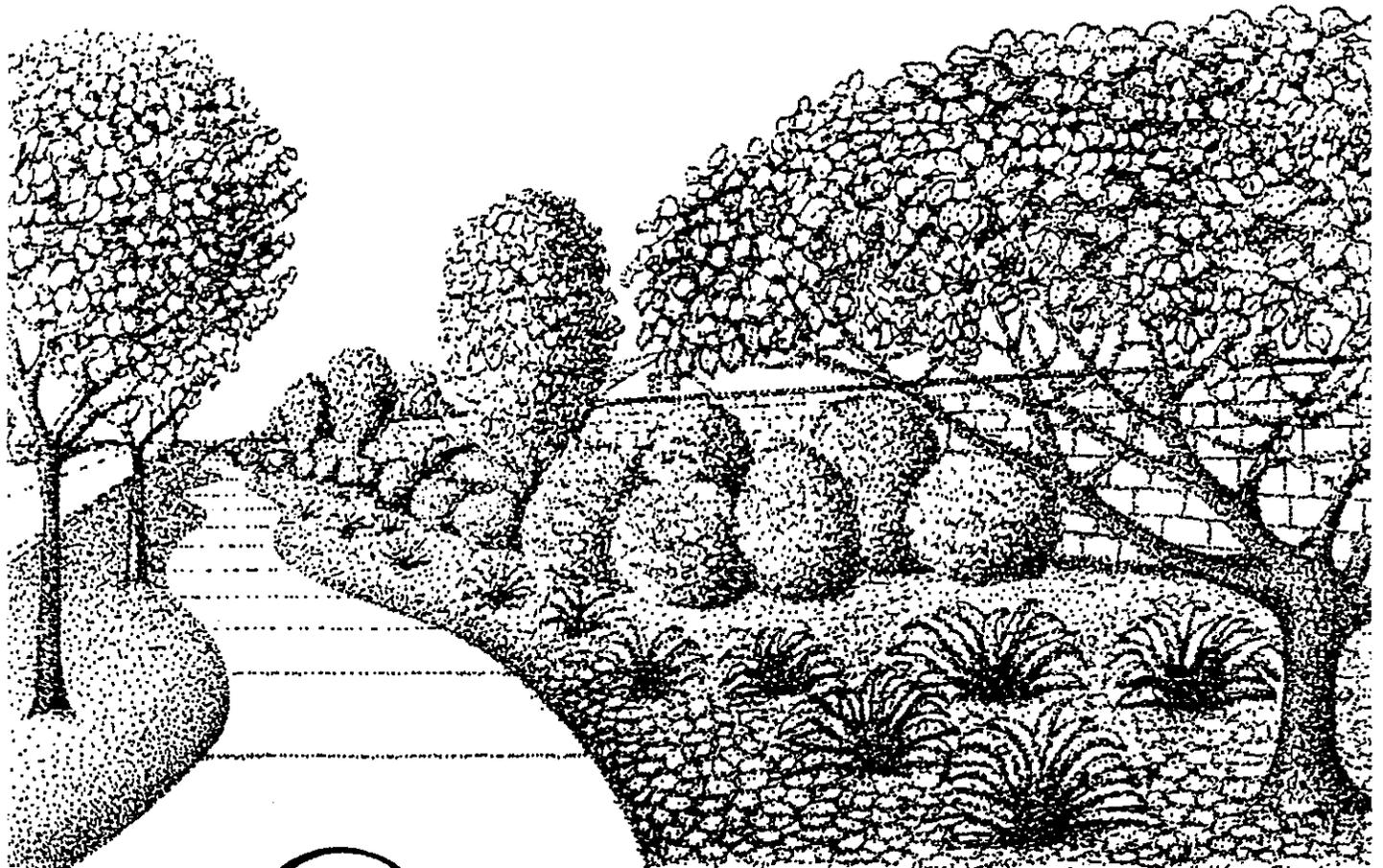

LANDSCAPE STANDARDS



Parks and Recreation Department

April, 1986

Revised July 1988

THIS JULY 1988 REVISION OF THE LANDSCAPE STANDARDS
INCORPORATES THE FOLLOWING RESOLUTIONS:

RESOLUTION #9038 - ADOPTED 7-1-86

RESOLUTION #9301 - ADOPTED 10-13-87

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 8991

RESOLUTION DECLARING INTENTION TO
ESTABLISH LANDSCAPE STANDARDS.

WHEREAS, it is the intention of the City Council that all open areas
(not paved or build upon) shall be landscaped, and

WHEREAS, the City Council wishes to beautify the City through
standardized landscaping.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD RESOLVES AS
FOLLOWS:

1. That all new and certain remodeled developments which have open space
shall be landscaped.
2. That the City Council adopt the "Landscape Standards" as documented by the
Parks and Recreation Department, and that this shall include any and all
work related to or affecting the planting, irrigation, and maintenance of
landscaped areas within the City.

Passed and adopted this 1st day of April 1986 by the following
vote:

AYES: COUNCILMEMBER LOPEZ, MARON, PLISKY, TAKASUGI, JOHS

NOES: NONE

ABSENT: NONE


Nao Takasugi
Mayor

ATTEST:


Mabi Plisky
City Clerk

LANDSCAPE STANDARDS

INTRODUCTION:

The City of Oxnard has an ideal coastal climate which offers opportunities for creativity and abundance in landscape design. We encourage those wishing to develop property within the City to plan beautiful landscapes as part of their development.

The City requires a uniform landscape treatment for all major streets and along the street frontage of developed property. In addition, the City requires complete landscaping throughout developed properties.

CRITERIA:

The City has formulated landscape and irrigation standards which are intended to assure that landscaping meets the following criteria:

1. A HIGH LEVEL OF LANDSCAPE QUALITY.
2. AN ABUNDANT QUANTITY OF ATTRACTIVE AND COLORFUL PLANTS.
3. CONSERVATION OF WATER BY USE OF DROUGHT TOLERANT PLANTS AND WATERSAVING IRRIGATION SYSTEMS.
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I. LANDSCAPE DEVELOPMENT

A. GENERAL REQUIREMENTS:

1. LANDSCAPING REQUIRED - Landscaping shall be required of all residential, commercial, and industrial properties. It shall be the responsibility of the Parks and Recreation Department to regulate and control the scope, quantity, and quality of all landscape development within the City, including, but not limited to, that pertaining to street trees, open areas, parking lots, front yards, walls and fences, residential tract entries, parkways, parks, and medians.
2. LANDSCAPE PLANS REQUIRED - Landscaping is required by the City for all projects undertaken within the City. Landscape and irrigation plans are required and shall be approved prior to the development of the project. Quantity and location generally established by the zoning ordinance.
 - a. All landscape plans and specifications for landscaping and irrigation shall be prepared by a Landscape Architect registered in the State of California.
 - b. All irrigation plans must also be approved by Public Works Department.
 - c. All landscape plans shall contain the following information:
 - (1) Scale & North arrow clearly indicated on each plan.
 - (2) Title block, including applicant's name and telephone number, Landscape Architect's name, address, and telephone number.
 - (3) Names of all streets adjacent to site.
 - (4) Tract number or Special Use Permit number or Planned Unit Development number.
 - (5) Site plan indicating location of all plants. Plants shall be individually or key identified. Site plan shall identify all other physical site improvements including but not limited to structures, driveways, walls, landscape curbing, walls, and other ground appurtenances. Site plan shall also identify all existing structures and all existing plants.
 - (6) Plant list identifying proposed plant types using common and botanical names, quantities, sizes, and any appropriate remarks.
 - (7) Shrub planting and tree staking details including planting specifications.

