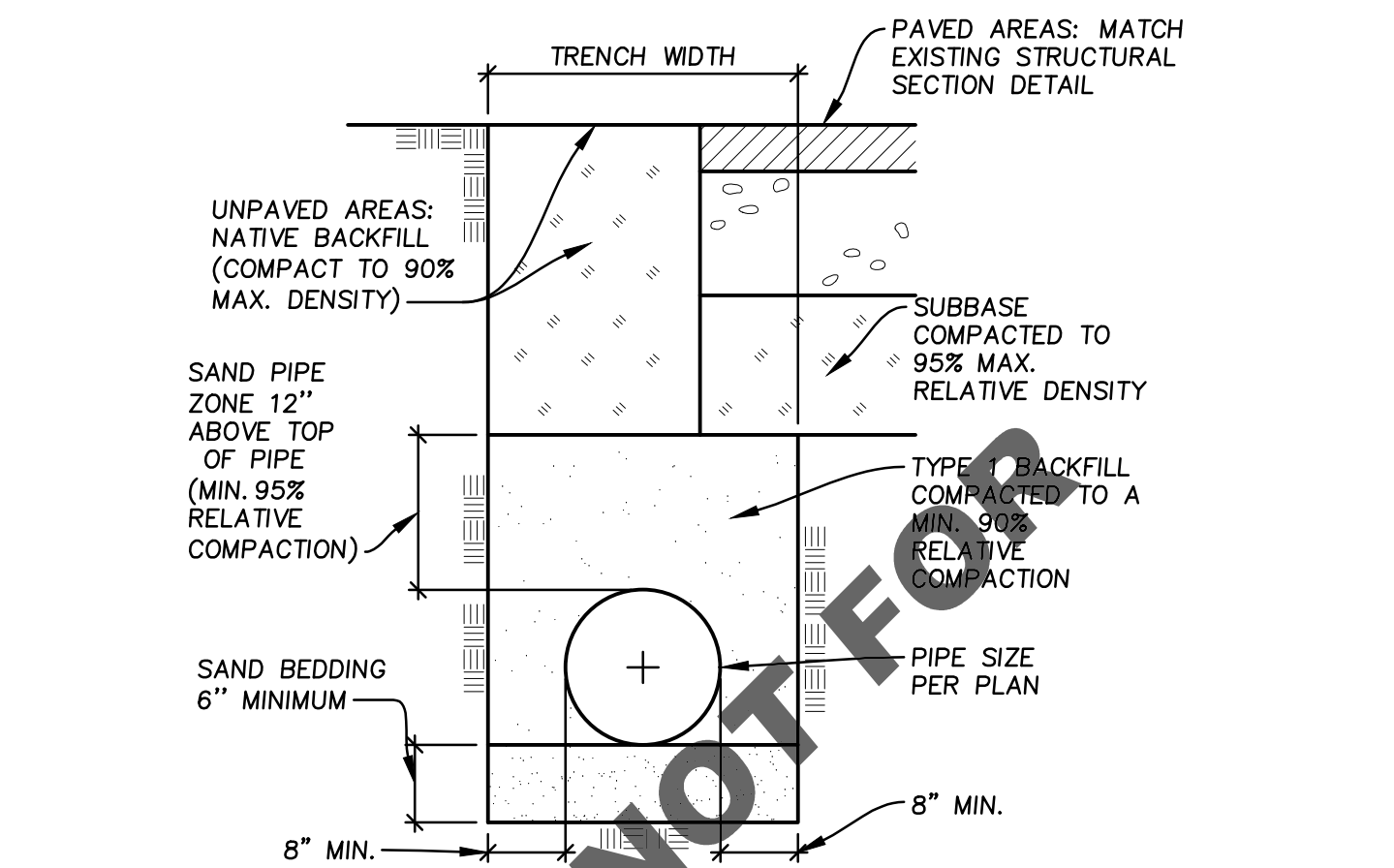


2000, 2500, & 3000 gal DOSING TANKS WITH EASYPAK BIOTUBE VAULT

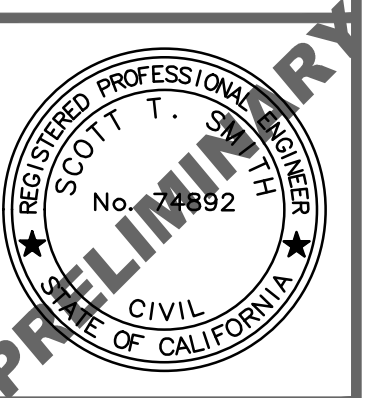
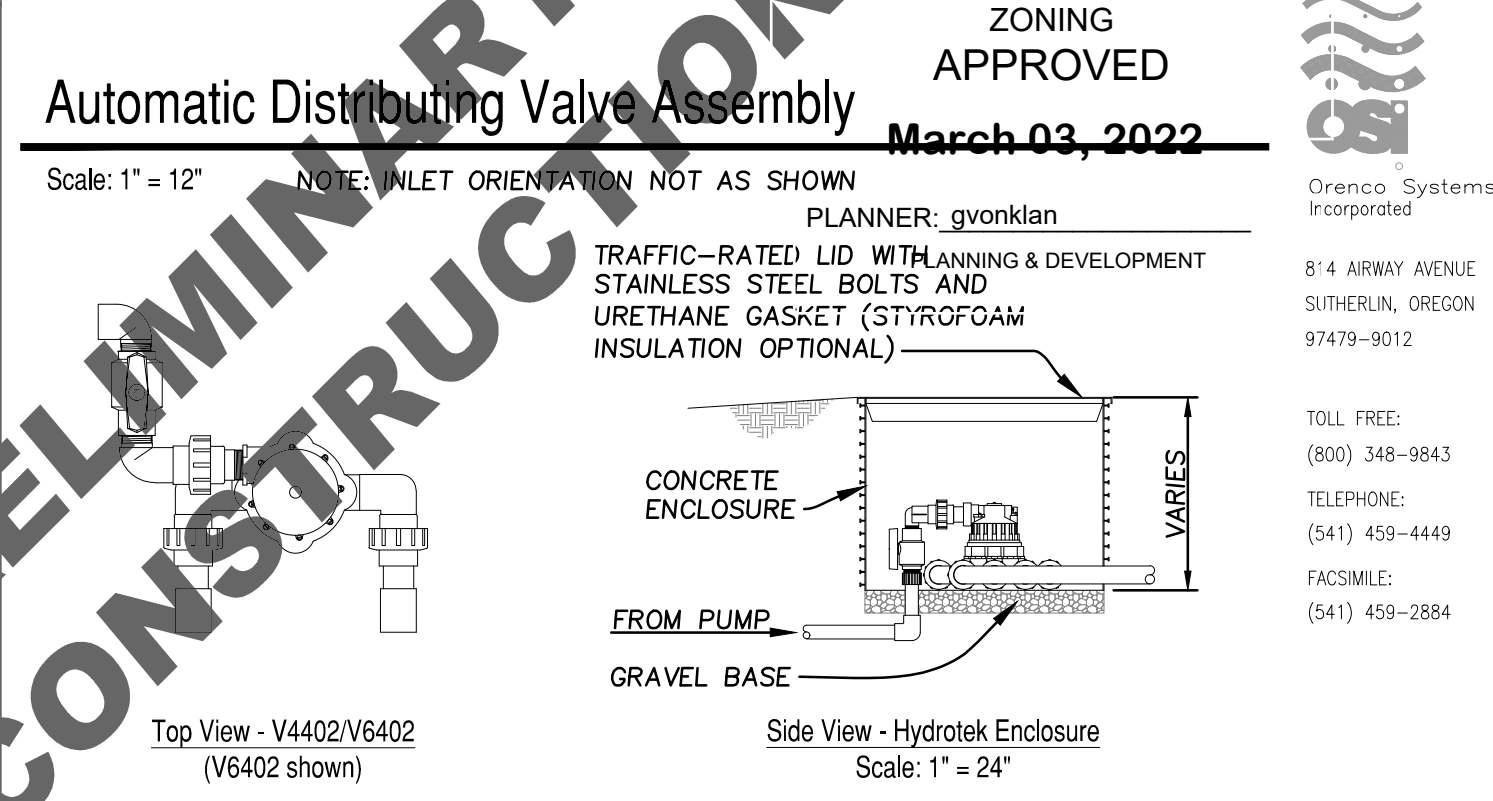
1828 E. DOROVAN RD., STE. G
 SANTA ANA, CA 92704
 PH: (949) 266-2888
 FAX: (949) 268-1114
www.mistateconcrete.com

REV. 0109

B TRENCH DETAIL



C AUTOMATIC DISTRIBUTING VALVE ASSEMBLY



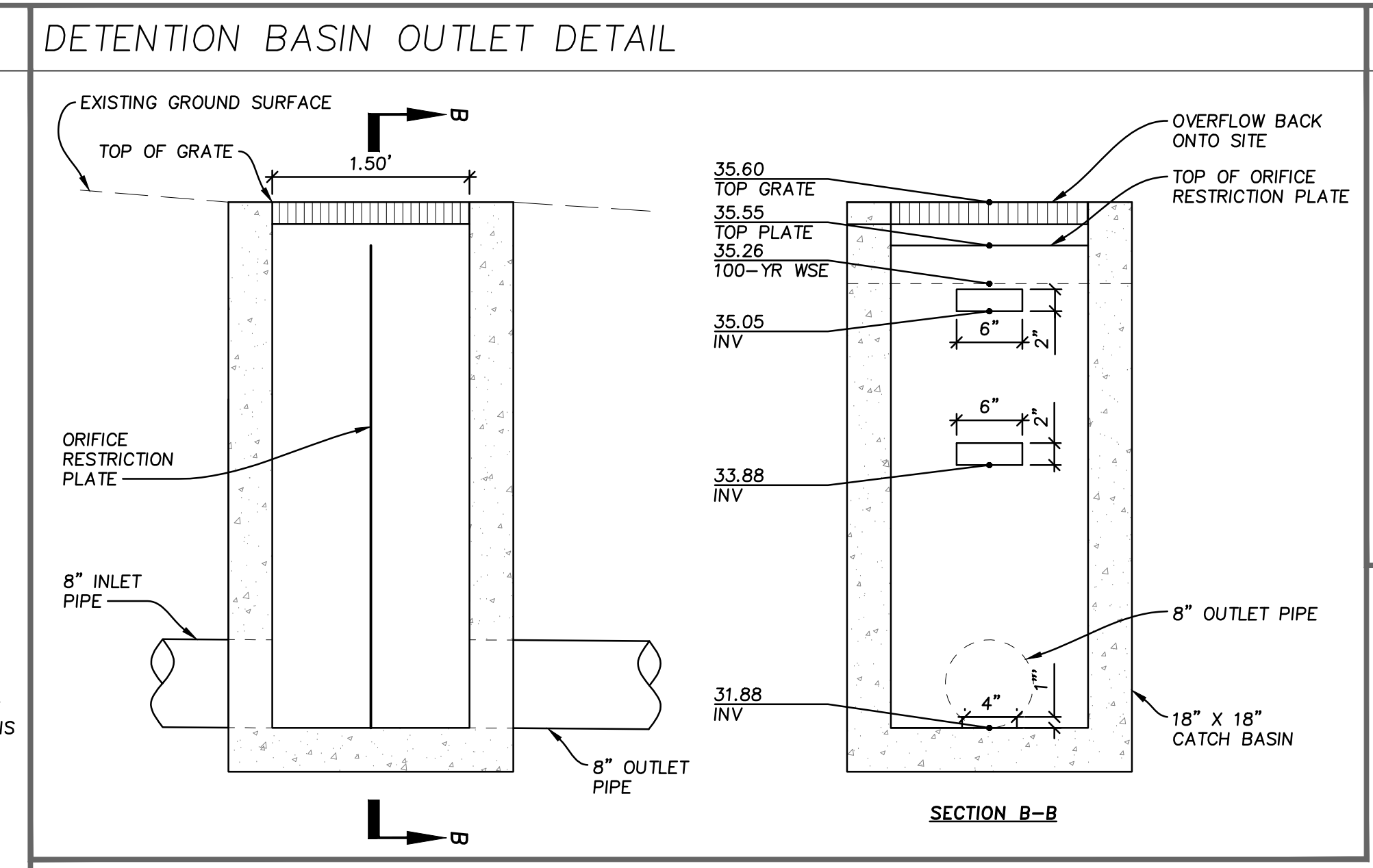
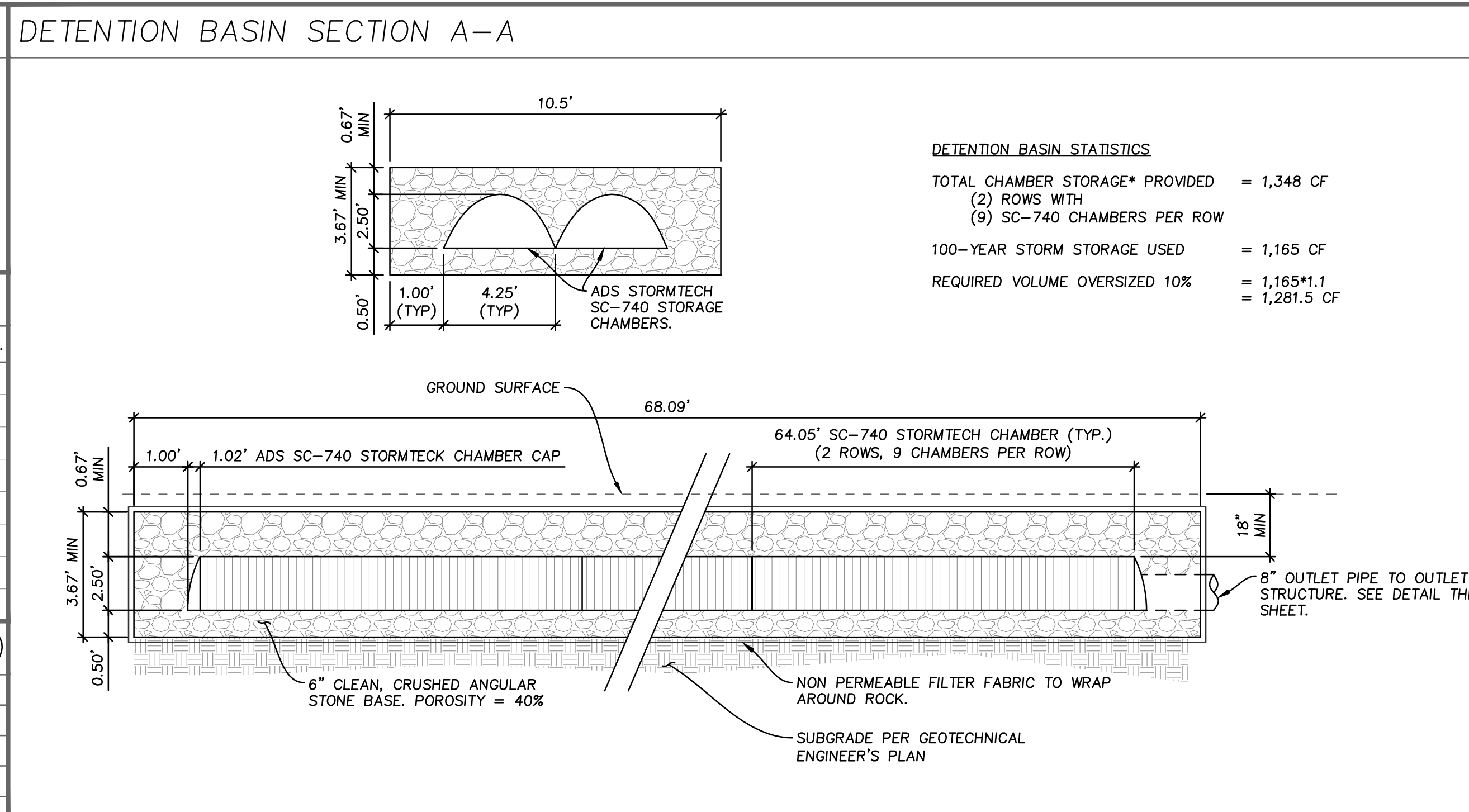
REVISIONS:

DATE:	DESCRIPTION:

LOCATION	3508 VIA REAL CARPINTERIA, CA. 93013
PROJECT NO.	005-280-025
DRAWN	DEA
CHECKED	STS
CLIENT	IVAN VAN WINGERDEN

3508 VIA REAL SEPTIC CREEKSIDE OWTS DESIGN PLANS

SITE STATISTICS	
ADDRESS:	3508 VIA REAL CARPINTERIA, CA. 93013
APN:	005-280-025
CLIENT INFORMATION:	805 ENTERPRISES / CREEKSIDE FLORAL IVAN VAN WINGERDEN
COMPREHENSIVE PLAN:	AC (AGRICULTURAL COMMERCIAL)
ZONING:	AG-1-10 (AGRICULTURAL 10 ACRE MIN.)



