Appendix H

Resolution No. 89-102

Landscape Standards

RESOLUTION NO. 89-102

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVER CITY
APPROVING LANDSCAPE STANDARDS FOR WATER CONSERVATION

WHEREAS, the City Council of the City of Grover City is concerned with the potential shortage of water for our area due to drought conditions over the last few years; and

WHEREAS, the City Council is encouraging Grover City residents to help conserve precious water resources in any way possible;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Grover City does hereby approve and adopt "Landscape Standards for Water Conservation" attached as Exhibit "A" to encourage the use of water conserving plant materials and irrigation designs.

On motion by Council Member Munroe, second by Council Member Santos, and carried on the following vote, to wit:

AYES: Council Members Munroe, Santos, Comstock, Mayor Ekbom

NOES: None

ABSENT: Council Member Forister

the foregoing RESOLUTION NO. 89-102 was PASSED, APPROVED and ADOPTED this 5th day of September, 1989.

MAYOR DAVID R. EKBOM

ATTEST:

CITY CLERK

Appendix H

GROVER CITY
LANDSCAPE STANDARDS FOR WATER CONSERVATION

PURPOSE

All new development projects within Grover City are required to have attractive, water conserving landscaping. The climate of the Central Coast is a semi-arid, Mediterranean type which poses special landscape problems as well as opportunities. Therefore, homeowners, developers, landscape architects, contractors, designers, and others involved with landscape design need to make efficient use of the increasingly limited water supply through the use of sensible and carefully planned landscape and irrigation designs.

These Landscape Standards have been developed to explain the expectations and requirements for landscaping water conservation in new development. These standards will be used in review of all development projects.

INTENT

The intent of these Landscape Standards is to allow creative landscape designs while using water conserving techiques. The City is looking to conserve water through landscape designs that create a better balance between water supply and demand. Through use of these guidelines, the City intends to reduce the amount of water used for landscaping businesses, houses, apartments, and public buildings. There are a wide variety of plants, supplies and design techniques available which enhance the landscape while saving water. All new public and private developments must follow these standards and encourage water conserving landscaping.

PROCEDURE

There are three categories of projects within these landscape standards. All new development will fall under at least one or more of these categories depending on its size and complexity.

1. All Projects -- Includes all new development projects including those exempt from Planning Commission Review and additions or remodels of fifty percent (50%) or greater of the current assessed value of the improvements as shown on the latest assessor's tax roll book.

2. Small or Medium Size Projects -- Include residential development of 4 or fewer units and commercial or industrial projects on lots less than 50,000 square feet in size buildings.

3. Large Projects -- Include residential projects of 5 or more units, and commercial or industrial projects on lots 50,000 square feet in size or greater.

The Community Development Department Staff shall evaluate projects, for compliance to these standards, during the building plan check. All development projects shall be provided with 2 sets of landscape and irrigation plans that conform to these guidelines.

SUBMITTAL REQUIREMENTS

I. REQUIRED FOR ALL PROJECTS -- Landscape and irrigation plans drawn by a licensed landscape architect or contractor. The plans must show water conserving measures in sufficient detail and clarity to demonstrate that projects conform to the guidelines, including:

A. Planting Plan

1. Title block showing job address and name of applicant; name, phone number, and license number of landscape designer.

2. North arrow and scale.

3. Property lines including any easements.

4. Any existing and/or proposed structures, driveways, walkways, decks, patios, porches, fences, walls, etc.

5. Show any existing landscaping and other natural features. Show any trees to be removed (indicate type and size).

6. Show all new landscaping materials being proposed. Include the location, type, size, quantity and species of plant materials including the common plant names. Also indicate mature sizes of all proposed trees.

7. Show the location, size and depth of all on-site retention basins (where applicable).

B. Irrigation Plan

1. Scale and north arrow.

2. Job address, applicant name; name, phone and license number of landscape designer.

3. Property lines including any easements.

4. All existing or proposed structures, driveways, walkways, decks, patios, porches, fences, walls, etc.

5. Location of water service and meter(s).

6. Location, size, and type of irrigation components. Also show the location of backflow prevention device(s), (indicate brand and model #).