- (8) Irrigation plan indicating location of all irrigation equipment which shall be individually or key identified.
 - (9) Irrigation equipment list with manufacturer's part number, diameter of water throw, gallons per minute, and pounds per square inch information.
 - (10) Irrigation equipment installation details and specifications.
 - (11) Irrigation system design pressure (static PSI available from City water main). Maximum GPM demand.
 - (12) Irrigation system water meter size and service line size.
 - (13) Total square footage of landscape area.
- d. The following notes must appear on the landscape plan (planting plan):
- (1) Completed landscape and irrigation systems must be inspected and approved by the Landscape Architect (plan preparer).
 - (2) Upon completion of landscaping and approval by the Landscape Architect, City of Oxnard, Parks Division must be contacted for an inspection based on the approved plans. Only after completed landscape and irrigation systems are inspected and approved by the Department of Parks and Recreation, can a certificate of occupancy be issued by the City.
 - (3) Changes to landscaping and/or irrigation must be approved by Parks and Recreation Department prior to installation.
 - (4) The landscape contractor shall screen the irrigation controller and backflow device with shrubs, 5 gallon size (minimum).
 - (5) All street, median and parkway trees shall be approved by the City's Parks and Recreation Department prior to planting. The Parks Division is to be notified not less than 48 hours in advance of the planting so an inspector can be present, and trees shall not be planted until inspected.
 - (6) All construction shall conform to appropriate sections of the Standard Specifications of Public Works Construction, Latest Edition, on public property (medians and parkways only).

3. LANDSCAPE PLAN AND CONSTRUCTION REVIEW PROCESS - The City's Parks and Recreation Department requires complete landscape and irrigation plans for each project. The plans and construction are reviewed according to the following steps:
- Step 1 - Plans are prepared by a Landscape Architect registered in the State of California and submitted to the City's Community Development Department, Building & Safety Division, as a part of the project construction documents.
 - Step 2 - Plans are reviewed by the Parks and Recreation Department; approved or denied and the owner is informed.
 - Step 3 - Landscape and irrigation is constructed in conformance with approved plans.
 - Step 4 - Landscape and irrigation is inspected by Landscape Architect who prepared plans.
 - Step 5 - After written approval by the Landscape Architect (Appendix H), Parks and Recreation Department inspects and approves complete landscape construction.
 - Step 6 - The Parks and Recreation Department will notify the City's Community Development Department, Building Services, so certificate of occupancy may be issued.
4. PRESERVATION OF EXISTING TREES - Where the site contains existing trees, a special effort shall be made to preserve them in accordance with the following requirements:
- a. Trees in a healthy condition shall be protected and preserved.
 - b. Removal of healthy trees of a height of six feet or more shall be done only with approval of the Parks and Recreation Department. Tree replacement may be required.
 - c. Agricultural tree rows (wind breaks) shall not be removed unless authorized by the Parks and Recreation Department or the City Council. These trees are not only an important part of the City's urban forest, but are considered historical reminders of Oxnard's agricultural heritage as well. Adequate measures shall be taken to mitigate any danger to the preservation or health of the tree rows. If agricultural tree rows (wind breaks) cannot be preserved, based upon receipt of a report from a certified arborist stating that the trees are no longer in a healthy condition, the trees may be removed with written approval by the Parks and Recreation Department or the City Council. Tree rows authorized for removal shall be replaced and/or additional landscape enhancement shall be provided as approved by the Parks and Recreation Department.

- d. Agricultural fruit or nut trees that are in a healthy condition shall be maintained where feasible. Where orchards are no longer used for agricultural production, trees may be removed with approval of the Parks and Recreation Department upon receipt of a report from a qualified expert such as a botanist, arborist, horticulturist, or landscape architect stating that the trees are no longer in a healthy condition or cannot feasibly be preserved.
- e. Trees to be preserved shall be protected during construction operations by the use of barricades or fencing large enough to include everything inside the outer edge or dripline of the tree and conspicuous enough to be seen easily by operators of trucks and heavy equipment.
- f. No grade changes shall be made around existing trees without approval of the Parks and Recreation Department. Retaining walls shall be used when changing existing grades around specimen trees.
- g. Tree roots shall be protected and preserved where possible. Tunneling shall be used to avoid damaging roots where construction in the immediate area is necessary. No trenching of tree roots within twenty feet of the trunk shall be performed without approval of the Parks and Recreation Department.
- h. Chemical poisoning and run-off from petroleum products, lime and mortar, fertilizers, pesticides, soil sterilants, or the washing of equipment designed to apply these materials shall be prohibited, within the dripline of trees to be preserved.

B. MULTI-UNIT RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL LANDSCAPE STANDARDS:

The following standards shall be considered as minimum requirements for plan approval.

1. STREET TREES (REQUIRED ALONG ALL CITY STREETS)

- a. All standard trees shall have comparatively straight trunks, well-developed leaders, and tops and roots characteristic of the species or variety. All trees must be free of insects, disease, mechanical injuries and other objectionable features at the time of planting.
- b. Species shall be designated by Parks Division, and size shall be 24" box size or as approved.

- c. The Parks Division is to be notified not less than 48 hours in advance of the planting so an inspector can be present, and trees shall not be planted until inspected.
- d. Any person or firm contracting to plant street trees shall post a performance bond guaranteeing the faithful performance of all irrigation and tree maintenance for a one-year period. Such bond shall be of an amount equal to the cost of said planting, irrigation and maintenance as determined by the Parks Division.
- e. Every tree is to be maintained so that it complies at the end of end of that one-year period with those standards defined in Section 1.a. above. Maintenance practices shall conform to those standards defined in this manual under Section II. LANDSCAPE MAINTENANCE.
- f. Trees located in parkways shall be planted per City "Street Tree in Parkway, Tree Planting Detail" (Appendix A).
- g. Where monolithic sidewalks are designated, the trees shall be planted in cutouts adjacent to curb as approved by Parks and Recreation Department "Street Tree in Sidewalk, Tree Planting Detail" (Appendix B). Street trees planted in cutouts shall be provided with automatic irrigation to each tree. A construction joint shall be installed 5'-0" each side of cut out.
- h. Where monolithic sidewalks are less than 7'-6" Wide, street trees must be planted 5' behind sidewalk.
- i. Minimum quantity shall be determined by dividing length of property line along street frontage by 40 (including driveways).

Examples:

- (1) Length of property line = 50' divided by 40 = 1.25 = 1 street tree required, and 60' divided by 40 = 1.5 = 2 street trees required.
- (2) Length of property line = 185' divided by 40 = 4.6 = 5 street trees required.
- j. Street trees shall be uniformly spaced or planted in groups with 75' (maximum) spacing between groups.
- k. Allow 50' clearance between trees and street corner curblines.
- l. Allow 10'-15' clearance where possible between street trees and fire hydrants, and meter boxes. Where possible, allow 30' clearance between street trees and street lights.

2. OPEN AREAS

- a. All open areas around and between buildings/structures and paved areas shall be landscaped with some combination of trees, shrubs, and ground cover or lawn (it is recommended that lawn not exceed 40% of open area). Relative quantities of these three types of plants may change according to variables concerning space and location, but a reasonable mixture (subject to approval by the Parks and Recreation Department) must be achieved.
- b. Landscape design should be attractive, colorful, well coordinated with other architectural and paving elements and abundant in plant coverage. (City reserves the right to modify plans in quantity and quality of landscaping.)
- c. Trees shall have comparatively straight trunks, well-developed leaders, and tops and roots characteristic of the species or variety. All plants must be free of insects, disease, mechanical injuries, and other objectionable features at the time of planting.
- d. Trees shall be 24" box size (minimum), or approved equal, drought tolerant species and planted per City "Street Tree in Parkway, Tree Planting Detail" (attached).
- e. A minimum of two (2) 36" box trees shall be incorporated into the landscape treatment at each entry as follows:
 - (1) Multi-unit residential developments.
 - (2) Commercial or industrial projects which have a Citywide code requirement of 40 or more parking spaces.
- f. Shrubs and vines shall be 5 gallon size (minimum) and drought tolerant species.
- g. Ground cover shall be evergreen and colorful, drought tolerant species and planted from flats at 12" O.C. (maximum) spacing. Ground cover may be a container plant at approved spacing with an additional nurse-crop planting which will cover the ground in 12 months.
- h. Exotics (Palms, etc.) sizes shall be as approved.
- i. Automatic irrigation system shall be provided.
- j. All hardware, equipment enclosures, vents, etc. in open areas shall be completely screened with shrubs, and/or vines, 5 gallon size (minimum), this includes irrigation controllers, trash enclosures, electrical transformers and or backflow devices. City reserves the right to modify plans to assure complete screening. Landscaping shall not interfere with safe site distance for vehicles.
- k. All backflow devices and locations must be approved by Public Works Water Division (805) 984-4702.

