

November 9, 2020

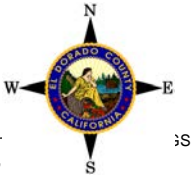
CUP20-0009

Exhibit A - Location Map

- County Outline
- Highway Labels
- Highways
- Major Roads
- Major Roads
- Minor Roads

- Cities
- Parcels

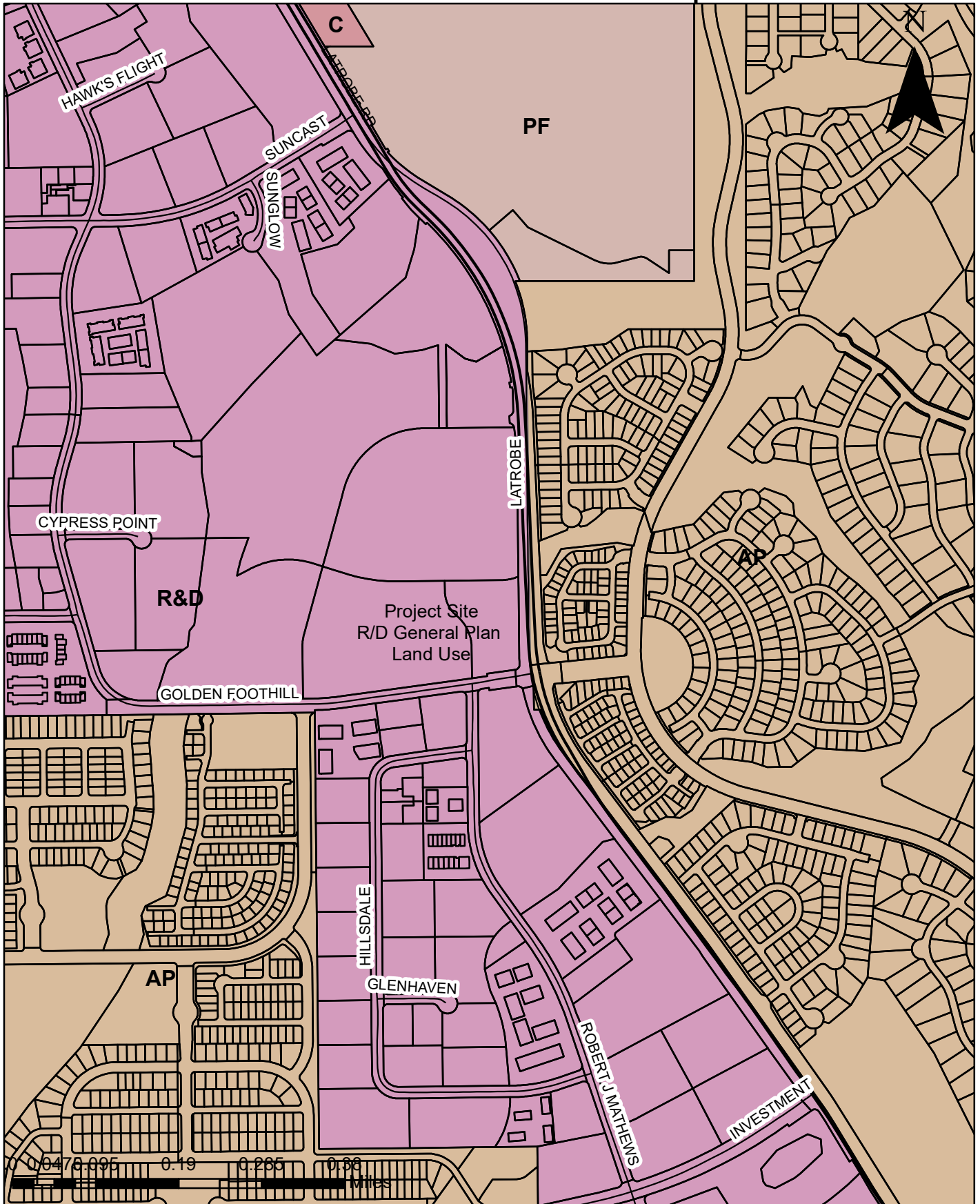
Sources: Esri, HERE, Garmin, Intermap, inccremer
FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,