7. Show drip lines, bubblers, spray heads, etc. (indicate spray patterns, brand and model #).

8. Show location of automatic controller(s) and electric control valve(s), (indicate brand and model #).

9. Show location, size and depth of all on-site retention basins (where applicable).

II. REQUIREMENTS FOR SMALL AND MEDIUM SIZE PROJECTS

In addition to the above information, the following should also be provided for all projects requiring Planning Commission approval.

A. Planting Notes -- Describing how the landscape design will meet needs of the site and proposed use, for example, screening, erosion control, and water conservation.

B. Irrigation Notes -- Include notes or written description explaining the water conserving measures used in the irrigation design.

III. REQUIREMENTS FOR LARGE PROJECTS

In addition to the above requirements the following should be included on the planting and irrigation plans:

A. Maintenance Program -- Describe the general maintenance procedures including frequency and responsibilities for watering, replanting, irrigation equipment repair and programming, weed control and fertilizing.

B. Planting and Irrigation Details -- Show planting, irrigation, staking and other applicable details which explain the landscape design and or water conservation measures.

DROUGHT RESISTENT PERENNIAL FLOWERING PLANTS, SHRUBS AND GROUNDCOVERS

PERENNIAL FLOWERING PLANTS	COMMON NAME
Achillea Ageratifolia	Greek Yarrow
Achillea Clauennae	Silvery Yarrow
Achillea Umbellata	
Achillea "Moonshine"	
Agapanthus	Lily of the Nile
Aloe	
Armeria Maritima	Common Thrift
Artemesia Absinthium "Lambrook Silver"	Common Wormwood
Artemesia Ludoviciana	Silver King
Artemesia "Powiscastle"	
Aurinia Saxatilis "Citrina"	
Balotta	
Bultonia Asteroides "Snowbank"	
Calamagrotis Fuliosa	
Centrathus Ruber	Jupiter's Beard
Cerastium Bieberstenii	
Cerastium Tomentosum	Snow in Summer
Convolvulvus Cneorum	Bush Morning Glory
Convolvulvus Mauritanicus	Ground Morning Glory
Cotinus Coggyoria "Pupureus"	Smoke Tree
Dietes Vegeta	
Echeveria	
Erigeron Glaucus	Beach Aster/Seaside Daisy
Erigeron "Moerheimii"	
Eriogonum Giganteum	St. Catherine's Lace
Eriogonum Umbellatum	
Eryngium Eburneum	Sea Holly
Euphorbia Characias Wulfenii	
Euphorbia Griffithii "Fireglow"	
Euphorbia Rigida	
Felecia Amelloides	Blue Marguerite
Festuca Amethystina	
Festuca Californica	
Festuca Idahoensis	
Gaura Lindheimeri	Gaura
Helianthemum	Sunrose
Helichrysum	
Helictotrichon Sempervirens	
Heuchera Bressingham Hybrids	Alum Root/Coral Bells
Iberis Sempervirens "Snowflake"	Evergreen Candytuft
Iris "Canyon Snow"	
Iris, Tall bearded	
Kniphofia	Red Hot Poker/Torch Lily
Lavandula Augustifolia "Hidcote"	
Lavandula Angustifolia "Munstead"	