- l. Parkway treatment shall be per Section D., 2., NON-RESIDENTIAL PARKWAYS.
 - m. Any landscape slope steeper than 4:1 shall have an erosion control material approved by the Parks and Recreation Department.
3. PARKING LOT - All open unpaved areas within parking lots shall be landscaped in accordance with the following requirements:
- a. All landscaped areas shall comply with City of Oxnard Parking Ordinance: Parking Regulations and Standards for Parking Lot Design by the City of Oxnard Community Development Department.
 - b. In perpendicular planters in parking areas, the following shall be considered minimum:
 - (1) One (1) tree for each landscape planter where required in single loaded parking bay.
 - (2) Two (2) trees for each landscape planter where required in double loaded parking bay.
 - c. Peripheral landscaping shall include one tree for each forty (40) lineal feet of property line.
 - d. Parking lot planters shall be landscaped with trees; 24" box size (minimum) and shrubs; 5 gallon size (minimum) of drought tolerant species.
 - e. Landscape treatment on ground shall be ground cover, evergreen, colorful, and drought tolerant species planted from flats at 12" O.C. spacing (maximum). (No lawn is allowed in parking lot planter areas.) Ground cover may be a container plant at approved spacing with an additional nurse-crop (seeded) planting which will cover the ground in 12 months.
 - f. A 36" high visual barrier shall be provided to screen parked cars from City streets. Barrier may be a wall, or earth berm with additional planting to a 36" height as measured from the top of the parking lot curb. Suitable sight-distance shall be maintained at corners and driveways.
 - g. All hardware, equipment enclosures, trash enclosures, electrical vents, etc. in parking lot planters shall be completely screened with shrubs and/or vines, 5 gallon size (minimum), this includes irrigation controllers and backflow devices. (City reserves the right to modify plans to assure complete screening).
 - h. Parking lot planters shall be irrigated with an automatic sub-surface or drip/trickle, or bubbler or flat pop-up stream spray head irrigation system. The design of such a system shall be to eliminate overspray onto paved areas. Concrete curb enclosing planter shall have joints sealed to prevent water from leaking onto pavement.

- i. All backflow devices and locations must be approved by Public Works Water Division (805) 984-4702.
- j. Any landscape slope steeper than 4:1 shall have an erosion control material approved by the Parks and Recreation Department.

4. WALL AND FENCE LANDSCAPING

- a. All free standing walls and fences, which face City streets, i.e. patios, pools, spas, and equipment/trash enclosures, etc., shall be completely screened with plants which provide continuous coverage to the height of the structure.
- b. Plants shall be evergreen, colorful, and drought tolerant species; 5 gallon size (minimum). Vines should be planted at 10' O.C. spacing (maximum) and securely attached to wall per City "Vine Planting Detail" (attached).

5. CURB AROUND OPEN LANDSCAPE AREAS

- a. A 6" high x 6" wide concrete curb is required around all open landscape areas which slope toward a City street and/or sidewalk and which are planted with ground cover. Finish grade shall be 2" below top of curb (this excludes lawn).

C. RESIDENTIAL LANDSCAPE STANDARDS: (SINGLE-FAMILY RESIDENCES)

The following standards shall be considered as minimum requirements for plan approval.

1. RESIDENTIAL PARKWAYS (ALONG EACH SIDE OF CITY STREETS)

- a. Shall be planted with street trees and lawn only. No shrubs, ground cover, or permanent paving materials are permitted in parkways.
- b. Parkways shall be watered by an approved irrigation system.
- c. All standard trees shall be comparatively straight trunks, well-developed leaders, and tops and root characteristic of the species or variety. All trees must be free of insects, disease, mechanical injuries and other objectionable features at the time of planting.
- d. Species shall be provided by developers as designated by Parks Division, and size shall be 24" box size or approved by Parks and Recreation Department.
- e. The Parks Division is to be notified not less than 48 hours in advance of the planting so an inspector can be present, and trees shall not be planted until inspected.
- f. Any person or firm contracting to plant street trees shall post a performance bond guaranteeing the faithful performance of all irrigation and tree maintenance for a one-year period. Such bond shall be of an amount equal to the cost of said planting, irrigation and maintenance as determined by the Parks Division.

- g. Every tree is to be maintained so that it complies at the end of that one-year period with those standards defined in Section 1.a. above. Maintenance practices shall conform to those standards defined in this manual under Section II. LANDSCAPE MAINTENANCE.
- h. Trees located in parkways shall be planted per City "Street Tree in Parkway, Tree Planting Detail" (Appendix A).
- i. One (1) tree required at the front of each residence, and two (2) trees required at the side of each residence if located on a corner lot.
- j. Any landscape slope steeper than 4:1 shall have an erosion control material approved by the Parks and Recreation Department.

2. FRONT YARDS (AND SIDE YARDS ON CORNER LOTS)

- a. All open areas shall be landscaped with some combination of trees, shrubs, ground cover or lawn. (Lawn shall not exceed 75% of front yard, and a drought tolerant variety of grass must be specified.) The City reserves the right to modify plans in quantity and quality of landscaping.
- b. Trees shall have comparatively straight trunks, well-developed leaders, and tops and roots characteristic of the species or variety. All plants must be free of insects, disease, mechanical injuries, and other objectionable features at the time of planting.
- c. Trees shall be 24" box size (minimum) and shrubs shall be 5 gallon size (minimum), both shall be drought tolerant species or as approved by Parks and Recreation Department.
- d. Ground cover shall be evergreen and colorful, drought tolerant species, planted from flats at 12" O.C. spacing (maximum).
- e. Shrubs and vines shall be 5 gallon size (minimum), and of drought tolerant species.
- f. An approved irrigation system shall be provided.
- g. Any irrigation system shall be accessible, but screened from view by plants.
- h. All backflow devices and locations must be approved by Public Works Water Division (805) 984-4702.
- i. Any landscape slope steeper than 4:1 shall have an erosion control material approved by the Parks and Recreation Department.

3. WALL OR FENCE LANDSCAPING AT CORNER LOT CONDITION (WHERE SPACE OCCURS BETWEEN END WALLS AT CORNER LOTS AND CITY SIDEWALK)

- a. Open space (between sidewalk and fence) shall be planted with a combination of street trees, shrubs, vines, and ground cover or lawn. Landscaping shall not interfere with safe site distance for vehicles.
- b. Vines shall be planted next to a wall or fence, 5 gallon size (minimum) @ 10' O.C. spacing (maximum). Vines shall be securely attached to wall or fence per City "Vine Planting Detail" (attached).
- c. An approved irrigation system shall be provided.

D. STREET MEDIAN AND NON-RESIDENTIAL PARKWAY LANDSCAPE STANDARDS:

The following standards shall be considered as minimum requirements for plan approval.

1. MEDIANS - the landscape treatment shall dominate the streetscape.

a. TREES:

- (1) All trees shall have comparatively straight trunks, well-developed leaders, and tops and roots characteristic of the species or variety. All trees must be free of insects, disease, mechanical injuries, and other objectionable features at the time of planting.
- (2) Parks Division shall designate the species of tree to be planted.
 - (a) Coral Tree (*Erythrina caffra*), 24" box (minimum) size, 6'-7' height x 5'-6' spread (minimum), standards only.
 - (b) Palms to be designated by Parks and Recreation Department. Palms shall be *Washingtonia robusta*, or *Erythea edulis*, or *Arecastrum romanzoffianum*, minimum 6 foot clear trunk as measured from the ground line to the base of the growing bud. (City reserves the right to modify plans in quantity and size to assure quality landscaping).
- (3) The Parks Division is to be notified not less than 48 hours in advance of the planting so an inspector can be present, and trees shall not be planted until inspected.
- (4) Any person or firm contracting to plant median trees shall post a performance bond guaranteeing the faithful performance of all irrigation and maintenance for a one-year period. Such bond shall be of an amount equal to the cost of said planting, irrigation, and maintenance as determined by the Parks Division.