LEGEND

	PROPERTY LINE
	PAVED ROAD (AC)
	PAVED ROAD (CONCRETE)
	DIRT ACCESS ROAD
	EX. FENCE
	FLOOD ZONE 'AE' BORDER
	BASE FLOOD ELEVATION
	SETBACK
	TOP OF BANK
	ENVIRONMENTALLY SENSITIVE HABITAT
	STRUCTURE TO BE REMOVED
	AS-BUILT ADDITION

AS-BUILT STRUCTURES

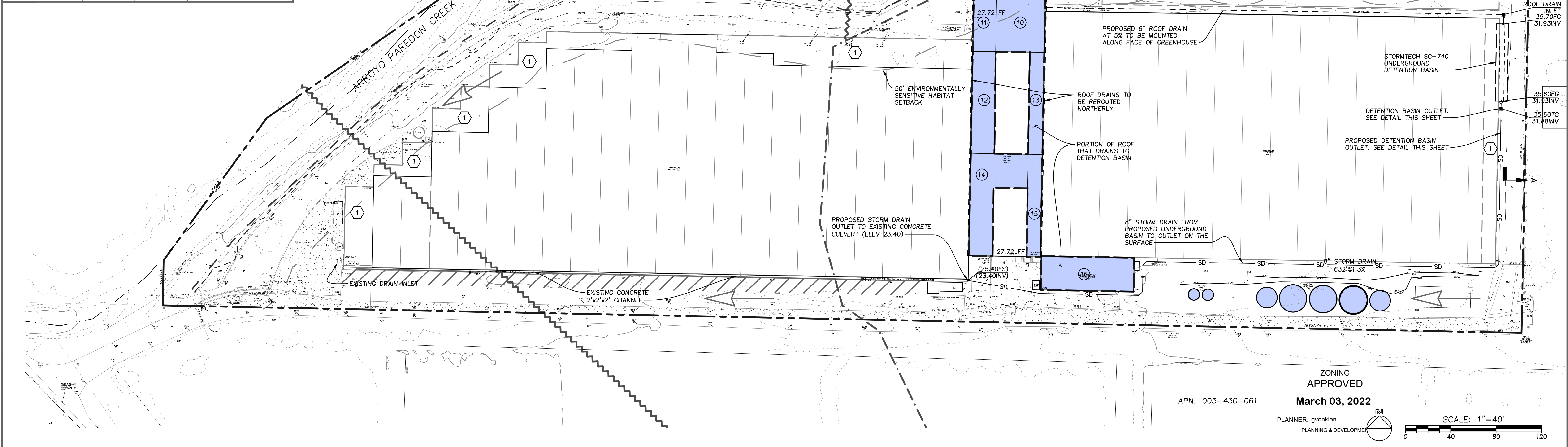
STRUCTURE TYPE	TOTAL S.F.
10 EQUIPMENT (BOILER) ROOM	2,077
11 MECH./ELEC.	948
12 PROCESSING ADDITION	1,826
13 PROCESSING ADDITION	1,145
14 STORAGE ROOM ADDITION	2,959
15 EMPLOYEE SUPPORT STRUCTURE	933
16 IRRIGATION ROOM	2,383
TOTAL	12,271

SITE STATISTICS (HYDROCAD ONLY)

PRE-CONSTRUCTION		
SURFACE DESCRIPTION	AREA (SF)	CN
MIX OF DIRT AND GRAVEL (HSG A)	12,271	76
POST-CONSTRUCTION		
ROOFS (TO DETENTION BASIN, HSG A)	12,271	98

PRE VS. POST PEAK FLOW

STORM EVENT	Q _{PRE} (cfs)	DETENTION CHAMBER		Δ RUNOFF (cfs)
		Q _{IN} (cfs)	Q _{OUT} (cfs)	
2-YEAR	0.14	0.43	0.14	0.00
5-YEAR	0.30	0.62	0.20	-0.10
10-YEAR	0.42	0.75	0.37	-0.05
25-YEAR	0.57	0.91	0.51	-0.06
50-YEAR	0.69	1.03	0.61	-0.08
100-YEAR	0.81	1.14	0.79	-0.03



MAPPING NOTES

- TOPOGRAPHIC MAP AND BOUNDARY SURVEY PREPARED BY RIGHT ANGLE LAND SURVEY, MARCH 16, 2020.
- HORIZONTAL DATUM - NAD 83 SPC 0405 (2011) (EPOCH: 2010.0000).
- VERTICAL DATUM - NAVD88 FROM NGS OPUS USING GEOID 18.
- SUPPLEMENTAL CONTOUR DATA IS BASED ON 2018 COUNTY OF SANTA BARBARA FLOOD CONTROL LIDAR INFORMATION.

DRAINAGE LEGEND

	PERVIOUS AREA (115,340 SF, 2.65 AC)		E1 WATERSHED DESIGNATION
	AS-BUILT IMPERVIOUS AREA (11,704 SF, 0.27 AC)		4.52 AC WATERSHED AREA (ACRES)
	WATERSHED BOUNDARY		CN=95 WEIGHTED AVERAGE CURVE NUMBER

PROJECT STATISTICS

- SITE AREA - 8.87 AC
- HYDROLOGIC SOIL GROUP - A (PER USGS WEB SOIL SURVEY)

CREEKSIDE BLOOMS NURSERIES STORMWATER CONTROL PLAN

APN: 005-280-025
 3508 VIA REAL CARPINTERIA, CA. 93013
 JULY 8, 2020

PRELIMINARY

ZONING APPROVED
 APN: 005-430-061
 March 03, 2022
 PLANNER: gvonkian
 PLANNING & DEVELOPMENT

SCALE: 1"=40'

GFC IMP Series Dome Cameras
UP TO 8 MPX (4K), H.264, H.265, IR, DAY/NIGHT IP DOMES

Product Features

- H.265P1/265/4K/8MP video encoding
- Up to 30 megapixel (MP) resolution
- P-Iris autofocus motorized remote zoom lens
- P-Iris autofocus motorized remote zoom lens
- Integrated adaptive IR illumination
- Operating temperature up to 60°C (140°F)
- Up to 256 GB edge storage with Micro SD card
- Motion detection and camera sabotage detection
- Power over Ethernet (PoE) Class 4, 24 VAC I/B to 32 VAC, 12 VDC
- Pelco Smart Compression Technology
- Vandal resistant to IK10, IP68 ingress protection
- Compatible with Pelco and third-party video systems
- ONVIF Profile S, Profile G, and Profile Q compliant
- Full 5-year warranty



Pelco GFC 4K Series

Powerful, versatile, and affordable, the Pelco GFC Professional 4K Series cameras pack the most powerful features and functionality of Pelco cameras into a wide range of indoor and environmental options, including bullet cameras and domes. Mix and match the performance options and form factor you need for almost any lighting condition, environment, and application.

Cameras

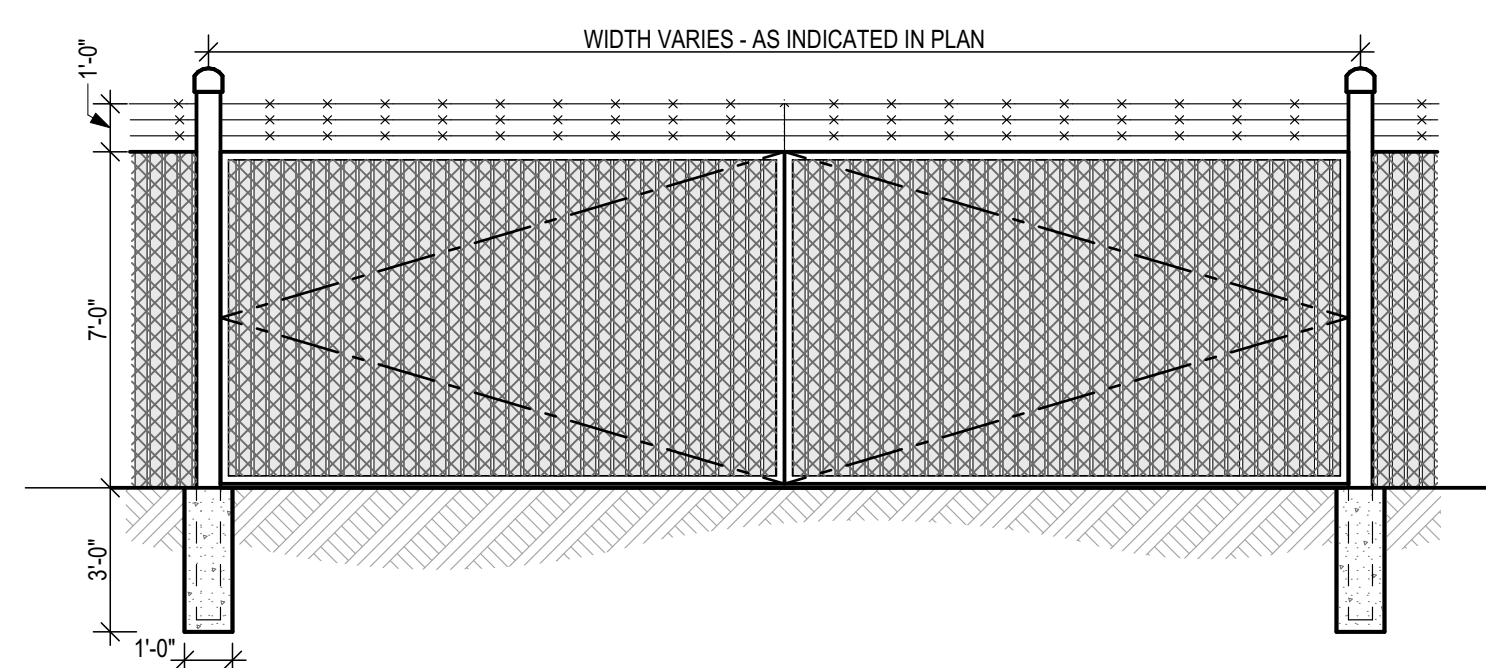
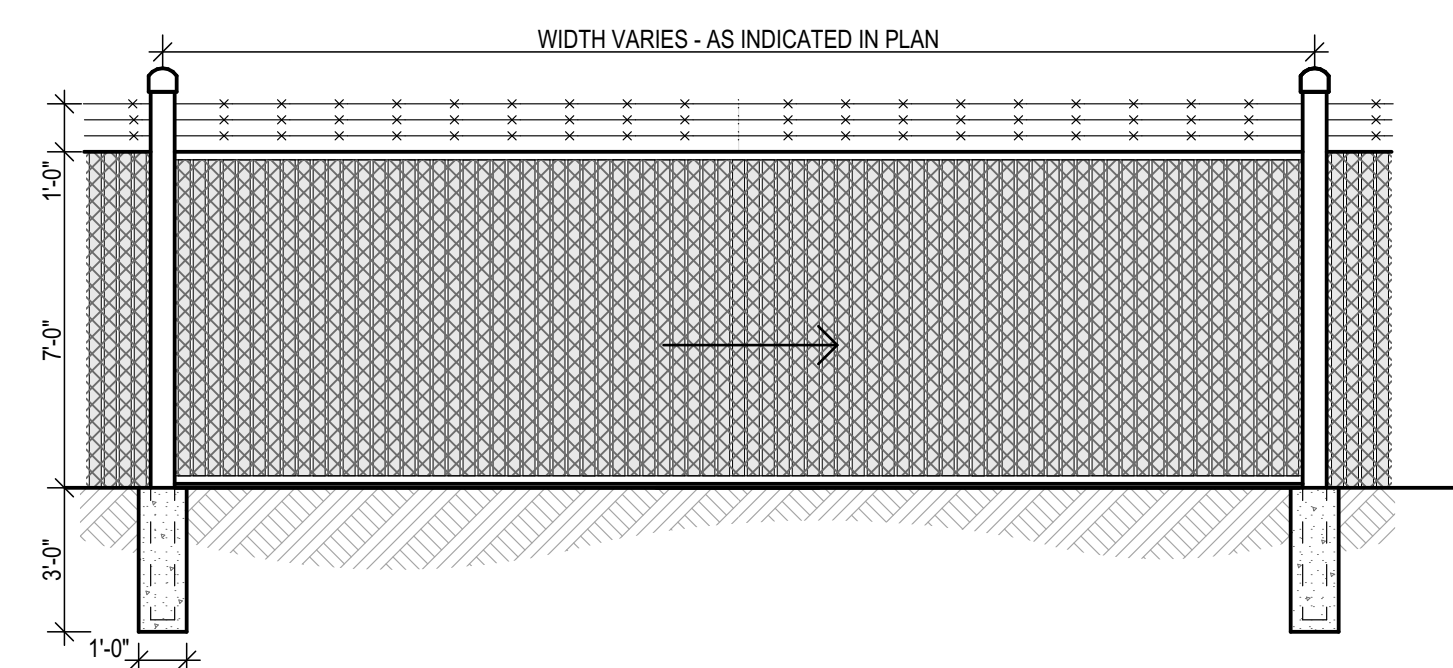
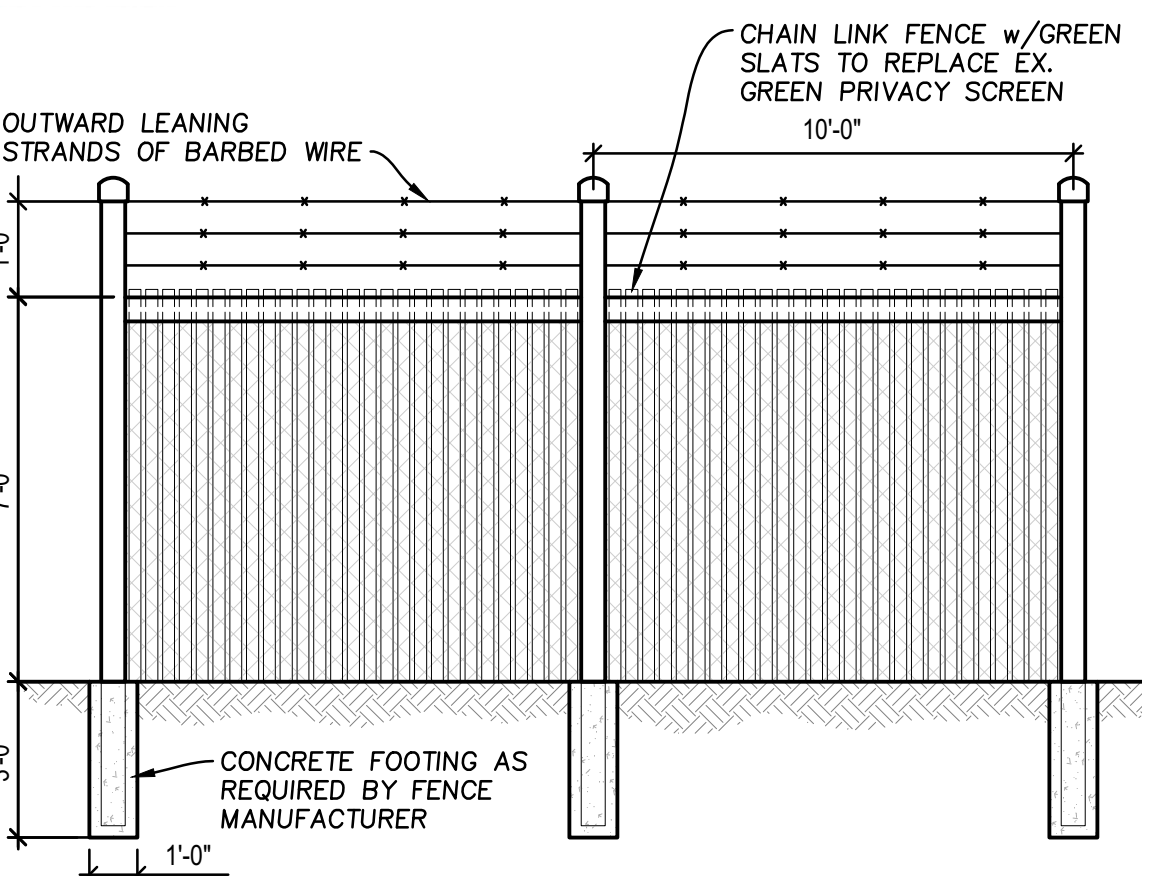
Within the Pelco Professional GFC 4K Series, the GFC IMP Series mini dome camera features a P-Iris remote zoom lens for wide angle or long range surveillance needs. Autofocus capability ensures the camera can be automatically refocused when needed. Additionally, the GFC IMP Series features advanced color science and a mechanical IR cut filter for increased sensitivity in low light conditions.

Video

Pelco GFC Professional 4K Series cameras support up to three simultaneous video streams. The streams can be compressed with efficient H.265 Main profile, H.264 High or Main profiles or MJPEG. The streams can be configured to a variety of frame rates and variable bit rates to optimize image quality with bandwidth and storage efficiency.