0 100 200 300 400 Feet

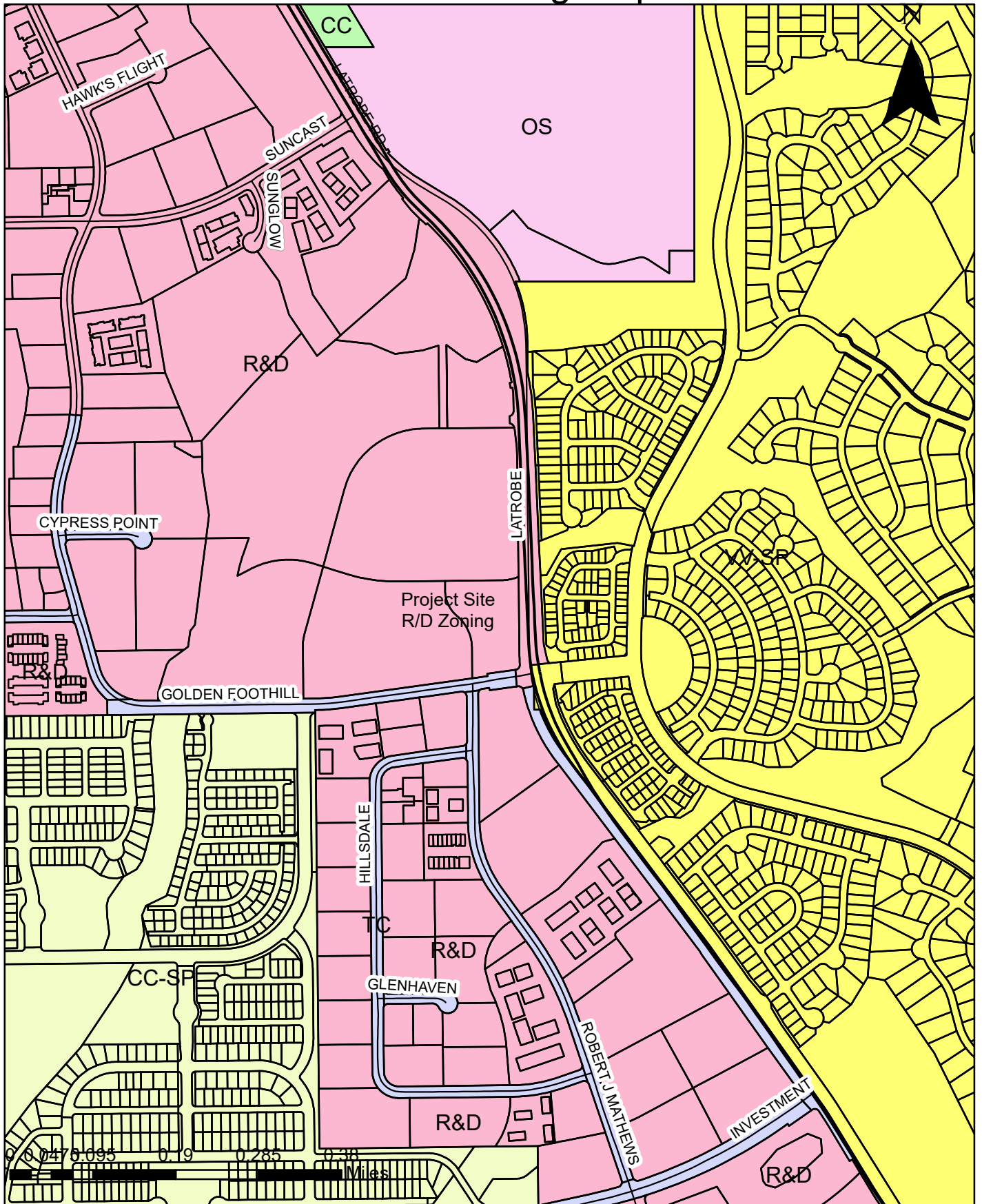
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Exhibit B - General Plan Map



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Exhibit C - Zoning Map



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PLANNING DEPARTMENT

Planting Legend

Planting Legend	Plant Name	Water Use
CANOPY TREE (Selection Optional)	24" Box CHINESE PISTACHE	Low
	QUERCUS	Low
	VALLEY OAK	Low
	CALIFORNIA PEPPER	Low
SMALL ACCENT TREE (Selection Optional)	24" Box WESTERN REDWOOD	Low
	ARBUTUS MENZIESII	Low
LARGE SHRUB (Selection Optional)	18" Gal STRAWBERRY TREE	Low
	MANZANITA	Low
	WILD LILAC	Low
	TREE MALLOW	Moderate
	SUGAR BUSH	Low
	COFFEESBERRY	Low
	ROSE	Low

Planting Legend	Plant Name	Water Use
MEDIUM SHRUB (Selection Optional)	24" Box Callistemon v. 'Little John'	Low
	DWARF IRIDIACEAE	Low
	LEUCOPHYLLON	Low
	PHLOX	Low
	SPRENGELIA	Low
	TEUCARIUM	Low
SMALL SHRUB (Selection Optional)	18" Gal SCARVOLA	Moderate
	LAVANDER	Low
	GERMANDER	Low
	COYOTE BUSH	Low

WATER EFFICIENT LANDSCAPE STATEMENT

The irrigation system shall be designed to meet current water efficient standards and State Water Efficiency Ordinance AS 1881 as required by local jurisdictions while achieving the goal of effectively providing the landscape with water by the means of high efficiency spray irrigation to the turf and ground cover areas and drip irrigation bubblers to restrict shrub planting and shrub mass planting area as applicable.

Irrigation systems shall be designed to accommodate recycled water where available either currently or in the future as directed by the Local Water Purveyor. Recycled water systems shall be designed in accordance with local and state codes.

Irrigation systems for landscapes greater than 5,000 SF shall have a dedicated water meter for irrigation.

A water efficient landscape work sheet shall be included with hydrozone information table, water budget calculations and irrigation operating schedules.

A note of the end of the self-regulating irrigation controller shall be specified for this project to automatically control the water allocated to each valve grouped per individual hydrozone based on plant type and exposure. This shall include rain and flow sensors as applicable for a higher level of water conservation.

Tree bubblers shall be included on separate circuits to isolate the irrigation to trees and provide deep watering to promote a deeper root zone.

Spray irrigation systems for ground cover areas greater than 10' wide in any direction shall be designed with commercial series spray heads with high efficiency nozzles that include internal check valves and pressure compensating devices. The heads shall be designed in a head to head layout to achieve an even level of precipitation throughout the irrigation system. The nozzles will deliver water at a minimum of 70% efficiency with a low precipitation rate that matches the infiltration rate of the soil.

The drip irrigation system will incorporate pressure compensating drip bubblers with 1/2" drip tubes to each plant which delivers water at 80% efficiency or an application rate that matches the soil type.