- (5) Every tree is to be maintained so that it complies at the end of that one-year period with those standards defined in Section D.1.a. above. Maintenance practices shall conform to those standards defined in this manual under Section II., LANDSCAPE MAINTENANCE.
- (6) Trees shall be planted in irregular groups along center of median at 25' to 30' spacing (minimum), with 75' spacing (maximum) between groups.
- (7) Minimum quantity shall be determined by dividing length of median (planting area) by 40.
- (8) Allow 100' visual clearance at end of median, except, allow 20' visual clearance from end of patterned concrete paving (see Item D., l., g.). Allow 30' visual clearance to street lights.
- (9) Any landscape slope steeper than 4:1 shall have an erosion control material approved by the Parks and Recreation Department.

b. SHRUBS:

- (1) Shrubs shall be chosen from the following list:

India Hawthorne (*Raphiolepis Indica*)
'Enchantress' - 5 gallon size (minimum).

Pittosporum Tobira 'Wheeler's Dwarf' - 5 gallon size (minimum).

Lily-of-the-Nile (*Agapanthus Africanus*) - 1 gallon size (minimum).

Daylily (*Hemerocallis*) evergreen hybrid varieties - 1 gallon size (minimum).

Fortnight Lily (*Dietses Vegata*) - 1 gallon size (minimum).

Sea Lavender (*Limonium Perezii*) - 1 gallon size (minimum).

Other shrubs - as approved by Parks Division.

- (2) Minimum Quantity:

Each 100' of length X 15' width median shall be planted with 30 - 5 gallon size shrubs (minimum) and 40 - 1 gallon size shrubs (minimum).

c. GROUND COVER:

- (1) Sixty percent (60%) of median shall be planted with *Gazania Splendens* 'Mitsuwa Yellow' at 12" O.C. spacing (maximum).

(2) The remaining area shall be planted with ground cover(s) designated by the Parks Division.

(3) Ground cover shall be evergreen, colorful, and drought tolerant species, planted from flats at 12" O.C. spacing (maximum).

d. GRADING:

(1) Medians shall be continuously mounded along centerline to 14" high (maximum) (except where interrupted by above ground utilities). For a distance of 500 feet from the centerline of a cross street, mounding and plants shall not exceed a height of 2 1/2 feet above adjacent paving.

(2) Imported soil shall be sandy loam (Type A, per Standard Specifications for Public Works Construction). Soils report required for approval by Parks Division.

e. SOIL FUMIGATION:

(1) A soil fumigant, approved by Parks Division shall be applied to all areas to be landscaped (per manufacturer's specifications).

(2) Inspection by Parks Division is required at time of application.

f. SOIL AMENDMENTS:

(1) Add organic amendment (Nitrogenized Wood Chips) to soil in all planted areas at the rate of 5 cubic yards/1,000 square feet.

(2) Add same organic amendment as item f.(1) for 1/2 of backfill mix of all plant pits.

(3) Add a complete fertilizer (12-12-12) at rate of one pound nitrogen per 1,000 square feet.

(4) Soils report is required to provide necessary amendments where imported fill is used.

g. HARDSCAPE: (Patterned Concrete Paving)

(1) All medians, 4' wide or less (inside curb), shall be paved with 4" thick concrete and stamped with river rock pattern per Parks Division details and specifications (Appendix I). Color, pattern and construction details shall be approved by Parks and Recreation Department and Public Works Department.

(2) Imprinted pattern shall have a minimum depth of 1".

h. IRRIGATION:

- (1) Automatic sub-surface system is required. Specify Watersaver, manufactured by International Irrigation, Inc., P.O. Box 25602, Los Angeles, California 90024, or equivalent approved by Parks Division.
- (2) Irrigation system shall be installed per Parks Division details and specifications.
- (3) Provide sealing inside curb joints with non-hardening mastic sealer or hot mopped tar to prevent water seepage onto street.
- (4) Water meter and backflow device shall be located in median, irrigation controller and electric meter shall be located in adjacent parkway.
- (5) Irrigation controller, backflow device and other equipment shall be accessible but screened from view by plants (5 gallon size, minimum).
- (6) Irrigation controller shall be located in steel, vandalproof, and lockable box (LeMeur or approved equivalent). Box shall be painted per Parks Division Standards.
- (7) All backflow devices and locations must be approved by Public Works Water Division (805) 984-4702.

2. NON-RESIDENTIAL PARKWAYS - (A PARKWAY THAT IS NOT IN FRONT OF A SINGLE FAMILY RESIDENCE) - The landscape treatment shall complement the dominant street median.

- a. A landscaped parkway setback 10' wide (minimum) shall be provided between City sidewalk and any structure, wall, fence, or parking area.
- b. Parkway landscape design shall be attractive, colorful, well coordinated with adjacent structures and abundant in plant coverage (City reserves the right to modify plans in quantity and quality of landscaping).
- c. STREET TREES: (Required along all City streets)

- (1) Minimum quantity shall be determined by dividing length of the parkway by 40 (including driveways).

Examples:

- (a) Length of Parkway = 215' divided by 40 = 5.3 = 5 Street Trees required.
- (b) Length of Parkway = 305' divided by 40 = 7.6 = 8 Street Trees required.

- (2) Allow 50' clearance between trees and street corner curblines.
- (3) Trees shall be uniformly spaced or planted in groups with .75' (maximum) spacing between groups.
- (4) Street trees (species to be designated by Parks Division) shall be the most conspicuous trees in location and the majority in quantity, and shall be 24" box size (minimum).
- (5) Trees located in parkways shall be planted per City "Street Tree in Parkway, Tree Planting Detail" (attached).
- (6) Trees shall be inspected and approved by Parks Division prior to planting.
- (7) Where monolithic sidewalks are designated, the trees shall be planted in cutouts adjacent to curb, as approved by Parks and Recreation Department per City "Street Tree in Sidewalk, Tree Planting Detail" (attached). Street trees planted in cutouts shall be provided with automatic irrigation at each tree.
- (8) Where monolithic sidewalks are less than 7'-6" wide, street trees must be planted 5' behind sidewalk.
- (9) Meandering sidewalks (5' wide minimum) shall be provided within parkways that are 20' wide (minimum). Trees shall be planted a minimum of 5'-0" from walks or curbs.
 - (a) Walks shall have 5' distance (minimum) from street curb and 7' (minimum) from any structures, walls, parking lots, etc. (inside property).
 - (b) Meandering walks shall be smooth, continuous curves with 160 feet minimum between two identical points on curve (City reserves the right to modify plans to assure proper layout of walks).

d. ADDITIONAL TREES: (REQUIRED IN PARKWAYS 15' WIDE OR WIDER)

- (1) Additional trees, 24" box size or as approved, are required in parkways 15' or wider, these can be same species as street trees. Other species can be specified, with approval of Parks Division.
- (2) Minimum quantity shall be determined by dividing length of parkway by 52.
- (3) Trees shall be inspected and approved by Parks Division prior to planting.

- e. Shrubs shall be evergreen, colorful, and drought tolerant species, 5 gallon size (minimum).
- f. Ground cover shall be planted in same manner as medians (refer to Section I.D.1.c.(3))
- g. LAWN:
 - (1) Shall be planted between City sidewalk and street curb.
 - (2) Seed mix, fertilizer, and planting specifications shall be approved by the Parks Division.
 - (3) Concrete mow strip, 6" wide x 4" deep with one (1) #3 continuous Rebar, shall be provided at:
 - a. All walls, light standards, utility boxes, and other structures or equipment.
 - b. All divisions between lawn and ground cover.
- h. WALLS AND FENCE LANDSCAPING:
 - (1) In order to discourage graffiti, all free standing walls, fences, and equipment enclosures shall be completely screened with plants which provide continuous coverage to the full height of the structure. Decorative walls may be exempt (City reserves the right to modify plans to assure proper coverage).
 - (2) Plants shall be evergreen, colorful, and drought tolerant species; 5 gallon size (minimum), vines shall be planted at 10' spacing (maximum) and securely attached to wall per City "Vine Planting Detail" (attached).
- i. Weed abatement and soil amendments shall be provided in same manner as medians (refer to Section I.D.1.e. and Section I.D.1.f.).
- j. IRRIGATION:
 - (1) Lawn Areas - Provide automatic above ground system with pop-up, low precipitation rate heads (between City sidewalk and street curb only).
 - (2) Ground Cover Areas - Automatic sub-surface system is required (refer to Section I.D.1.h.(1)).
- k. Any landscape slope steeper than 4:1 shall have an erosion control material approved by the Parks and Recreation Department.