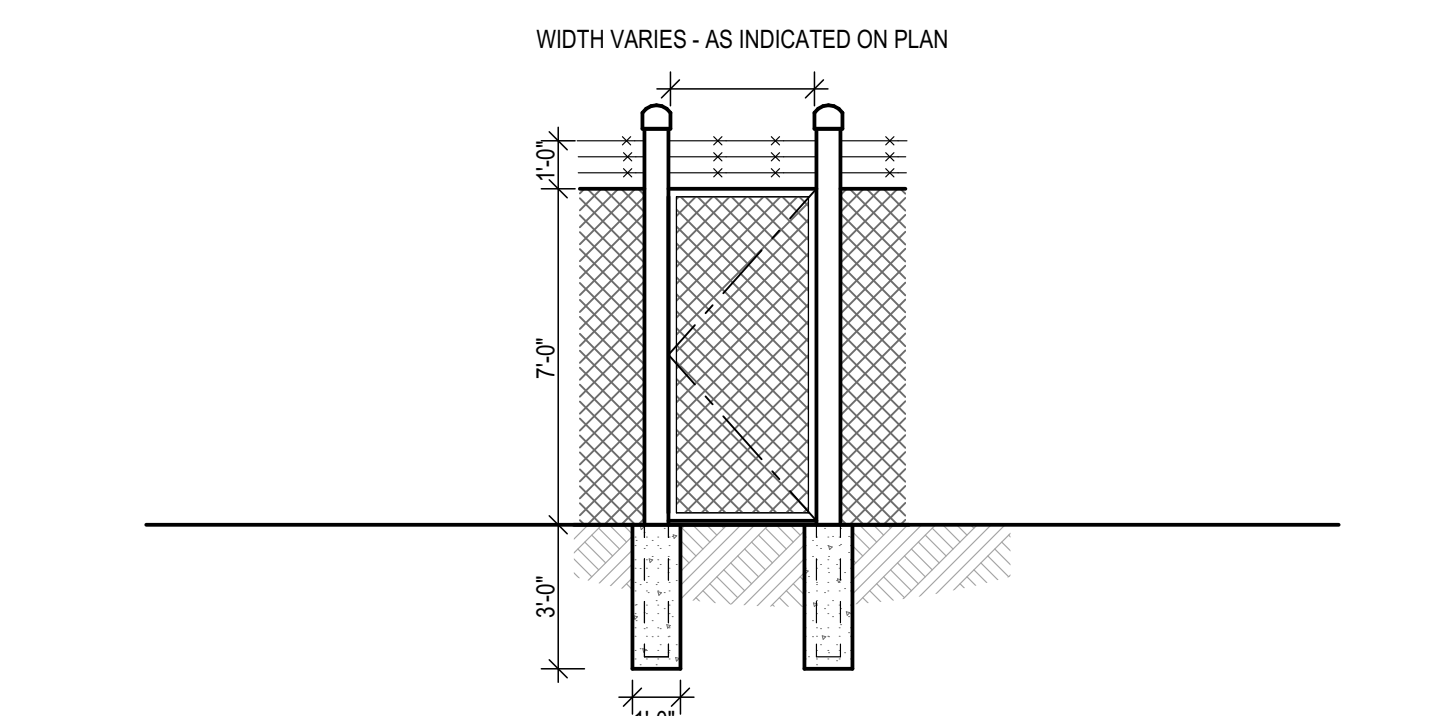


SECURITY CAMERA SPEC.

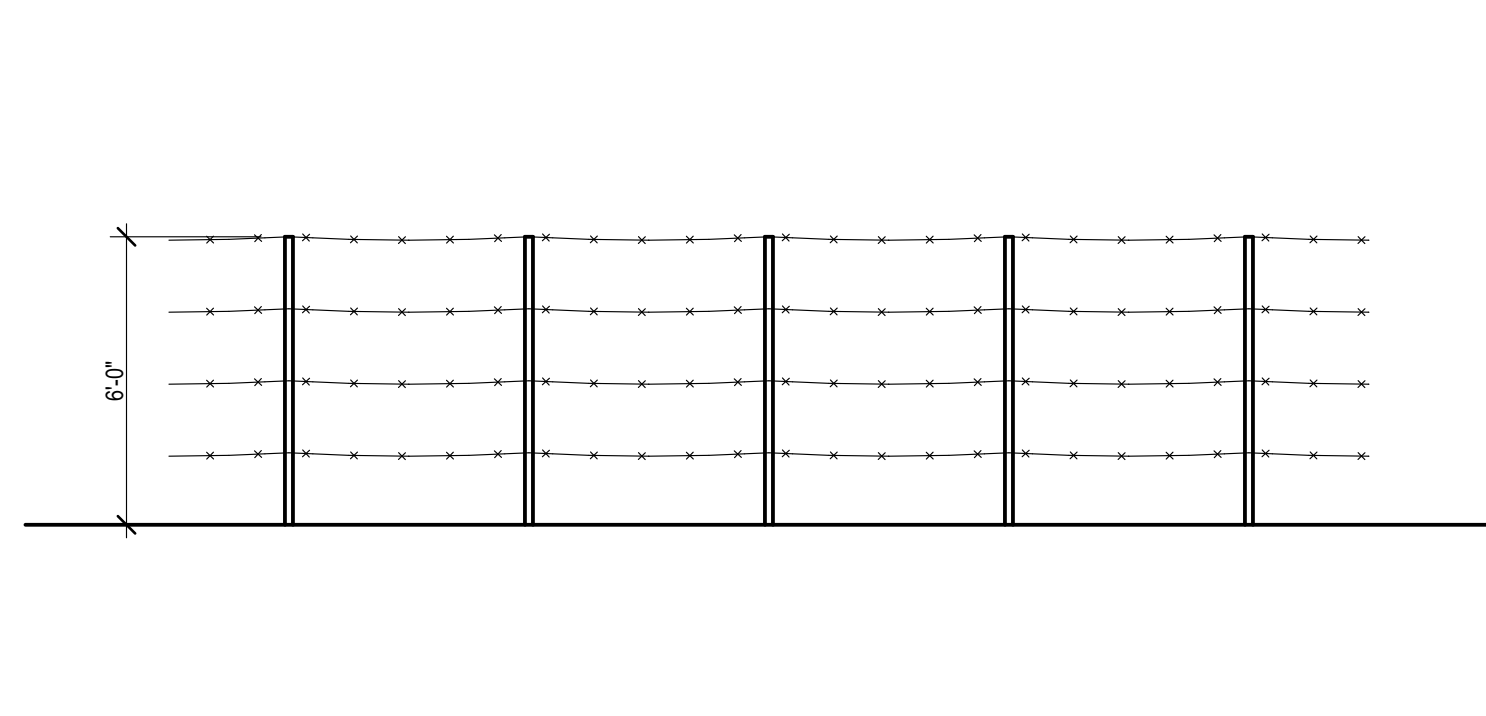


CHAIN LINK SLIDING GATE 3

CHAIN LINK DBL. SWING GATE 4



CHAIN LINK SWING GATE 2



BARBED WIRE FENCE



TYP. CHAIN LINK FENCE

plan legend

- PROPERTY LINE
- ✕ 8' SCREENED CHAIN LINK SECURITY FENCE
- /// 6' BARBED WIRE FENCE
- PROPOSED SECURITY CAMERA (DETAIL THIS SHEET OR APPROVED EQUAL)

PLANNING

LAB

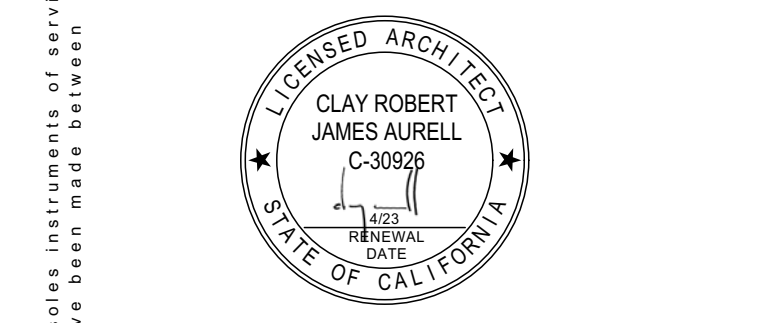
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plot stamp

print / revision

11.15.2020	PLANNING SUBMITTAL
05.26.2020	PLANNING RESUBMITTAL
07.08.2020	PLANNING RESUBMITTAL
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01.12.2022	PLANNING RESUBMITTAL
04.22.2022	PLANNING RESUBMITTAL

project info

(PROJECT 19029 00)

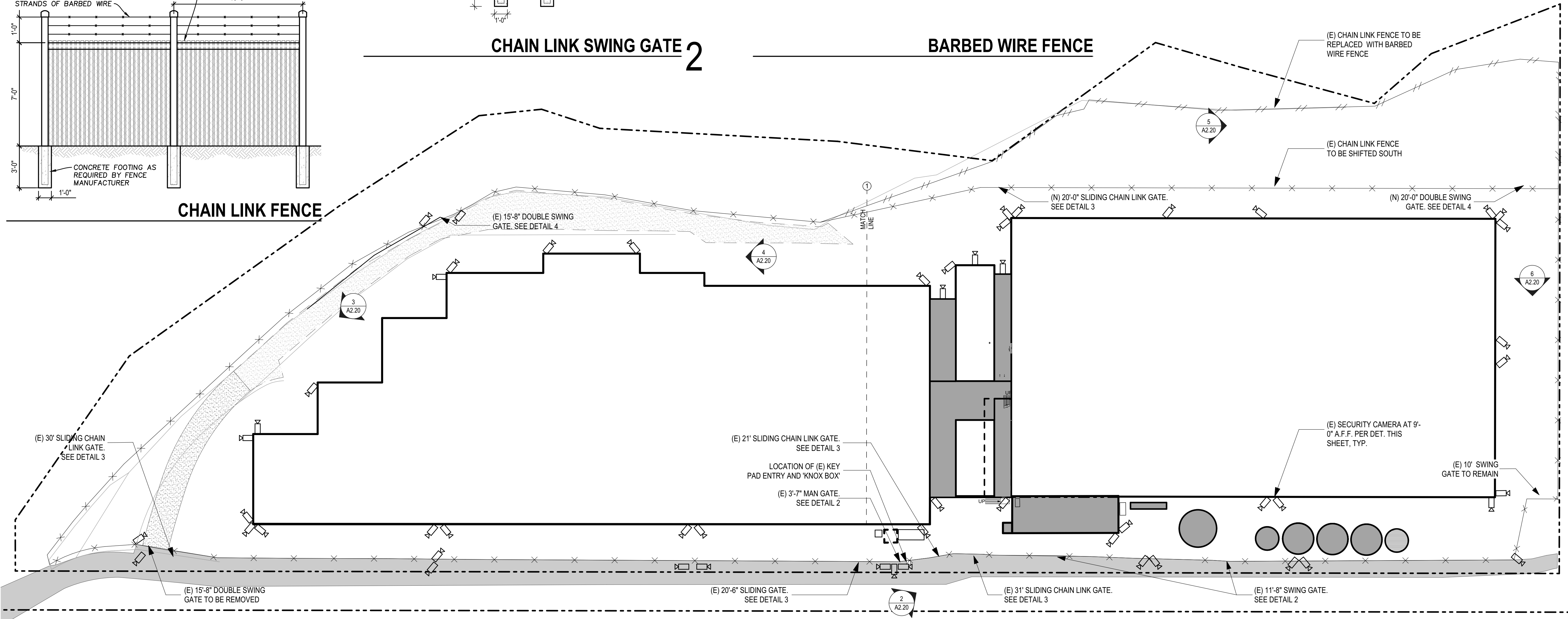
CREEKSIDE BLOOMS NURSERY, LLC.

(PROJECT ADDRESS | 3508 VIA REAL CARPINTERIA, CA)

(OWNER CONTACT | VVV, LLC.)

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FENCING & SECURITY PLAN

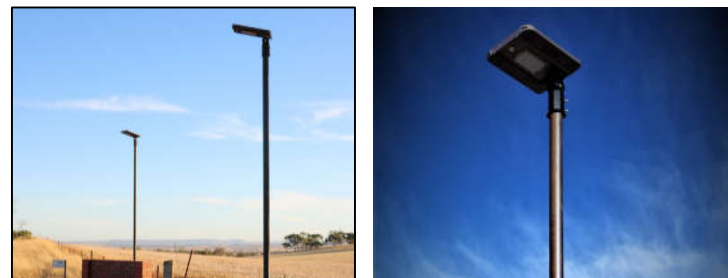


FENCING AND SECURITY PLAN 1

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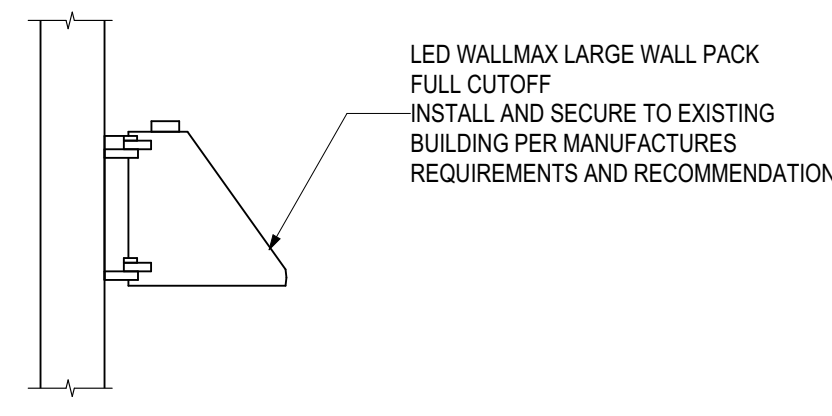


Technical Specifications	
Cree LED	10W 160LMW >50000H
LED Module	1 COB or 30pcs SMD
LED Color	Daylight 5000K / Dark Sky City 3000K(Option)
Battery Type	49WH, Li-ion (>1500 daily cycle times)
Solar Panel	14W/15V mpp Monocrystalline silicon Tempered Glass (>25 years lifespan)
Charging method	Solar Powered or Aux power 15-24V DC±2A
Solar charging time	6-8 hrs by bright sunshine
Lighting time	5-7 nights after full charged
Sensor	ePIR Sensor + Light sensor
Lighting mode	AI-SMART or Fixed MODE
Material	Aluminum Alloy (Oxidation) + PC , Housing lifespan: >25years
Product Size	276*370mm, 11*14.5inch
IP level	65
Working Temperature	-25°C ~ 65°C
Warranty	2 years
Certificate	CE,ROHS ,FCC , ISO9001:2015
Pole diameter	≤60mm, 2.35inch
Installation height	3-4M, 10-15FT
Recommended distance in between	9-12M, 30-40FT
Package	Carton Size : 16.5*7*14inch N.G/G.W: 12/14LB

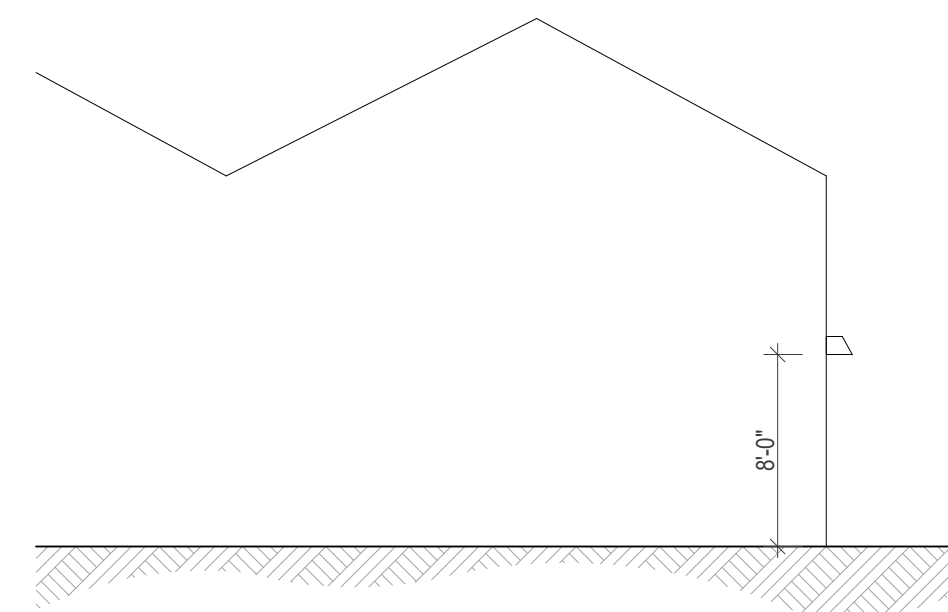


www.eleding.com info@eesgl.com Tel: 1-877-579-3889 Mon-Fri 10am-5pm PST

GATE LIGHT DETAIL 5



LIGHT MOUNTING DETAIL 4
SCALE: 1" = 1'-0"



LIGHT MOUNTING HEIGHT DIAGRAM 3
SCALE: 1/8" = 1'-0"

MaxLite A NEW WAY OF LIGHT

PROJECT NAME: _____ CAD/DWG NUMBER: _____
NOTES: _____ FUTURE SCHEDULE: _____ Page 1 of 3

LED WALLMAX LARGE WALL PACK FULL CUTOFF WPCL SERIES

PRODUCT DESCRIPTION:
MaxLite Wall Packs meet full cut off criteria established by the IESNA Illuminance Handbook. They are designed to be mounted on exterior walls or direct to wall.

FEATURES:

- Reduces up to 200 Watt Metal Halide
- CCT 5000K
- Self-contained driver
- Maintenance free, no UV
- Quick to install. Occupancy sensor compatible
- Can mount on electrical box or direct to wall
- LM 7180 data available
- 3 Year Limited Warranty
- 30W and 30W models available

CONTROLS:
120VAC/50-60Hz/577VAC Photoelectron Voltage sensitive photocell power full feature when light levels reach 20 lux or below, and turn 1.0 ft at 30 lux or higher. Operating temperature of -20°-100°. Photocell mounted externally.

PHOTOMETRICS:
120VAC/50-60Hz/577VAC Photoelectron Voltage sensitive photocell power full feature when light levels reach 20 lux or below, and turn 1.0 ft at 30 lux or higher. Operating temperature of -20°-100°. Photocell mounted externally.

WPCL	NO
FAMILY	NOMINAL POWER EQUIVALENCY
GENERATION	VOLTAGE
CCT	FINISH
CONTROLS	

NOTE: 1. Consult factory for details. 2. In the event of a power failure, the battery backup will switch to emergency mode (20 lumens) and will operate the fixture for a duration of 90 minutes.