PERENNIAL FLOWERING PLANTS	COMMON NAME
Lavandula Dentata	French Lavender
Lavandula Stoechas Nana	Spanish Lavender
Lechenaultia Bilboa	
Leonothus Leonurus	Lion's Tail
Libertia	
Lithodora Diffusa "Grace Ward"	
Lobelia Erinus	
Malva Alcea "Fastigata"	
Nepeta	
Onosma Tauricum	Golden Drops
Penstemon Meterophyllus	Blue Bedder
Penstemon Spectabilis	
Penstemon "Evelyn"	
Penstemon "Holly's White"	
Penstemon "Huntington Pink"	
Penstemon "Midnight"	
Perovskia Atriplicifolia	
Phlomis Russeliana	
Phlox Douglasii "Rosea"	
Phlox Drommondii	Annual Phlox
Phlox Subulata	Moss Pink
Phormium	New Zealand Flax
Plecostachys Serpyllifolia	
Puya	
Romneya Coulteri	Matilisa Poppy
Rudbekia	
Ruta Graveolens	Rue, Herb of Grace
Salvia Clevelandii	
Salvia Farinacea "Victoria"	Mealycup Sage
Salvia Haematodes	
Salvia Leucantha	
Salvia Officinallis "Purpurea"	Garden Sage
Salvia Sclarea	Clary Sage
Santolina Virens	
Scabiosa Columbaria	Pincushion Flower
Senecio Bicolor (Cineraria)	Dusty Miller
Senecio Bicolor "Cirrus"	
Senecio Leucostachys	Candidissimus
Senecio "Sunshine"	
Sisyrinchium	
Sollya Heterophylla	Australian Bluebell Creeper
Stachys Byzantina "Silver Carpet"	
Stipa Cernua	
Stipa Gigantea	
Teucrium Chaemedrys	Germander
Teucrium Fruticans	Bush Germander
Thymus "Peter Davis"	Thyme
Verbascum	Mullein

PERENNIAL FLOWERING PLANTS	COMMON NAME
Verbena Bonariensis	
Veronica Incana	Speedwell
Yucca Whipplei	Our Lord's Candle
Zauschneria Californica	California Fuschia/Hummingbird Flower

GROUNDCOVERS	
Artriplex Semibaccata	Australian Saltbush
Baccharis Pilularis	Dwarf Chaparral Broom
Carpobrothus Edulis	Ice Plant
Ceanthos Griseus "Compacta"	Wild Lilac
Ceanthos Griseus "Horizantalis"	Yankee Point
Artemisia Schmidtiana	Silver Mound
Arctostaphylos Edmundsii	Carmel Sur
Gazania Spp.	
Cotoneaster Dammeri	Bearberry Cotoneaster
Myoporum Debile	Myoporum
Pyracantha "Santa Cruz"	

SHRUBS	
Artemisia Abrotanum	Southernwood
Artriplex Canescens	Saltbush
Artriplex Lentiformis	Quailbush
Berberis Mentorensis	Barberry
Buddleia Alternifolia	Butterfly bush
Catha Edulis	Khat
Ceanothus Megacarpus	Big Pod Ceanothus
Cistus Laurifolius	Laurel Rockrose
Correa Pulchella	Australian Fuschia
Cotoneaster	
Echium Fastousum	Pride of Madiera
Mahonia Aquifolium	Oregon Grape
Ribes Viburnifolium	Catalina Perfume
Rosemarinus Officinalis	Rosemary

DROUGHT RESISTANT LARGE SHRUBS, SMALL TREES (10-20 feet)

SHRUB OR TREE	COMMON NAME
Acacia Cyclops	
Acacia Longifolia	
Acacia Verticillia	
Arbutus Unedo	Strawberry Tree
Ceanothos	Frosty Blue
Ceanothus Arboreus	Wild Lilac
Chamaerops Humilis	Mediterranean Fan Palm
Cortaderia Selloana	Pampas Grass
Cotoneaster Salicifolia	Willowleaf Cotoneaster
Dendromecon Harfordii	Island Bush Poppy
Dodonaea Viscosa	Hop Seed Bush
Eucalyptus Grossa	Coarse Flowered Mallee
Eucalyptus Lehmannii	Bushy Yate Tree
Garrya Fremonti	Fremont Silktassel
Melaleuca Armillaris	Dropping Melaleuca
Phorium Tenax	New Zealand Flax
Plumbago Capensis	Cape Plumbago
Prunus Ilicifolia	Hollyleaf Cherry
Yucca Aloifolia	Spanish Bayonet Yucca
Rhus Integrifolia	Lemonade Berry
Fremontodendron Californicum	Common Flannel Bush
Heteromeles Arbutifolia	Toyon