3. RESIDENTIAL TRACT ENTRIES

- a. Entry landscape treatment shall be prominent and conspicuous, yet compatible with surrounding parkway and median landscaping (City reserves the right to modify plans in quality and quantity of landscaping).
- b. Provide two (2) specimen trees, 36" box size (minimum) or larger at each side of entry. (species to be approved by Parks Division).
- c. Wall shall be designed to accentuate the entry and harmonize with adjacent structures. Wall shall include special faced block, complimentary cap treatment, and raised planter at each side of entry (standard grey concrete block is not allowed).
- d. All parkway standards (Section I.D.2.) shall apply to entry landscaping. (Except: Shrubs are required but full height coverage is not necessary).
- e. Provide approved automatic irrigation system (refer to Section I.D.2.j.).

II. LANDSCAPE MAINTENANCE

A. GENERAL RESPONSIBILITY:

All landscaping shall be kept free from weeds and debris, and all vegetation shall be maintained free of physical damage or injury arising from lack of water, chemical damage, insects, diseases or other causes. Vegetation showing such damage shall be replaced with the same or similar vegetation which will be comparable at full growth. Whenever any person fails to conform to this section, the Parks and Recreation Director shall require upon 30 days written notice such compliance. Such person may within such time appeal the notice to the City Council. In the event noncompliance continues thereafter, the Parks and Recreation Director shall cause work to be done and plantings to be made to bring the landscaped area into compliance. The work will be done at the property owners expense.

B. RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL LANDSCAPING:

It shall be the responsibility of the property owner to maintain in good health the landscaping upon that property.

1. Minimum requirements governing the type, quantity and quality of landscaping as set forth in Section I.B. and C. of this manual shall be maintained.
2. Landscaping shall be maintained free of weeds.
3. Irrigation systems shall be maintained in an operable condition.

4. Dead, dying, and diseased plants shall be replaced by similar species in good health.
5. Bare areas shall be replanted in accordance with those standards outlined in Section I.B. and C. of this manual.

C. PARKS, MEDIANS, AND NON-RESIDENTIAL PARKWAYS:

It shall be the responsibility of the Parks Division to maintain or caused to be maintained the landscaping in City parks, street medians, non-residential parkways, and street tree wells. The trees located in street tree wells shall be maintained in accordance with those standards set forth in Section II.D.3. of this manual.

D. RESIDENTIAL PARKWAYS:

1. LANDSCAPING REQUIRED - Requirements governing the type, quantity, and quality of landscaping as set forth in Section I.C. of this manual shall be maintained.
2. TURF - The maintenance of residential parkway turf shall be the responsibility of the abutting homeowner. The replacement of that turf with any other material without prior approval of the Parks Division is expressly prohibited.
3. STREET TREES

a. GENERAL CONDITIONS

General Responsibility - It shall be the responsibility of the Parks and Recreation Department to supervise, regulate, and control the planting, maintenance, and removal of all City-owned trees and shrubs growing now and hereafter on any public property in the City of Oxnard.

Permits Required - It shall be unlawful for any person, firm or corporation to plant, maintain, remove or injure for any reason any tree or other plant material on any public property, or cause such acts to be performed by others, without first filing an application and obtaining a permit from the Parks and Recreation Department. A permit shall not be required to water trees or other plants.

Permits to Public Utilities - All work performed by utility companies which affects trees on public property shall be under the control of the Parks and Recreation Department through written specifications, permit, and inspection. When a permit is issued to a public utility to trim public trees, the work shall be limited to the actual necessities of the service of the company and such work shall be done in a professional manner according to specifications outlined by the City. Utility companies performing frequent work on City trees may apply for an annual permit. If such a permit is issued, the utility company shall advise the Parks Division each day of work to be performed, or to be caused to be performed, on City trees by its employees or agencies that same day.

Permits to Private Arborists - All work performed by private arborists which affects trees on public property shall be under the control of the Parks and Recreation Department through written specifications, permit and inspection.

Compliance Required - All applicants for permits to plant, maintain, or remove trees or shrubs on public property shall comply with state and local requirements relative to liability insurance, licensing, safety, and workmanship.

- o Licensing - All applicants performing work for hire shall possess a City Business License obtainable from Licensing Division, 305 West Third Street, Oxnard.
- o Liability Insurance - All applicants shall have proof of liability insurance coverage mailed to the City Parks Division prior to the issuance of a permit. Said insurance shall provide the following minimum coverage:

\$100,000/300,000 bodily damage and \$50,000 property damage.

\$300,000 combined single limit.

- o Safety - Any person or firm performing work on City-owned trees shall conform to relative safety standards and specifications outlined in the California Administrative Code (Title 8), the American National Standards Institute Standards for tree care operations (publication ANSI Z133.1-1982), and the State of California, Department of Transportation's Manual of Traffic Control), 1977.
- o Workmanship - Any person or firm performing work on trees on public property shall conform to standards of workmanship outlined herein under sections entitled Planting, Maintenance, and Removals. Where no standards are specified, levels of workmanship as outlined by the National Arborist Association or the International Society of Arboriculture shall be compiled with.

Application for Permits - Application for permits must be made at the office of the City's Parks Division not less than 48 hours in advance of the time the work is planned to be performed.

Permits Issued - The Parks Division shall issue the permit provided for herein if, in its judgement, the proposed work is desirable and the proposed method and workmanship thereof are of a satisfactory nature.

Permit Contents - The application contained herein shall state the number, size, location, and species of trees to be affected, a description of the work proposed, and other such information as the Parks Division shall find reasonably necessary to a fair determination of whether a permit should be issued.

Permit Expiration - Any permit granted shall contain a definite date of expiration and the work shall be completed in the time allowed on the permit and in the manner therein described. Any permit shall be void if its terms are violated.

Notice of Completion - Notice of completion shall be submitted to the office of the City's Parks Division for inspection no later than five (5) days following the work performed.

b. PRUNING

General Standards of Workmanship

- o All finish cuts are to be made sufficiently close (nearly flush, without disturbing the branch collar so that healing can start readily under normal conditions).
- o All limbs one inch in diameter (size of quarter) or over must be precut to prevent splitting or tearing of the bark. All branches 3 1/2" in diameter or over shall be lowered in such a manner to prevent injury to persons and property, public and private.
- o On trees known to be diseased, tools are to be disinfected with alcohol after each cut and between trees.
- o The use of chainsaws on young street trees is prohibited. Appropriate pruning saws shall be used on limbs 3" in diameter and below. Loppers may be used on limbs 1 inch in diameter and below.
- o Remove or repair all dead, dying, or diseased limbs, as well as any structural weakness or split crotches. Extensive structural weakness or damage which if removed would adversely affect the balance, beauty, or natural shape of the tree shall be reported to the Parks Division.
- o Remove one of all crossed or rubbing branches under three inches. Larger crossing limbs whose removal would adversely affect the balance, beauty, or natural shape of the tree shall be reported to the Parks Division.
- o Old stubs not healing properly, or where callus growth is not already established, are to be removed back to the existing callus roll or the the specifications outlined above. Healthy, existing callus rolls are not to be disturbed.

- o Remove or drop-crotch lower limbs of larger trees to ensure compliance with City codes affecting right-of-way traffic (13.5' clearance above streets; 9.5' clearance above sidewalks). Do not remove limbs for this purpose on smaller or younger trees where such removal would adversely affect the balance, beauty, or natural shape of the tree.
- o Thin trees to allow sufficient ventilation and sunshine to reach tree interiors and drop-crotch limbs to retain natural tree outline but do not remove more than one-third of any tree's foliage.
- o Remove all girdling roots below three inches in diameter where removal of the entire root may be accomplished without injury to bark or parent stem. Report girdling roots three inches and over to the City's Parks Division.

c. REMOVALS (See also GENERAL CONDITIONS Page 20)

Removals performed by Municipal Employees - No trees shall be removed by this department unless they:

- (1) are dead or dying or otherwise create a hazard to life or property which cannot be alleviated by pruning or accepted arboricultural practices.
- (2) are inconsistent with adopted City Standards of size, quality, species, or placement.
- (3) are considered by the Parks and Recreation Director to constitute a public nuisance as defined herein.