Phone: 1-800-560-5899 | Fax: 973-944-7033 | Web: www.maxlite.com | E-mail: info@maxlite.com | Rev: 01/19/18

LIGHT DETAIL - WALL MOUNT 2

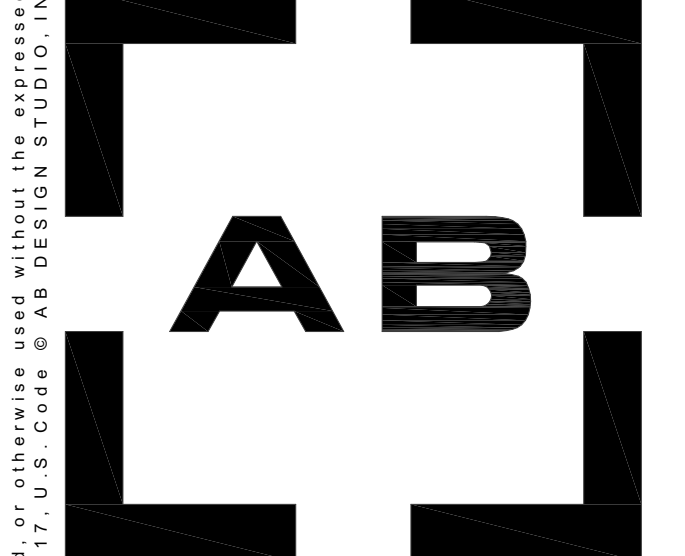
plan legend

- PROPERTY LINE
- FENCE
- DOWN POINTING LED FLOOD LIGHTS HOODED ON A TIMER OF MOTION SENSOR

general notes

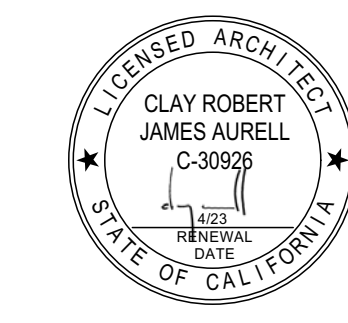
- PURSUANT TO ARTICLE II (SECTION 35-144U.C.4) OF THE SANTA BARBARA COUNTY COASTAL ZONING ORDINANCE, ANY OUTDOOR LIGHTING USE FOR THE ILLUMINATION OF PARKING AREAS AND/OR LOADING AREAS, OR FOR SECURITY SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD. LIGHTING IS PROHIBITED IN HOOP STRUCTURES.
- LIGHTING NECESSARY FOR SECURITY SHALL CONSIST SOLELY OF MOTION-SENSOR LIGHTS THAT DO NOT REMAIN ON LONGER THAN 10 TO 12 MINUTES AFTER ACTIVATION.
- LIGHTING HEIGHT 8'-0".

PLANNING



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E 2 X L E 8 0 5 A L E Y . 2 3 0 0
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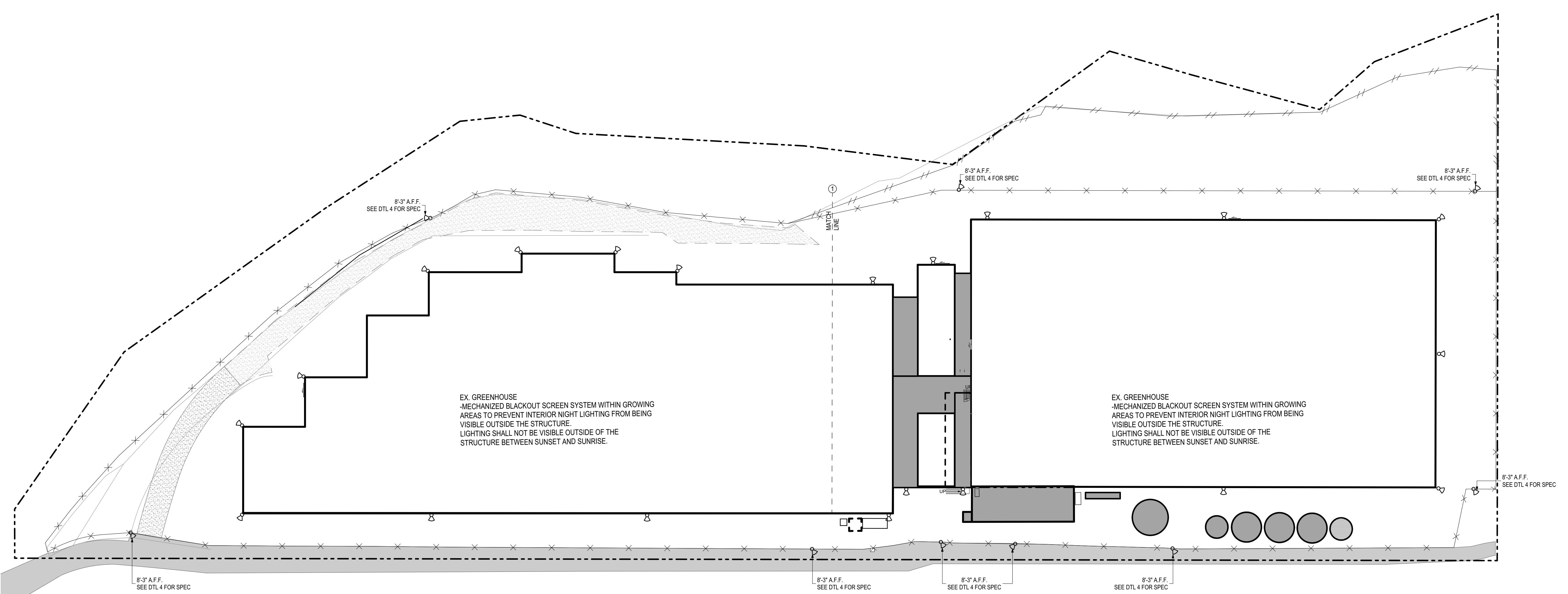
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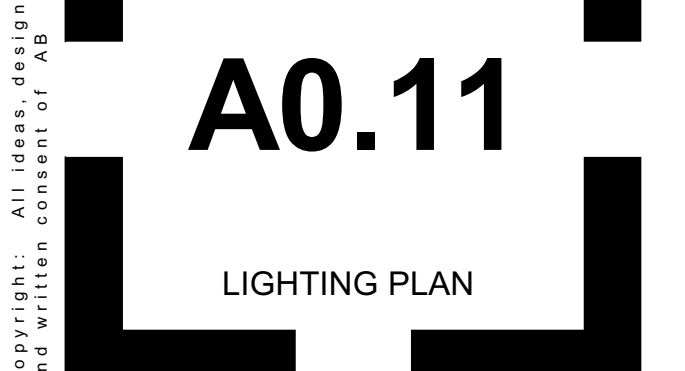
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11.12.2022
PLANNING RESUBMITTAL
04.22.2022
PLANNING RESUBMITTAL

project info
PROJECT 19029 001
CREEKSIDE BLOOMS NURSERY, LLC.
PROJECT ADDRESS | 3508 VIA REAL CARPINTERIA, CA
OWNER CONTACT | VVV, LLC.



LIGHTING PLAN 1



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Technical specifications

Product Name	CFS3000
Start	Slow start
Capacity	3,000 m ³ /h
Size	2,271 x 800 x 800 mm
Weight	275 KG
Materials	Powder Coated Steel
Power input	480 VAC - 3 Phase delta

REGENERATIVE CARBON SCRUBBER



ODOR CONTROL UNIT



DETAILS:

- MADE IN NORTH AMERICA
- 12 SIZES FROM 89-3000 CFM, LARGEST IN INDUSTRY
- BUILT IN 14" FLANGE
- LOW PRESSURE DROP EVEN ON SMALLER SIZES
- LIGHTWEIGHT AUSTRALIAN GRANULAR CARBON
- 2" CARBON BED
- 51% OPEN PERFORATION FOR MAXIMUM AIRFLOW

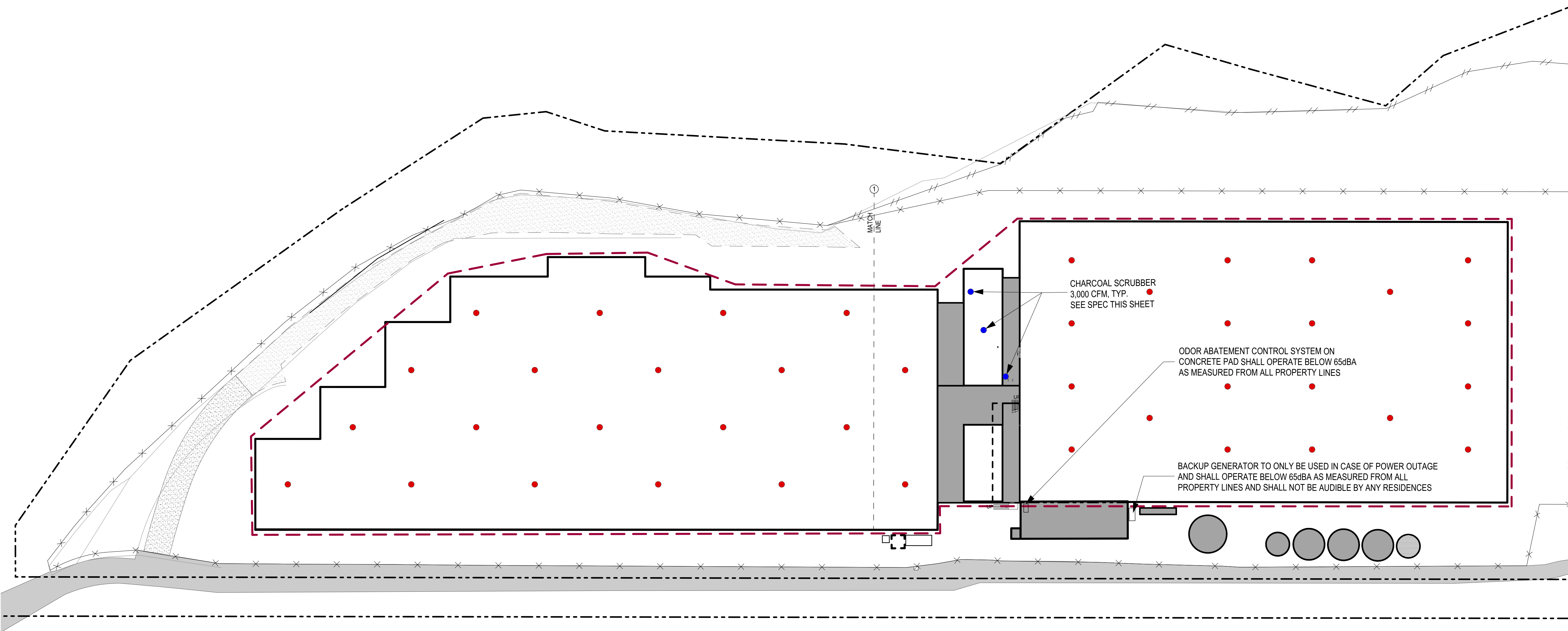
TECHNICAL DATA:

- RECOMMENDED MAX CFM: 3000 CFM
- PREFILTER: YES
- FLANGE: BUILT-IN 14"
- OUTSIDE DIAMETER: 45.7 CM/18"
- HEIGHT: 125 CM/49.21"
- TOTAL WEIGHT: 39.46 KG/87 LBS
- CARBON WEIGHT: 28.6 KG/63.05 LBS
- CARBON BED DEPTH: 2"
- MAX OPERATING TEMP: 80°C

CAN-LITE 14" x 50" XL, 3,000 CFM CHARCOAL SCRUBBER SPEC.

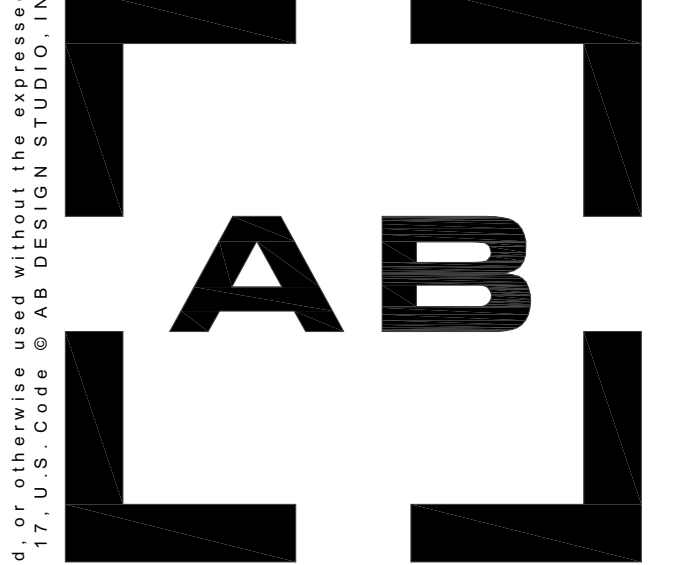
plan legend

- PROPERTY LINE
- - - 6" PVC PERFORATED ODOR VENT PIPE CONNECTED TO ODOR ABATEMENT CONTROL SYSTEM
- x-x- FENCE
- CHARCOAL SCRUBBERS
- REGENERATIVE CARBON SCRUBBERS



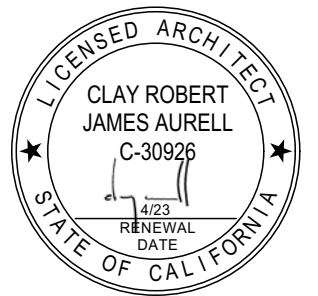
ODOR CONTROL PLAN 1 | 1

PLANNING



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INCORPORATED
PH | 8 0 5 . 9 6 3 . 2 1 0
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4/21/2022
plot stamp

print / revision

revision	description
11.15.2020	PLANNING SUBMITTAL
05.26.2020	PLANNING RESUBMITTAL
07.08.2020	PLANNING RESUBMITTAL
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01.12.2022	PLANNING RESUBMITTAL
04.22.2022	PLANNING RESUBMITTAL

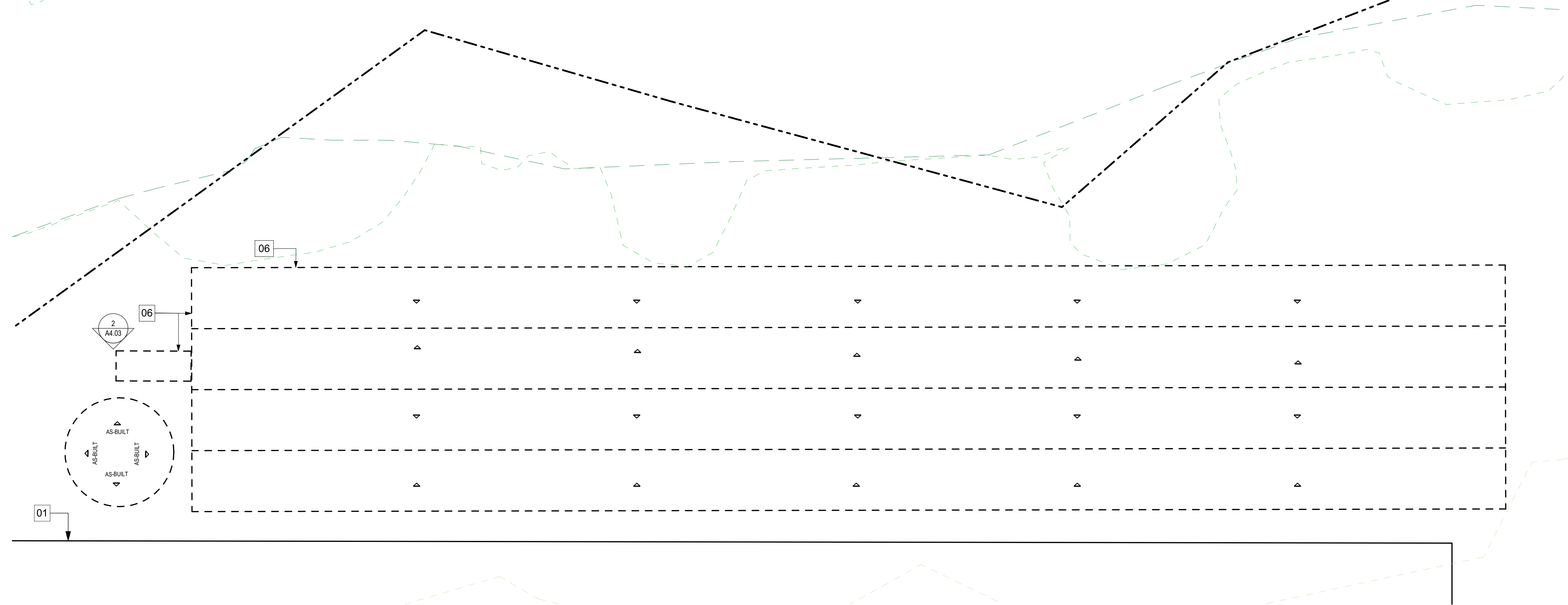
project info
(PROJECT 19029 00)
CREEKSIDE BLOOMS
NURSERY, LLC.
(PROJECT ADDRESS | 3508 VIA REAL
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(OWNER CONTACT | VVV, LLC.