Stumps Removed - The stumps of all felled trees shall be removed to at least three (3) inches below ground level, and soil shall be replaced and the area leveled. If the areas where the tree is removed is to be paved, the tree should be cut or stump removed to at least six (6) inches below ground level.

Public Nuisance - Any tree or shrub or parts thereof growing upon private property but overhanging or otherwise interfering with the use of any street, park, or other public place in the City of Oxnard, that in the opinion of the Parks and Recreation Director endangers the life, health, safety, or property of the general public, shall be declared a public nuisance. The owner shall be notified in writing or by publication in a local newspaper of the existence of the nuisance and given a reasonable time for its correction or removal. If not corrected or removed within the time allotted, the Parks & Recreation Director shall cause the nuisance to be corrected or removed, and the cost shall be assessed to the owner as provided by law.

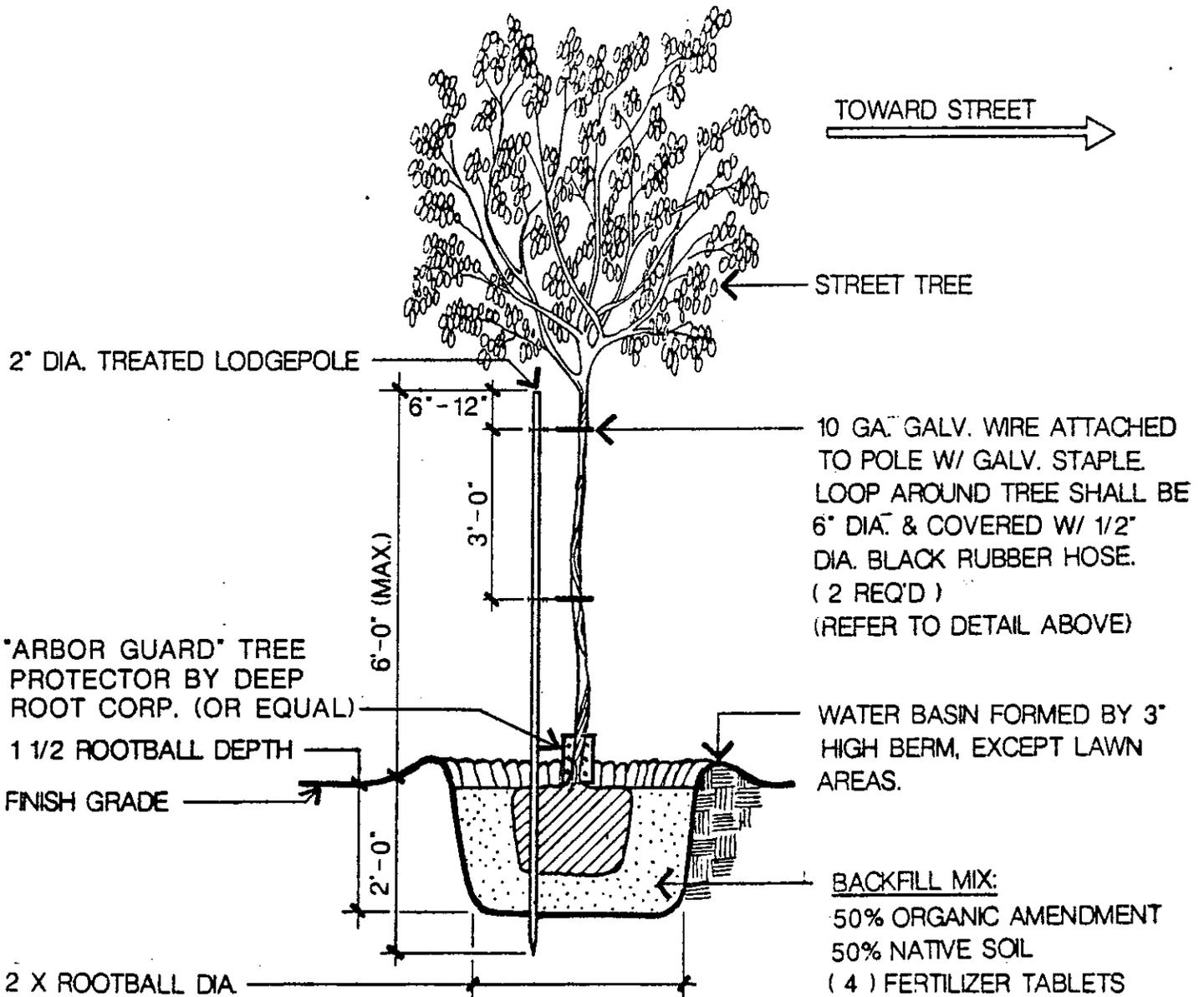
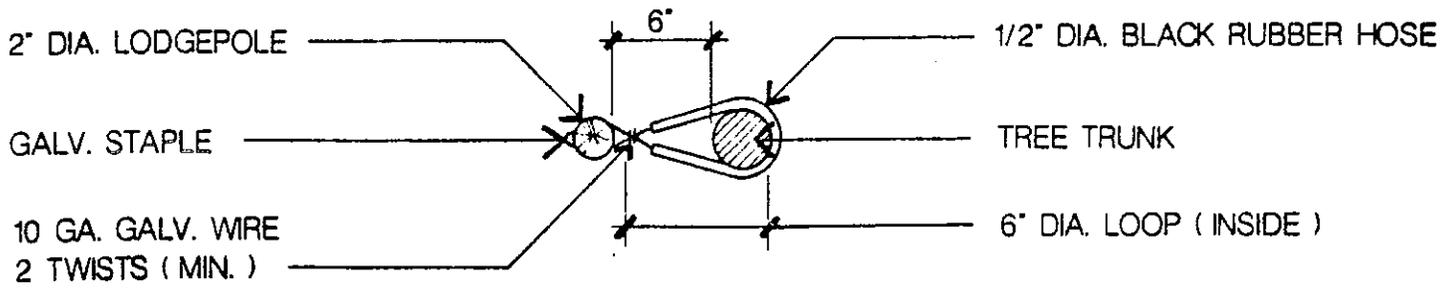
Planting Condition - As a condition to any permit to remove any public tree or shrub, the Parks & Recreation Director may require that the permittee plant one or more trees or shrubs in place of the one removed. Whenever any such tree or shrub has been removed or destroyed pursuant to any such conditional permit, it shall be a misdemeanor for the permittee to fail, refuse or neglect to plant the required replacement tree(s) or shrub(s) in compliance with the type, size, location and planting standards specified by the City. The permittee shall bear the cost of any tree removal or replacement under these conditions.

Unauthorized Removals - Any public tree or shrub injured or removed without the authorization of the Parks and Recreation Department shall be replaced at the expense of the party responsible for the injury or removal. Such replacements are to be completed within 60 days of the responsible party's notification of unauthorized injury or removal, and are to be performed in accordance with these Standards contained herein regarding planting. The size of the replacement tree shall be determined by the Parks and Recreation Department (24" box minimum) and shall match the injured or removed tree as closely as possible. If the replacement is not completed within this allotted time, the Parks and Recreation Department shall cause the tree to be replaced and all related costs shall be assessed to the party responsible for the original tree's death or injury.

E. AGRICULTURAL TREE ROWS:

Agricultural tree rows (windbreaks) shall not be topped or removed without the prior approval of the Parks and Recreation Department or City Council. They are to be preserved and protected wherever possible (refer to PRESERVATION OF EXISTING TREES, Page 6).