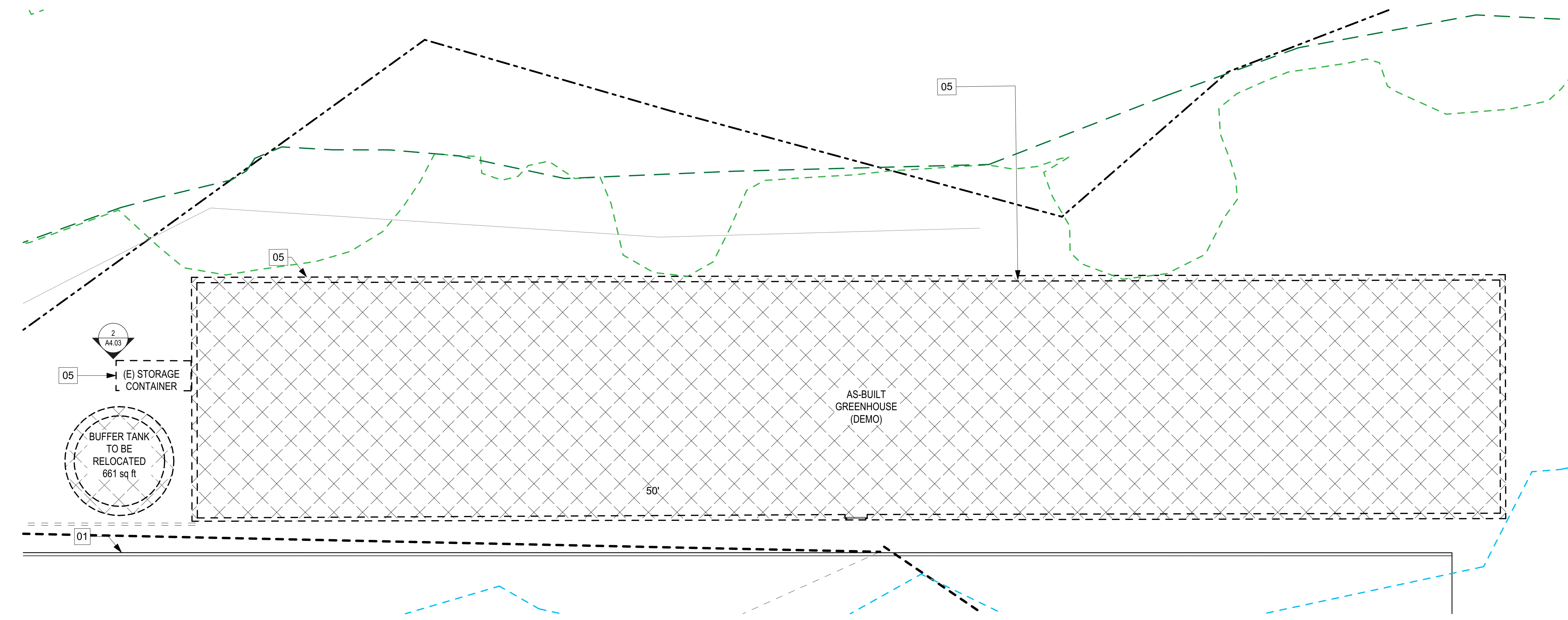
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ODOR CONTROL PLAN

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GREENHOUSE ROOF PLAN 2
SCALE: 1/16" = 1'-0" 2



AS-BUILT FLOOR PLAN 1
SCALE: 1/16" = 1'-0" 1

- Legend**
- EXISTING PERMITTED
 - PROPOSED ADDITIONS
 - AS-BUILT ADDITION TO REMAIN
 - AS-BUILT ADDITION TO BE DEMO'D
 - 3HR FIRE RATED WALL
 - TOP OF BANK
 - ENVIRONMENTALLY SENSITIVE HABITAT (ESH) BOUNDARY
 - 100' BUFFER FROM ESH BOUNDARY
 - (E) FENCE SEE SHEET A0.11

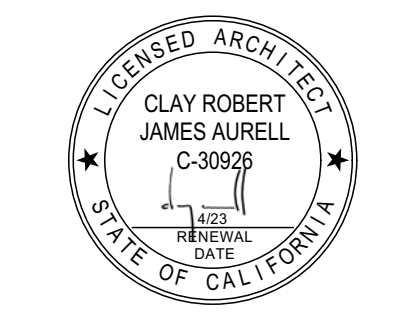
- keynotes**
- 01 LINE OF EXISTING GREEN HOUSE STRUCTURE
 - 02 EXISTING HARDSCAPE TO REMAIN
 - 03 AS-BUILT STRUCT. LOC. W.N. FOOTPRINT AND ROOFLINE OF STRUCTURE
 - 04 AS-BUILT ADDITION
 - 05 STRUCTURE TO BE DEMOLISHED
 - 06 AS-BUILT STRUCTURE
 - 07 EQUIPMENT CONTAINERS
 - 08 ROTOPLAS STORAGE CONTAINERS
 - 09 AS-BUILT STRUCTURE TO BE DEMO'D
 - 10 EXISTING PERMITTED SF.

PLANNING

AB

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PH | 8 0 5 . 9 6 3 . 2 1 0
F 2 0 ' E 8 0 5 9 6 3 . 2 3 0 0
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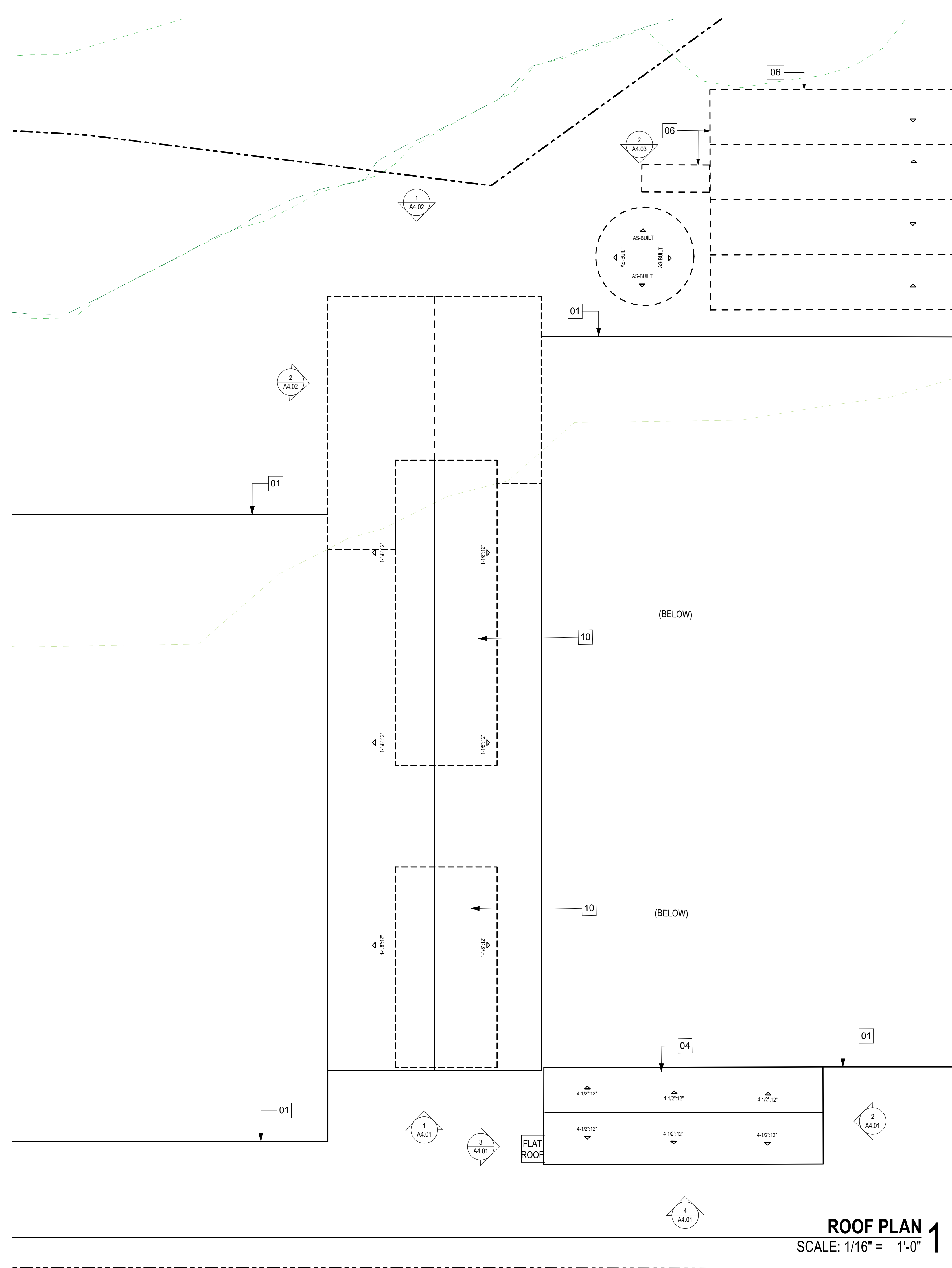
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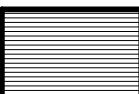

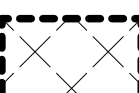



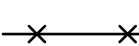

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FLOOR PLAN / ROOF PLAN











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Legend

-  EXISTING PERMITTED
-  PROPOSED ADDITIONS
-  AS-BUILT ADDITION TO REMAIN
-  AS-BUILT ADDITION TO BE DEMO'D
-  3HR FIRE RATED WALL
-  TOP OF BANK
-  ENVIRONMENTALLY SENSITIVE HABITAT (ESH) BOUNDARY
-  100' BUFFER FROM ESH BOUNDARY
-  (E) FENCE SEE SHEET A0.11

keynotes

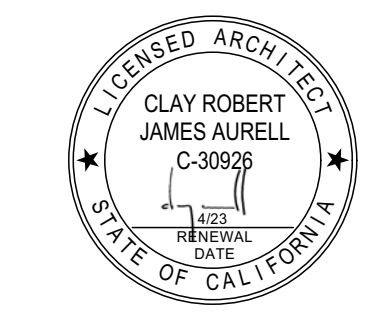
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-  02 EXISTING HARDSCAPE TO REMAIN
-  03 AS-BUILT STRUCT. LOC. W.N. FOOTPRINT AND ROOFLINE OF STRUCTURE
-  04 AS-BUILT ADDITION
-  05 STRUCTURE TO BE DEMOLISHED
-  06 AS-BUILT STRUCTURE
-  07 EQUIPMENT CONTAINERS
-  08 ROTOPLAS STORAGE CONTAINERS
-  09 AS-BUILT STRUCTURE TO BE DEMO'D
-  10 EXISTING PERMITTED SF.

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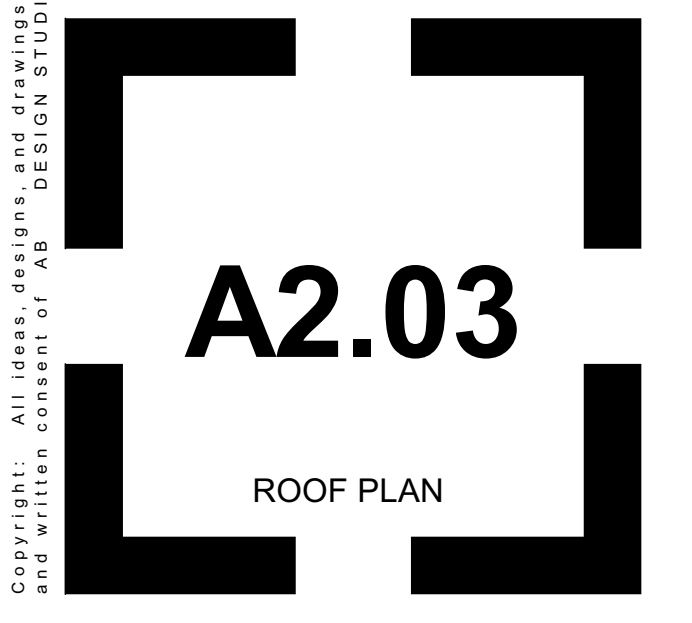
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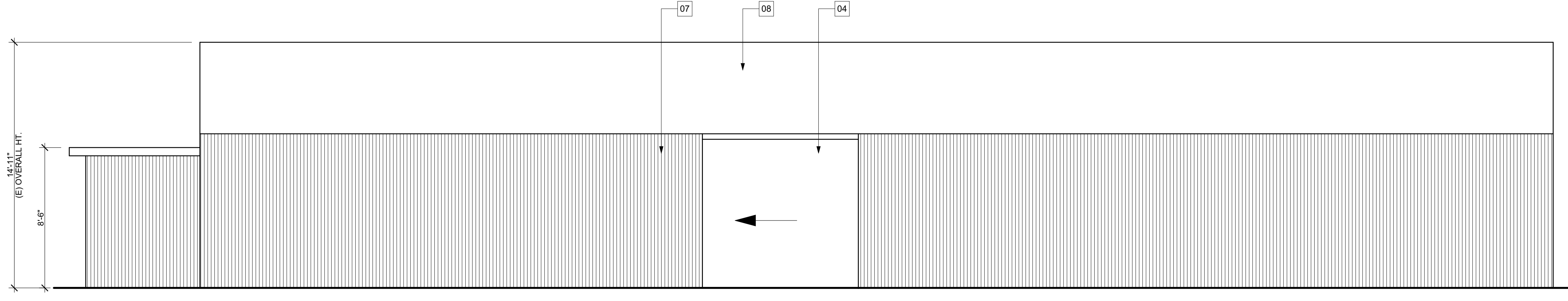
project info
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CREEKSIDE BLOOMS NURSERY, LLC.
PROJECT ADDRESS | 3508 VIA REAL CARPINTERIA, CA
OWNER CONTACT | VVV, LLC.



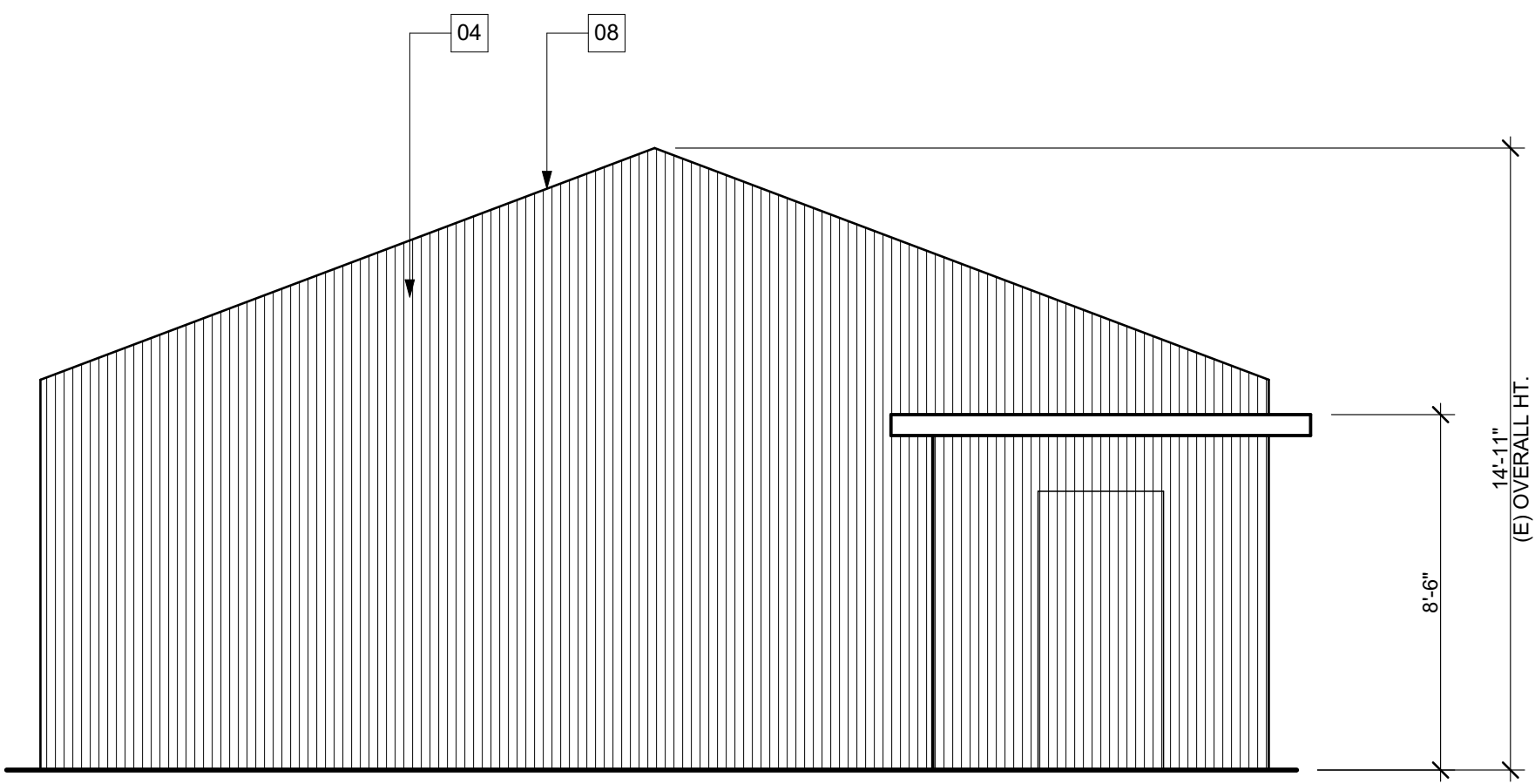
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ROOF PLAN

ROOF PLAN 1
SCALE: 1/16" = 1'-0"

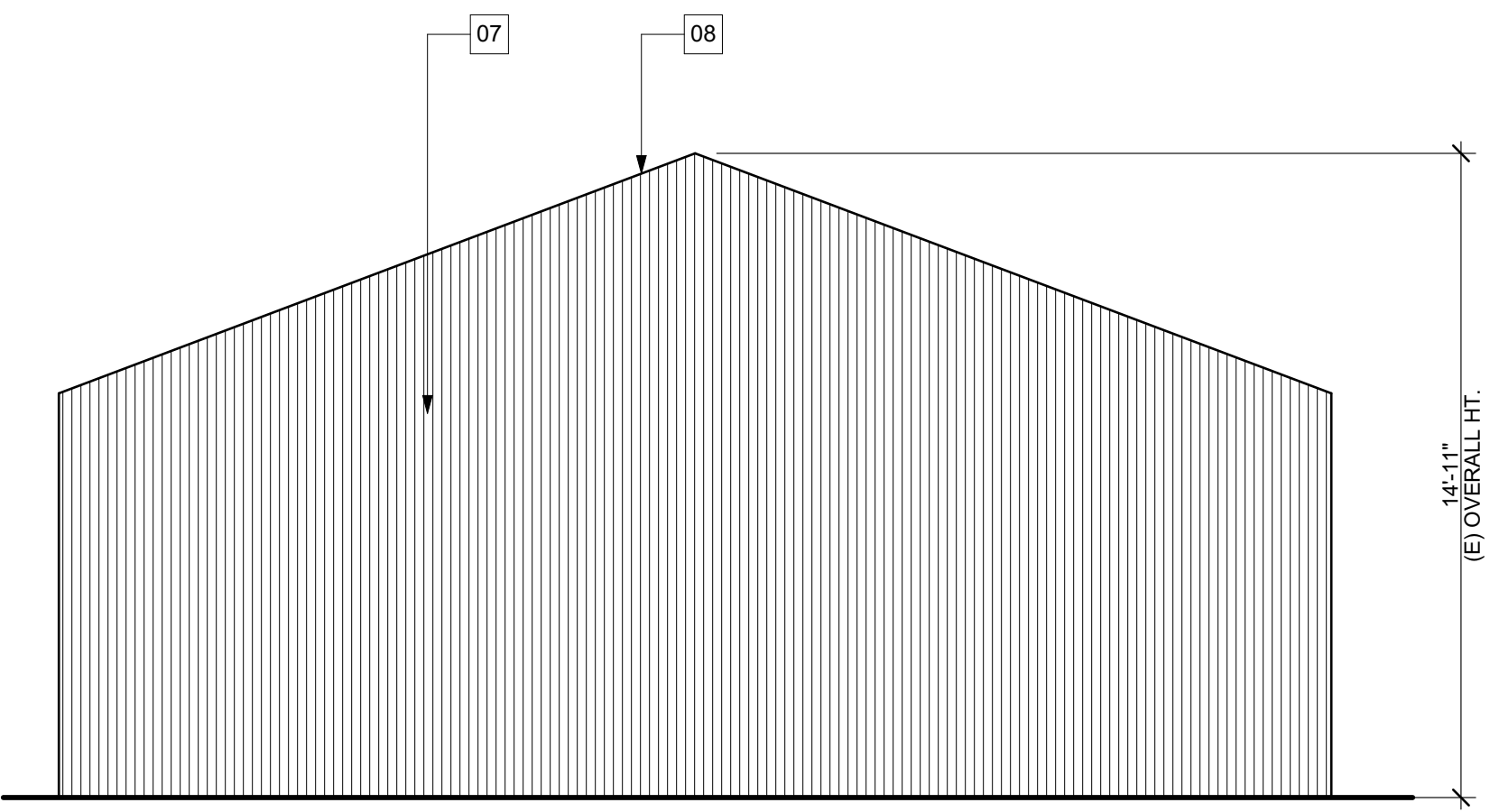
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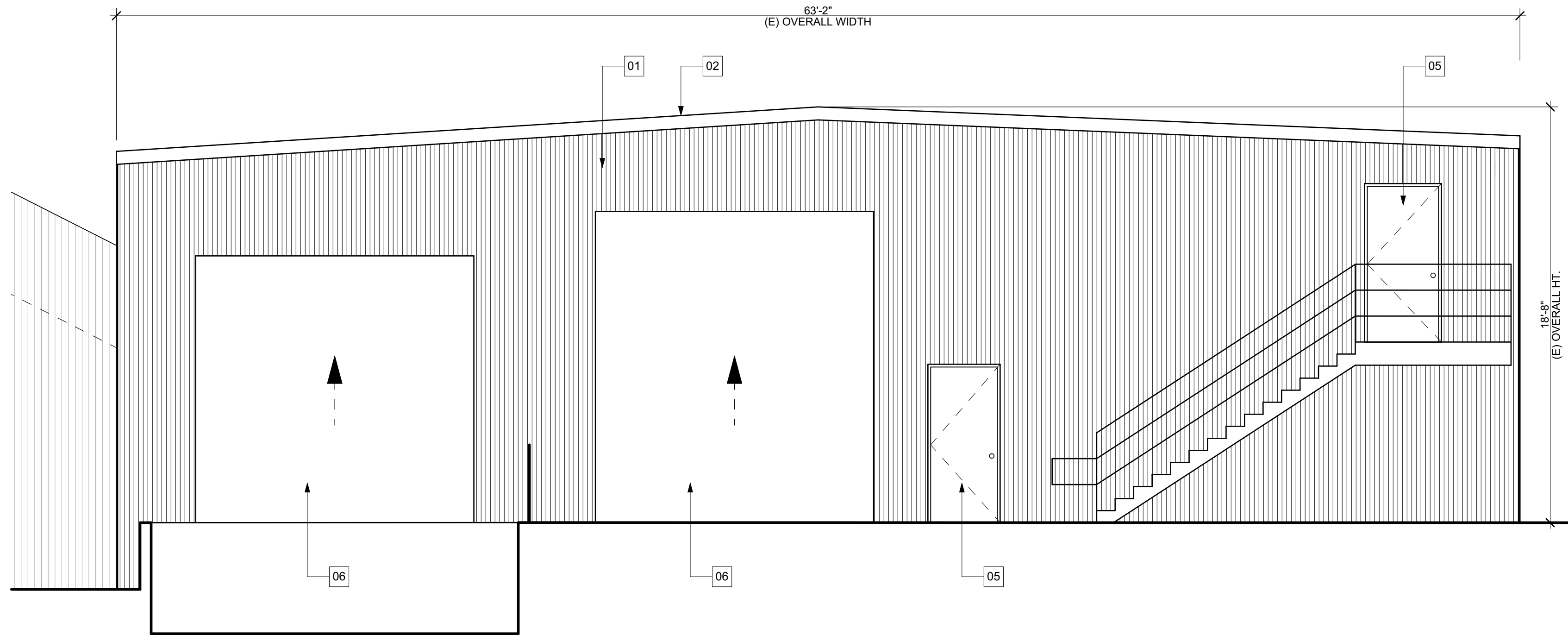
AS-BUILT IRRIGATION AND BOILER ROOM SOUTH ELEVATION
SCALE: 1/4" = 1'-0" **4**



AS-BUILT IRRIGATION AND BOILER ROOM WEST ELEVATION
SCALE: 1/4" = 1'-0" **3**



AS-BUILT IRRIGATION AND BOILER ROOM EAST ELEVATION
SCALE: 1/4" = 1'-0" **2**



AS-BUILT STORAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0" **1**

keynotes

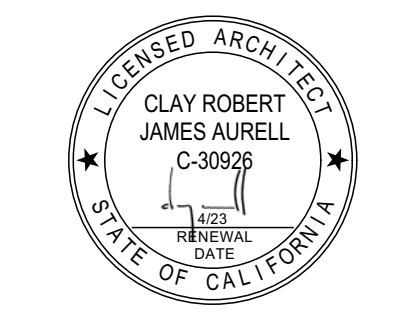
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- 11 AS-BUILT WATER TANK TO BE RELOCATED
- 12 EXISTING POLYCARBONATE SIDING TO REMAIN
- 13 NEW WATER TANK

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04.22.2022	PLANNING RESUBMITTAL

project info
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CREEKSIDE BLOOMS
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(OWNER CONTACT | WWV, LLC.

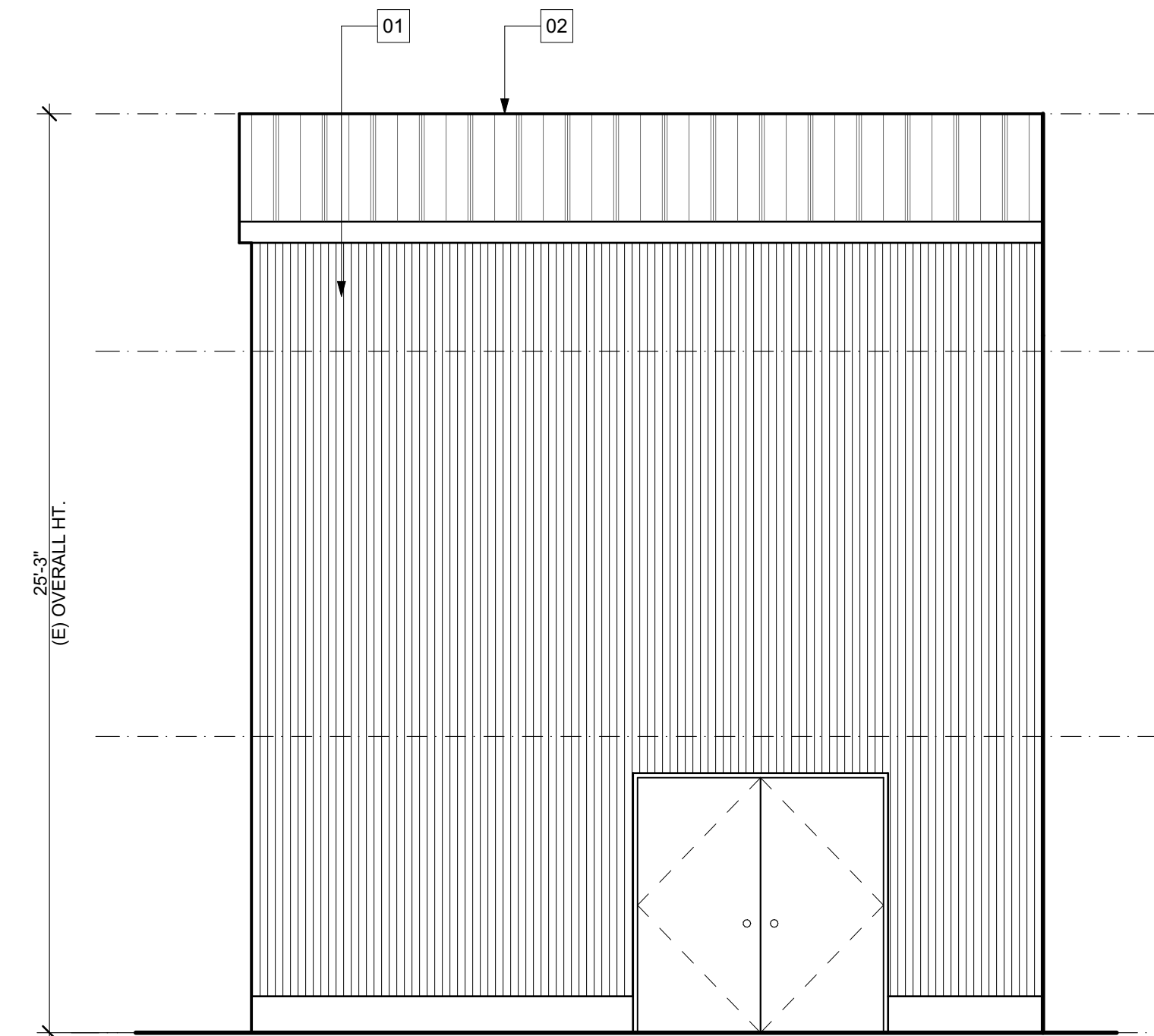
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BUILDING ELEVATIONS

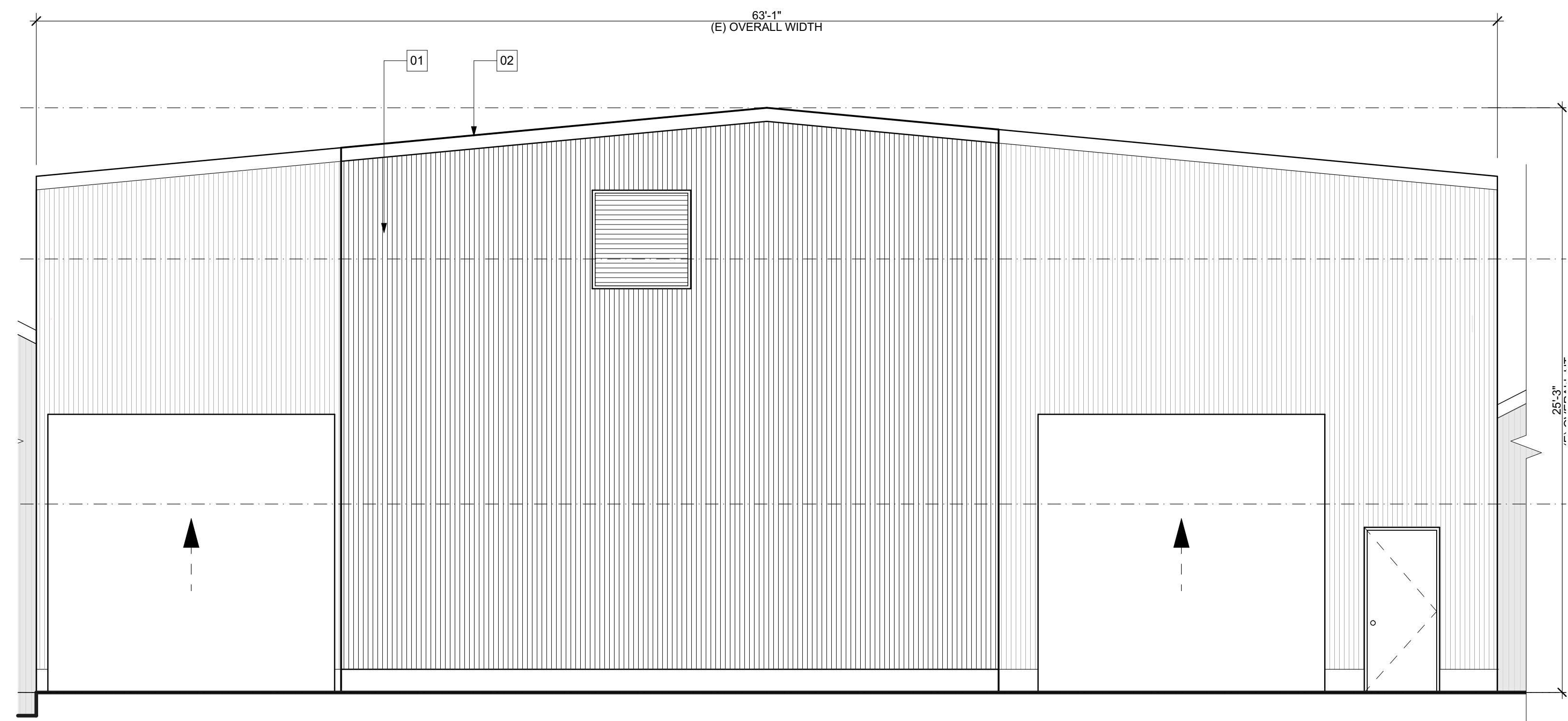
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key notes

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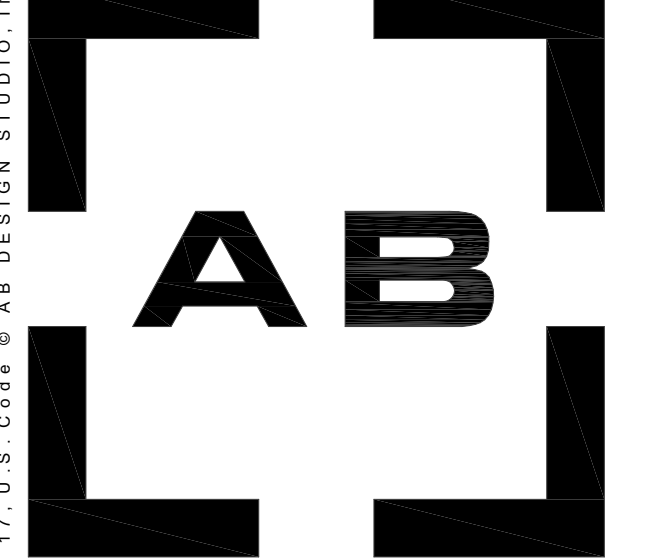


AS-BUILT PROCESSING ROOM WEST ELEVATION 2
SCALE: 1/4" = 1'-0"



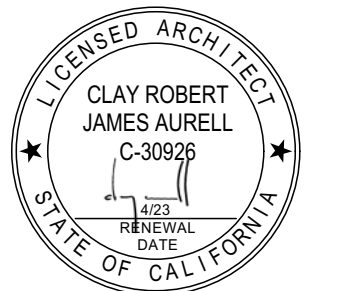
AS-BUILT PROCESSING ROOM NORTH ELEVATION 1
SCALE: 1/4" = 1'-0"