APPENDIX A

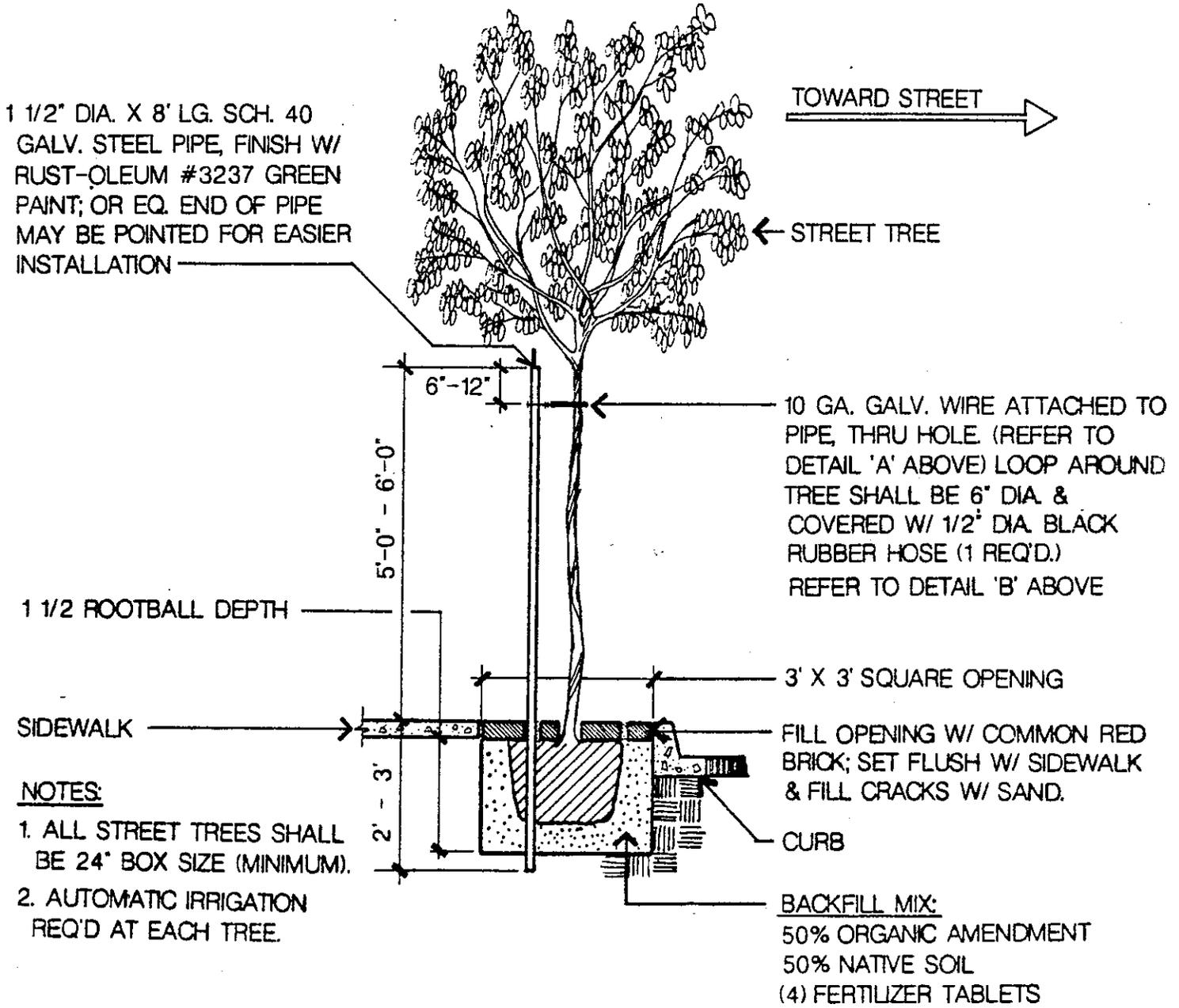
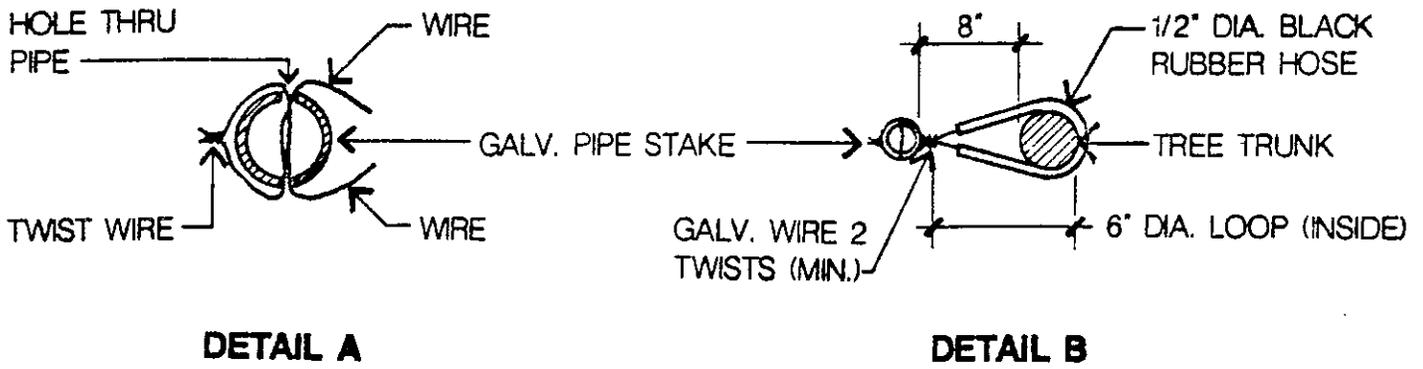


NOTE: ALL STREET TREES SHALL BE 24' BOX SIZE (MINIMUM)

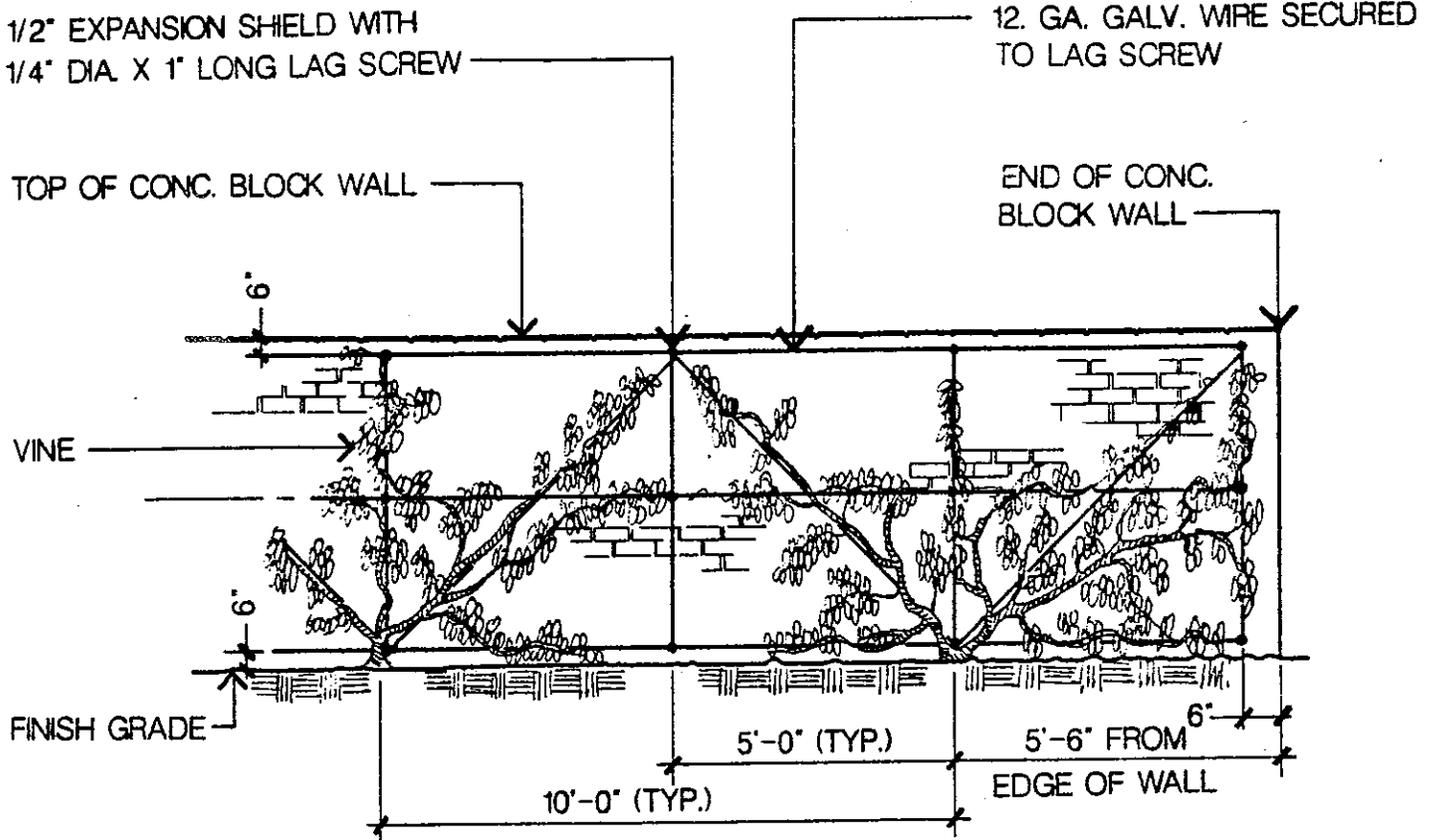
CITY OF OXNARD PARKS AND RECREATION DEPT.