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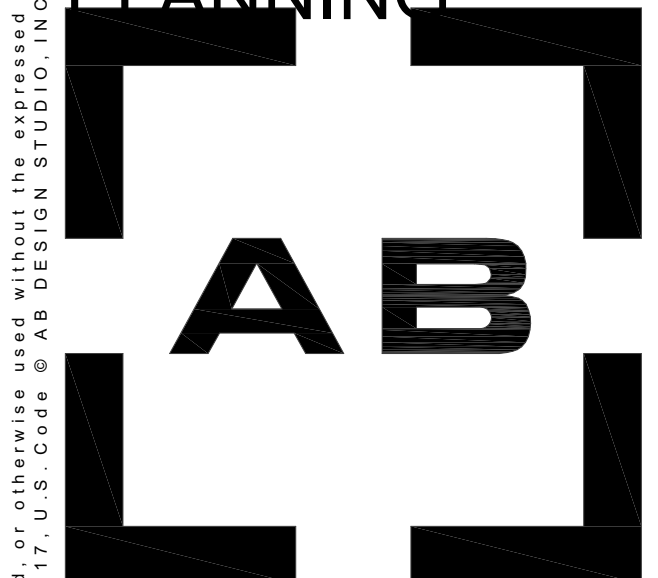


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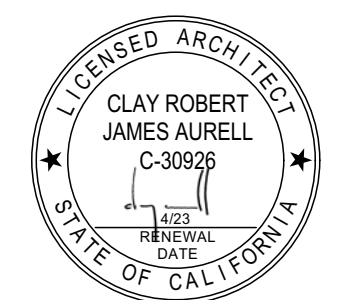
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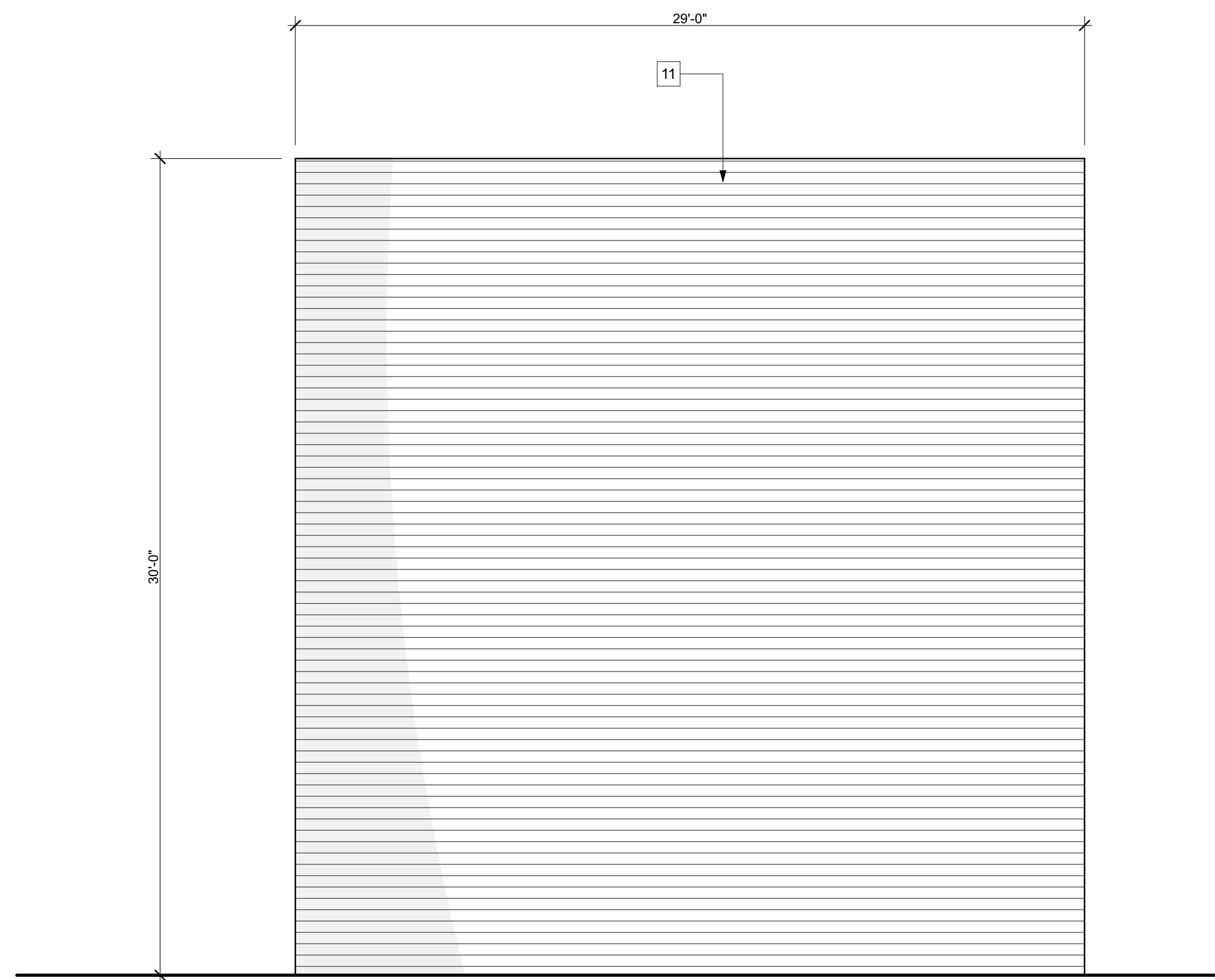
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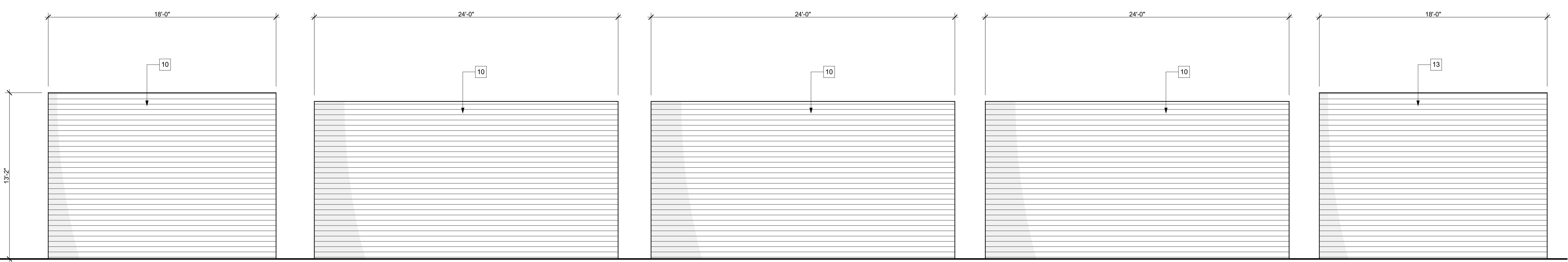
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project info
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 VVV, LLC.



BUFFER TANK NORTH ELEVATION 2
 SCALE: 1/4" = 1'-0"

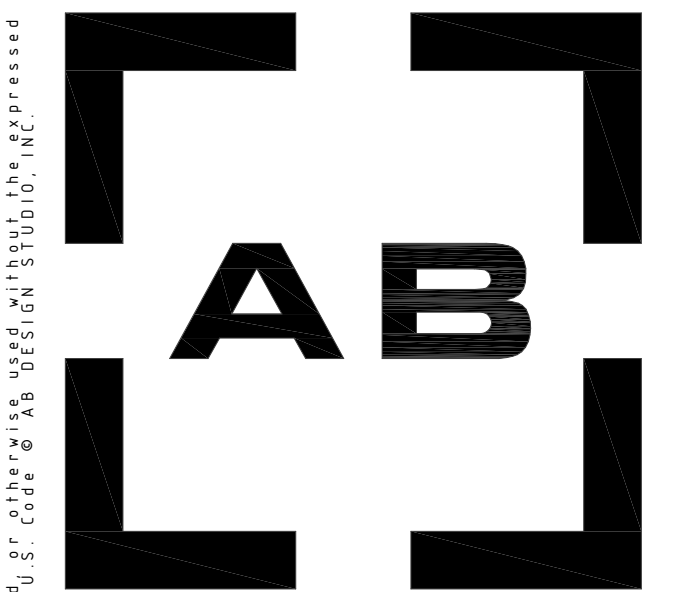


AS-BUILT & NEW WATER TANKS SOUTH ELEVATION 1
 SCALE: 1/4" = 1'-0"

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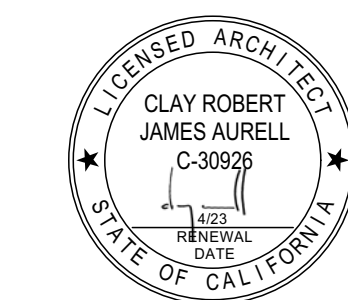


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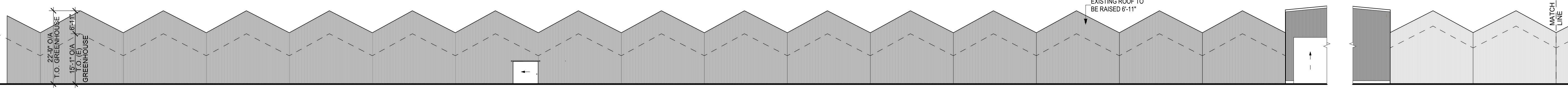
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 (OWNER CONTACT | VVV, LLC.)

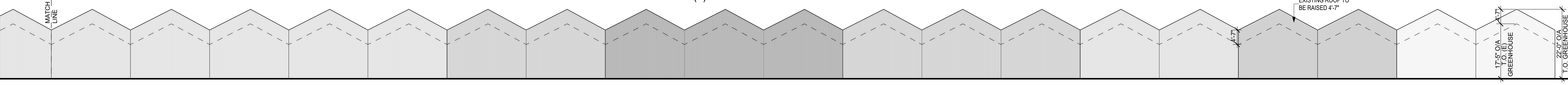


(E) GREENHOUSE



EXISTING GREENHOUSE ELEVATION 2
 SCALE: 1/16" = 1'-0"

(E) GREENHOUSE



EXISTING GREENHOUSE ELEVATION 1
 SCALE: 1/16" = 1'-0"

Planting Notes:
Set out all plant materials as shown on plan. **Final locations must be approved by the Landscape Architect and project Biologist prior to planting.**

Take one soil sample from the project site. Send soil sample to Wallace Labs Soil Testing Laboratory (310-615-0116) for testing of suitability for California native plantings. Request from soils lab that only organic amendments and fertilizers are included in the recommendations. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable backfill mix for planting. Notify the Landscape Architect of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in contractor assuming financial responsibility for any damage to plants.

Contractor shall provide and install 3" min. depth shredded bark mulch (ES-2 mulch from Agromin). Contractor shall provide mulch samples for review and approval by Landscape Architect prior to ordering.

Any new or existing tree shown on plan to be installed in less than 8' (eight feet) clear distance from any curb, walkway, foundation, domestic water line, fire line, storm drain, or sewer line, or any underground utility is to be installed with root control barriers UB 24-2 by Deep Root Corp: 800-458-7668. Install a minimum of 16 linear feet of root barrier centered on the tree adjacent to any underground utility. Install per manufacturer's instructions.

Existing drainage patterns must be maintained during irrigation and planting operations. Contractor may not alter established grade and flow lines without the knowledge and permission of the Landscape Architect. Contractor shall be responsible for fine grading required for surface drainage to the satisfaction of the Landscape Architect. Advise Landscape Architect of drainage problems and make recommendations for solution.

Plant material may have to be contract grown to ensure plant availability for the project. Contact Landscape Architect if any plant sourcing difficulties arise.

Contractor shall verify planting installation date with Landscape Architect a minimum of (2) weeks prior to installation.

Contractor shall supply replacement plant material for any substandard or unhealthy plants at no additional cost to owner.

Contractor shall verify quantity of plants listed on the plan. If discrepancies exist, consult Landscape Architect for clarification.

Contractor shall guarantee all plant material for a period of (5) years from date of final acceptance. Contractor shall replace dead and unhealthy plants without additional cost to Owner, as determined by Landscape Architect at the end of the (5) year period.

Contractor shall maintain all installed plants (on a monthly basis) for a period of (5) years from date of completion of installation. This period shall begin after installation and extend continuously for 5 years until final acceptance. Failure to eradicate weeds and maintain areas may result in an extension of the maintenance period.

In the event of discrepancies in plant count, quantities indicated by plant symbols on the plan prevail.

The Landscape Architect reserves the right to review all plant material at the nursery prior to delivery to job site. In lieu of nursery review the Landscape Architect may request photos and/or specifications of plant material to be provided prior to delivery.

Landscape Architect reserves the right to refuse plants delivered to site that are substandard. Replacement plants are to be supplied by contractor at no additional cost to owner.

Stake trees according to industry standards.

Plant backfill per agronomic soils report recommendations.

Preserve and protect all existing trees unless otherwise noted.

Completely eradicate all bermuda, kikuyu grass, other weed growth, and invasive weeds from areas within project limits prior to installing planting. DO NOT REMOVE ANY EXISTING NATIVE PLANTS.

Irrigation Notes:

The irrigation system is temporary for California native plant establishment period only. The irrigation system will be turned off after the five (5) year landscape maintenance period.

Provide allowance in bid for up to (10) drip valves to irrigate all new plantings indicated on sheets L3.1 and L3.2.

Install irrigation system per manufacturer's specifications, irrigation details, and local codes.

The irrigation system shall be zoned according to microclimatic setting and plant requirements.

Contractor to provide irrigation to ALL new plants. The contractor shall be responsible for making any and all adjustments to the irrigation system necessary to ensure 100% irrigation coverage of all planting areas.

All piping installed under pathways or paved areas, through walls or footings shall be placed inside schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeve.

Do NOT trench within driplines of existing trees.

Adjust controller run times and emitters to eliminate all runoff.

Turn over all irrigation product manuals, irrigation product tools, and installation instructions to Owner at completion of project.

Contractor shall guarantee to the Owner that the irrigation system is free from defects in materials and workmanship for a period of (1) year from completion of project.

Test all pressure mainline under hydrostatic pressure of 150 pounds per square inch and prove watertight.

Use Teflon tape for all threaded connections.

Irrigation controller run times shall be adjusted to not allow any irrigation water overspray onto paved surfaces.

State Model Water Efficient Landscape Ordinance Notes:

The irrigation system is for temporary irrigation only for native plant establishment, therefore the requirements of section 492.7 of the Model Water Efficient Landscape Ordinance do not apply to this project.

I have complied with the criteria of the State of California Water Conservation in Landscaping (AB 1881) and applied them accordingly for the efficient use of water in the irrigation design plan.

I have complied with the criteria of the MWELO and applied them accordingly for the efficient use of water in the irrigation design plan.

All irrigation emission devices will meet the criteria as set forth in MWELO Section 492.7(a)(1)(M) and shall be installed and operated according to the manufacturer's instructions and recommendations.

Pressure regulating devices shall be installed where necessary to ensure that the dynamic pressure at each emission device is within manufacturer's recommended pressure range for optimal performance.

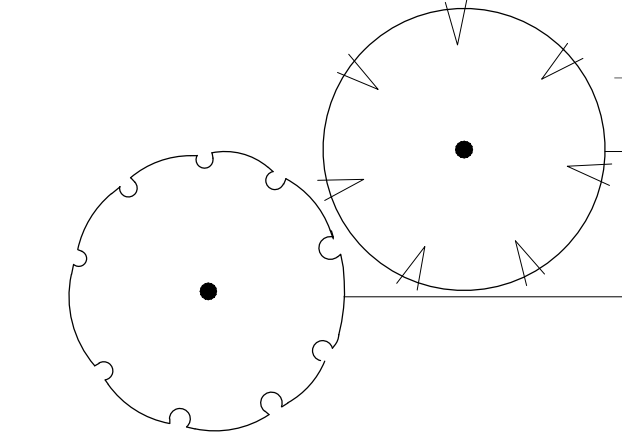
Slopes greater than 25% shall not be irrigated with an irrigation system with application rate exceeding 0.75 inches per hour unless an alternate technology is utilized and approved by the authority having jurisdiction.

A certificate of Completion Requirements in accordance with MWELO Section 492.9 will be submitted for review/approval by the Building and Safety Division prior to final occupancy of the project. The Certificate of Completion shall contain, at a minimum, the following:

- Project Information
- Certification by either the signer of the landscape design plan, the signer of the irrigation design plan, or the licensed landscape contractor that the landscape project has been installed per the approved Landscape Documentation Package (Notes: Where significant changes have been made in the field during installation, an "as-built" plan shall be included with the certification. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes).
- Irrigation scheduling parameters used to set the controller (see MWELO Section 492.10)
- Landscape and irrigation maintenance schedule (see MWELO Section 492.11)
- Irrigation audit report (see MWELO Section 492.12)
- Soil analysis report (if not previously submitted with Landscape Documentation Package)

Native Habitat Enhancement Area Plant Schedule:

Botanical Name	Common Name	Quant.	Size	Notes
Platanus racemosa	California Sycamore	9	15 Gal	Natural form
Quercus agrifolia	Coast Live Oak	8	15 Gal	Natural form



Irrigation Equipment

Item	Manufacturer	Model	Notes
Backflow Device (install 1 at each point of connection)	Wilkins	975XL, 1-1/4" size	Install per manufacturer specifications.
Ball Valve	Spears	True Union I-2000, 1-1/4" size.	Match mainline size. Install in locking rectangular valve box with gravel fill.
Irrigation Valve and Solar Powered Controller.	D.I.G.	LEIT1-ILV-100 with PRF-25-100 filter pressure regulator combination.	
Dripline	Netafim	17mm TLVC blank tubing.	Install below bark mulch and stake every 6'.
Drip Emitters (pressure compensating)	Netafim	Techflow WPC 20-250, 2.0 GPH, Green color.	Install (1) per 1 gallon plant. Install (2) per 5 gallon plant. Install (4) per 15 gallon plant.
Drip Air Vacuum Relief Valve	Netafim	TLAVRV	Install in locking 6" round valve box at the high point of each planter.
Automatic Drip Flush Valve	Netafim	TLFV-1	Install in locking 6" round valve box with gravel fill.
Above Ground Lateral Line	Lasco or equal	Schedule 40 PVC UV Resistant Brownline 3/4" size, typ.	Install on finish grade with rebar stakes.
Above Ground Mainline	Lasco or equal	Schedule 40 PVC UV Resistant Brownline, 1-1/4" size, typ.	Install on finish grade with rebar stakes.