STREET TREE IN PARKWAY - PLANTING DETAIL N.T.S.

APPENDIX B



APPENDIX C



WALL ELEVATION

NOTES:

1. TIE INDIVIDUAL LENGTHS OF 12 GA. GALV. WIRE TO EACH EXPANSION SHIELD LOCATION AND SECURE TO LAG SCREWS.
2. ALL VINE TENDRILS TO BE INTERWINDEN ONTO WIRE SUPPORTS.
3. VINES TO BE MINIMUM 5 GAL. SIZE.
4. AUTOMATIC IRRIGATION REQ'D. AT EA. PLANT.

CITY OF OXNARD PARKS AND RECREATION DEPT.

VINES ATTACHED TO WALLS - PLANTING DETAIL N.T.S.

APPENDIX D

1. A reference for drought tolerant plants is: Plants for California Landscapes, A Catalog of Drought Tolerant Plants.

- a. Bulletin #209

- b. Copies of this Bulletin may be ordered from:

- State of California
Department of Water Resources
Sacramento, California 95802

- Another reference is:

- New Western Garden Book
Published by Sunset Magazine
Menlo Park, California 94025

2. Publications for tree maintenance are:

- International Society of Arboriculture
P.O. Box 71 - 5 Lincoln Square
Urbana, Illinois 61801

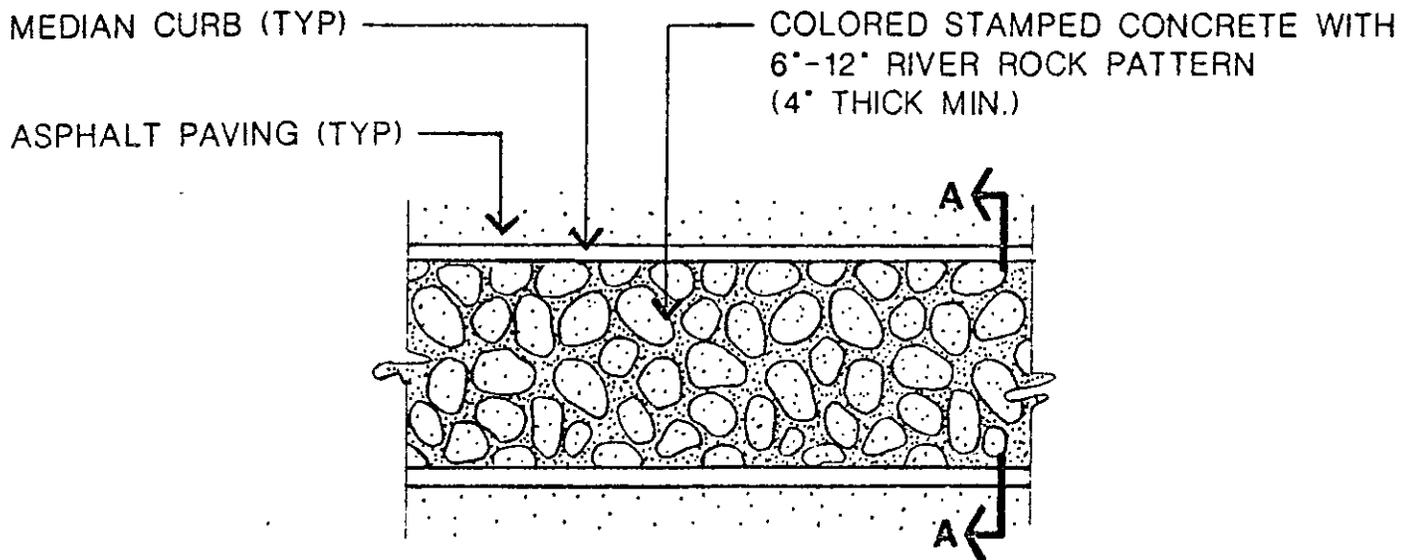
- American National Standards Institute, Inc.
1430 Broadway
New York, New York 10018

- (Publication ANSI 2133.1-1982)

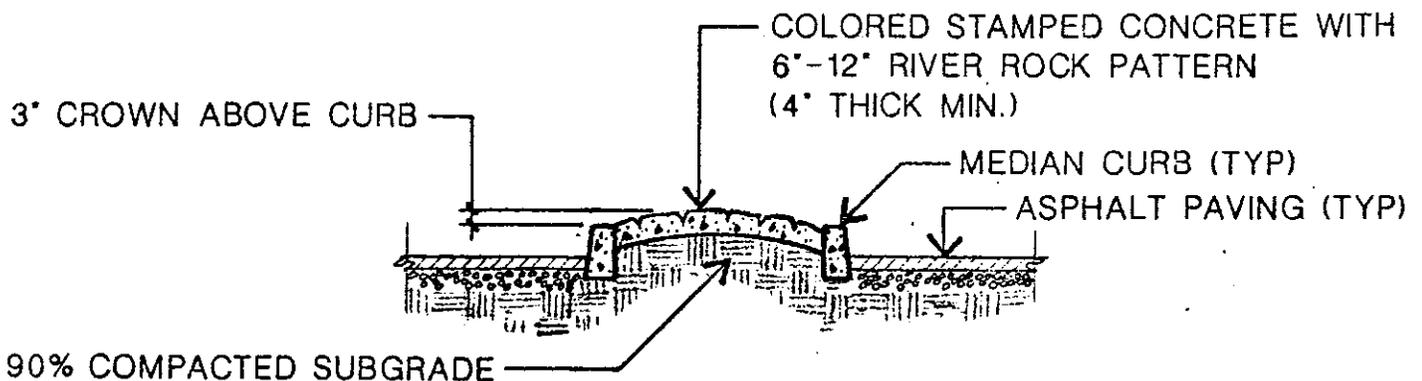
3. A reference for backflow prevention and cross connection control is:

- County of Ventura
Cross Connection Control Office
800 So. Victoria Avenue
Ventura, California 93009

- (805) 654-2812



PLAN VIEW



SECTION A-A

NOTES:

1. STAMPED CONCRETE SHALL BE 6"-12" RIVER ROCK PATTERN. COLOR SHALL BE PECAN TAN #A55P. STAMPED PATTERN SHALL BE FROM BOMANITE & COLORS SHALL BE FROM L. M. SCOFIELD CO. APPLIED @ 60 LBS./S.F.
2. THE PATTERN IMPRINT SHALL BE 1" MINIMUM DEPTH.
3. THE PATTERN JOINT WIDTH (BETWEEN SIMULATED ROCKS) BE 1/4" MIN. - 1-1/4" MAX.
4. ALL JOINTS SHALL BE UNGROUTED.
5. ORIENT WEAKEN PLANE LINES ACROSS THE SHORT DIMENSION OF THE PATTERN AND AT INTERVALS NOT TO EXCEED 15'-0".
6. CONTRACTOR SHALL PROVIDE SAMPLE OF STAMPED CONCRETE TO CITY FOR APPROVAL PRIOR TO CONSTRUCTION.
7. PLASTIC SHEETING SHALL BE LAID OVER CONCRETE PRIOR TO STAMPING PATTERN TO PRODUCE "LOAFED" SURFACE.
8. APPLY COLORWAX TO ALL SURFACES.

CITY OF OXNARD PARKS AND RECREATION DEPT.

STAMPED CONCRETE MEDIAN PAVING DETAIL N.T.S.

For Information Regarding Landscape Standards, Please
Contact the Planning Division: 805-385-7858