Water Efficient Landscape Worksheet

Adapted from Model Water Efficient Landscape Ordinance, July 9, 2015 Draft to California Water Commission

State Model Water Efficient Landscape Ordinance Water Use Calculations:

Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Native Habitat Enhancement Area (Sheet L3.1)	0.2	Low and Very Low	Drip	0.81	35,718	8,819	245,511
Creekside Native Plantings (Sheet L3.2)	0.2	Low and Very Low	Drip	0.81	18,845	4,653	129,533
SUBTOTAL							375,043
Special Landscape Areas (Not Applicable)						0	0
SUBTOTAL							0
Estimated Total Water Use (ETWU)							375,043
Maximum Allowed Water Allowance (MAWA)							683,510

ETAF Calculations

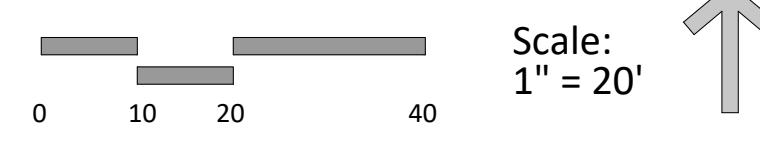
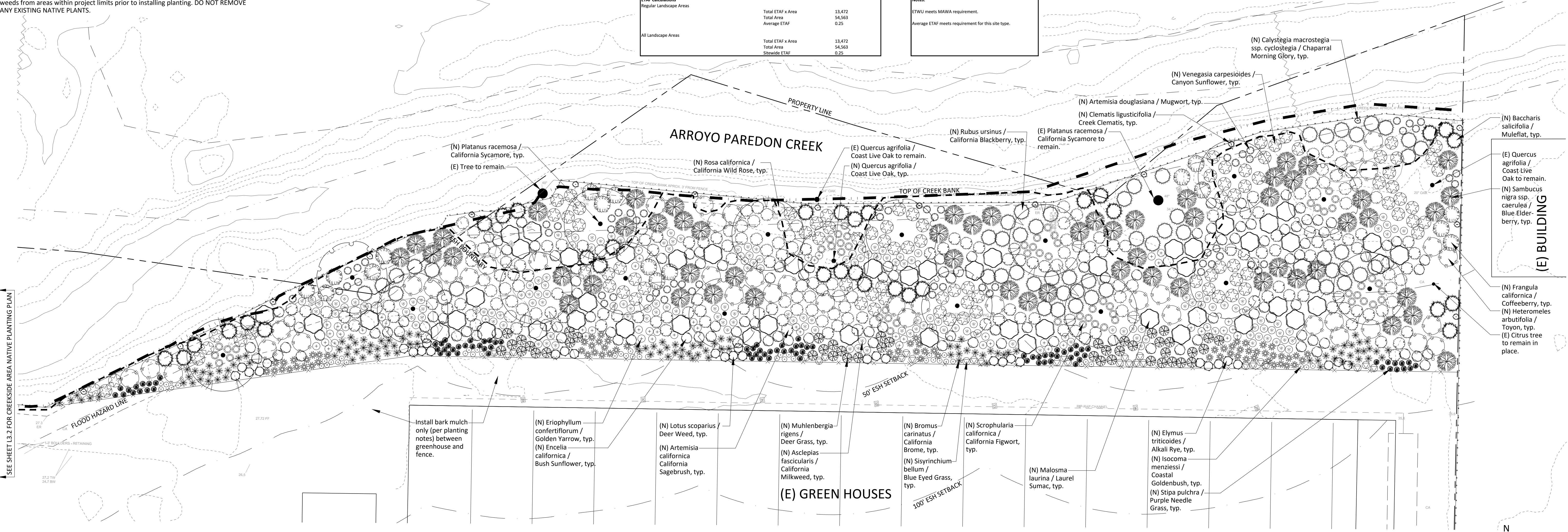
Area	Total ETAF x Area	Total Area	Average ETAF
Regular Landscape Areas	13,472	54,563	0.25
All Landscape Areas	13,472	54,563	0.25

Notes:
ETWU meets MAWA requirement.
Average ETAF meets requirement for this site type.

Native Habitat Enhancement Area Plant Schedule Continued:

Botanical Name	Common Name	Quant.	Size	Notes
Artemisia californica	California Sagebrush	127	1 Gal	-
Artemisia douglasiana	Mugwort	61	1 Gal	-
Asclepias fascicularis	Narrow Leaf Milkweed	159	1 Gal	-
Baccharis salicifolia	Muleflat	32	1 Gal	-
Bromus carinatus	California Brome	114	1 Gal	-
Calystegia macrostegia ssp. cyclostegia	Chaparral Morning Glory	8	1 Gal	Train to existing fence with nursery tape.
Clematis ligusticifolia	Creek Clematis	8	1 Gal	Train to existing fence with nursery tape.
Elymus triticoides	Alkali Rye	68	1 Gal	-
Encelia californica	Bush Sunflower	124	1 Gal	-
Eriophyllum confertiflorum	Golden Yarrow	56	1 Gal	-
Frangula californica	Coffeeberry	17	5 Gal	-
Heteromeles arbutifolia	Toyon	41	5 Gal	-
Isocoma menziesii	Coastal Goldenbush	42	1 Gal	-
Lotus scoparius	Deer Weed	33	1 Gal	-
Malosma laurina	Laurel Sumac	52	1 Gal	-
Muhlenbergia rigens	Deer Grass	44	1 Gal	-
Rosa californica	California Wild Rose	81	1 Gal	-
Rubus ursinus	California Blackberry	55	1 Gal	-
Sambucus nigra ssp. caerulea	Blue Elderberry	57	1 Gal	-
Scrophularia californica	California Figwort	56	1 Gal	-
Sisyrinchium bellum	Blue Eyed Grass	28	1 Gal	-
Stipa pulchra	Purple Needle Grass	90	1 Gal	-
Venegasia carpesioides	Canyon Sunflower	93	1 Gal	-

- Notes:**
1. Total square feet of proposed landscaping shown on sheets L3.1 and L3.2 is 54,563 square feet.
 2. All plants are California native plants and are either low or very low water use.
 3. All plants shall be planted in gopher baskets constructed from gopher wire.



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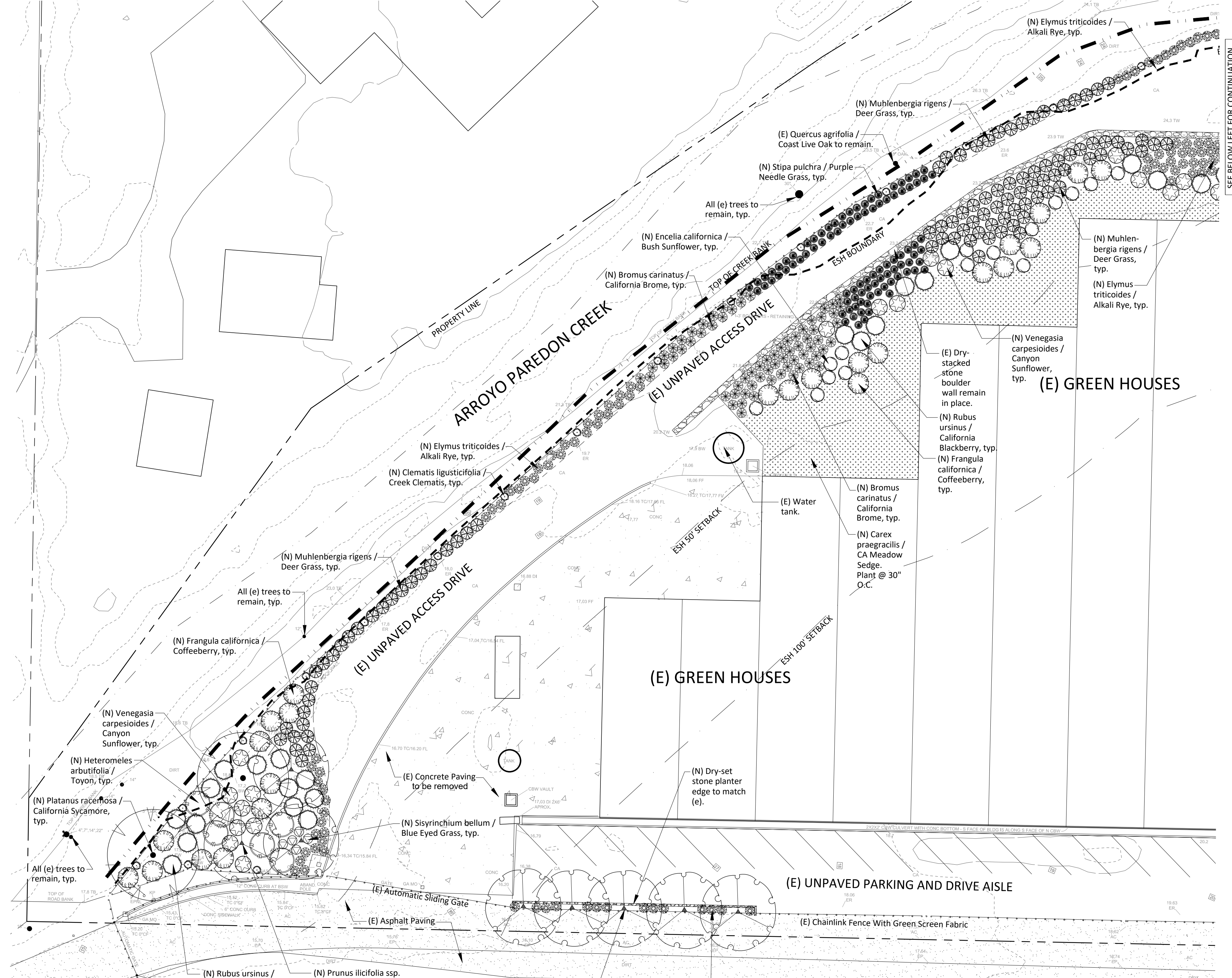
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NATIVE HABITAT
ENHANCEMENT PLAN

Date/ Issue
2021.11.10
Sheet 1 of 3

L3.1

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Trees

Botanical Name	Common Name	Quant.	Size	Notes
<i>Platanus racemosa</i>	California Sycamore	2	15 Gal	Natural form
<i>Prunus ilicifolia</i> ssp. <i>lyonii</i>	Catalina Cherry	8	48" Box	Standard, Low Branching Form. Submit photos of trees to Landscape Architect for approval.

Shrubs and Groundcovers

Botanical Name	Common Name	Quant.	Size	Notes
<i>Bromus carinatus</i>	California Brome	183	1 Gal	-
<i>Clematis ligusticifolia</i>	Creek Clematis	27	1 Gal	Train to existing fence with nursery tape.
<i>Elymus triticoides</i>	Alkali Rye	195	1 Gal	-
<i>Encelia californica</i>	Bush Sunflower	25	1 Gal	-
<i>Frangula californica</i>	Coffeeferry	31	5 Gal	-
<i>Heteromeles arbutifolia</i>	Toyon	6	5 Gal	-
<i>Muhlenbergia rigens</i>	Deer Grass	135	1 Gal	-
<i>Rubus ursinus</i>	California Blackberry	37	1 Gal	-
<i>Sisyrinchium bellum</i>	Blue Eyed Grass	5	1 Gal	-
<i>Stipa pulchra</i>	Purple Needle Grass	112	1 Gal	-
<i>Venegasia carpesioides</i>	Canyon Sunflower	33	1 Gal	-
<i>Carex praegracilis</i>	CA Meadow Sedge	1,196	4" Pot	Plant @ 30" O.C.

- Notes:
- All plants are California native plants and are either low or very low water use.
 - All plants shall be planted in gopher baskets constructed from gopher wire.

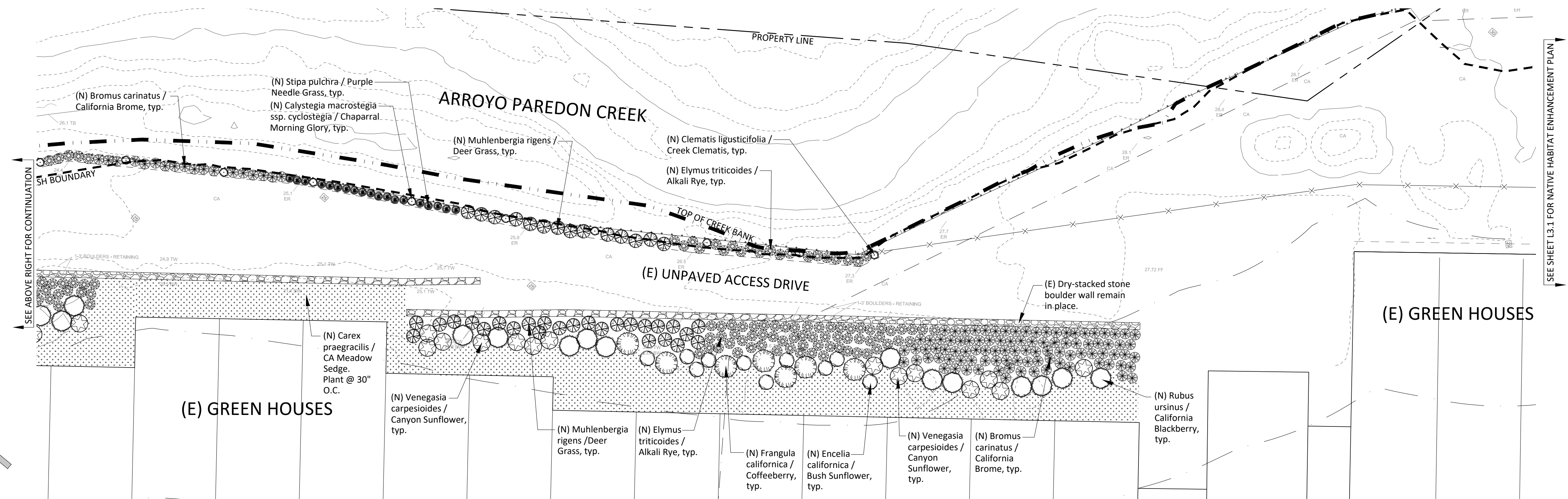
SEE SHEET L3.1 FOR NOTES, IRRIGATION EQUIPMENT, AND STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE CALCULATIONS AND INFORMATION.



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CREEKSIDE AREA NATIVE PLANTING PLAN



Date/ Issue

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Sheet 2 of 3

L3.2

TREES



Platanus racemosa
California Sycamore



Quercus agrifolia
Coast Live Oak

SHRUBS AND GROUNDCOVER



Artemisia californica
Sagebrush



Artemisia douglasiana
Mugwort



Artemisia douglasiana
Mugwort



Baccharis salicifolia
Mulefat



Baccharis salicifolia
Mulefat



Calystegia m. cyclostegia
Chaparral Morning Glory



Clematis ligusticifolia
Creek Clematis



Elymus triticoides
Alkalai Rye



Encelia californica
Bush Sunflower



Eriophyllum confertiflorum
Golden Yarrow



Frangula californica
Coffeeberry



Heteromeles arbutifolia
Toyon



Isocoma menziesii
Coastal Goldenbush



Lotus scoparius
Deerweed



Malosma laurina
Laurel Sumac



Muhlenbergia rigens
Deer Grass



Rosa californica
California Wild Rose



Rosa californica
California Wild Rose



Sambucus n. caerulea
Blue Elderberry



Scrophularia californica
California Figwort



Sisyrinchium bellum
Blue Eyed Grass



Stipa pulchra
Purple Needle Grass



Venegasia carpesioides
Canyon Sunflower



Carex praegracilis
California Meadow Sedge



Asclepias fascicularis
Narrow Leaf Milkweed



Bromus carinatus
California Brome



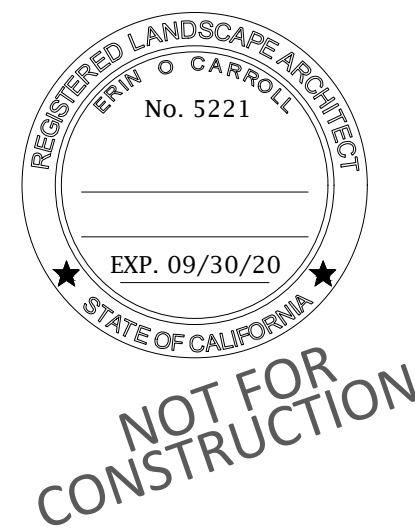
Rubris ursinus
CA Blackberry



Rubris ursinus
CA Blackberry



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PLANT IMAGES

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Sheet 3 of 3

L3.3