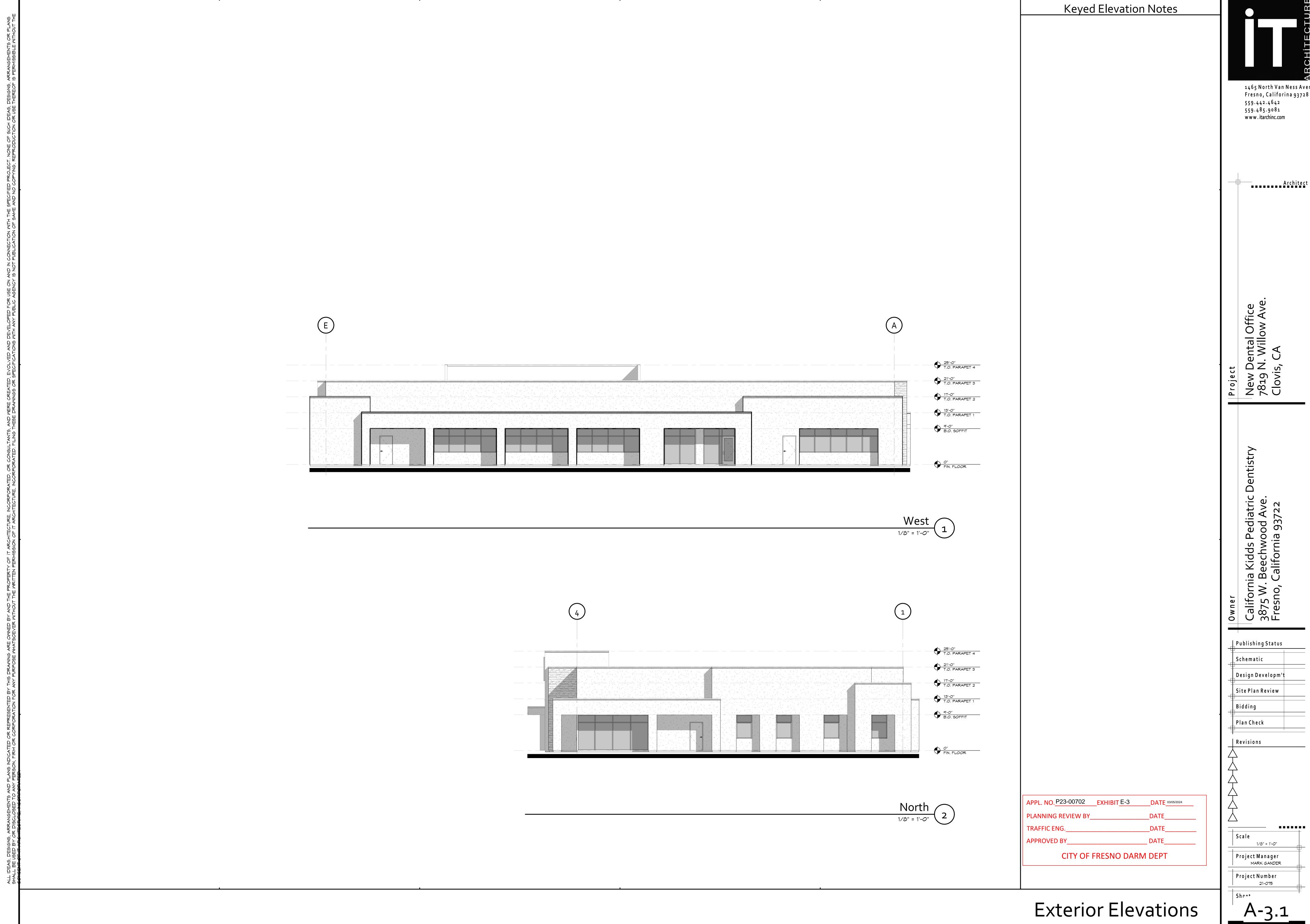


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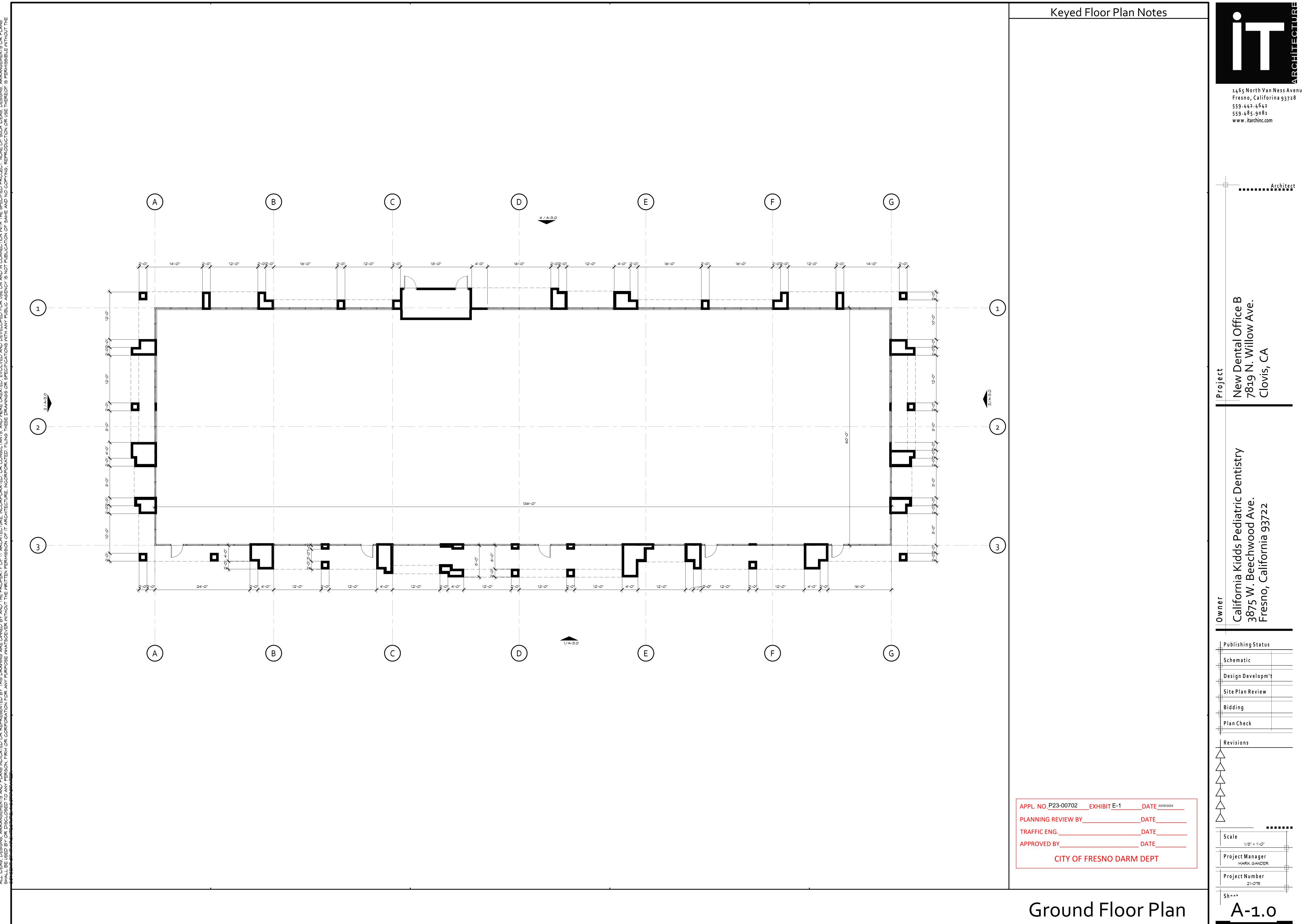
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1465 North Van Ness Avenu Fresno, Califorina 93728 559.442.4642 559.485.9081 www.itarchinc.com

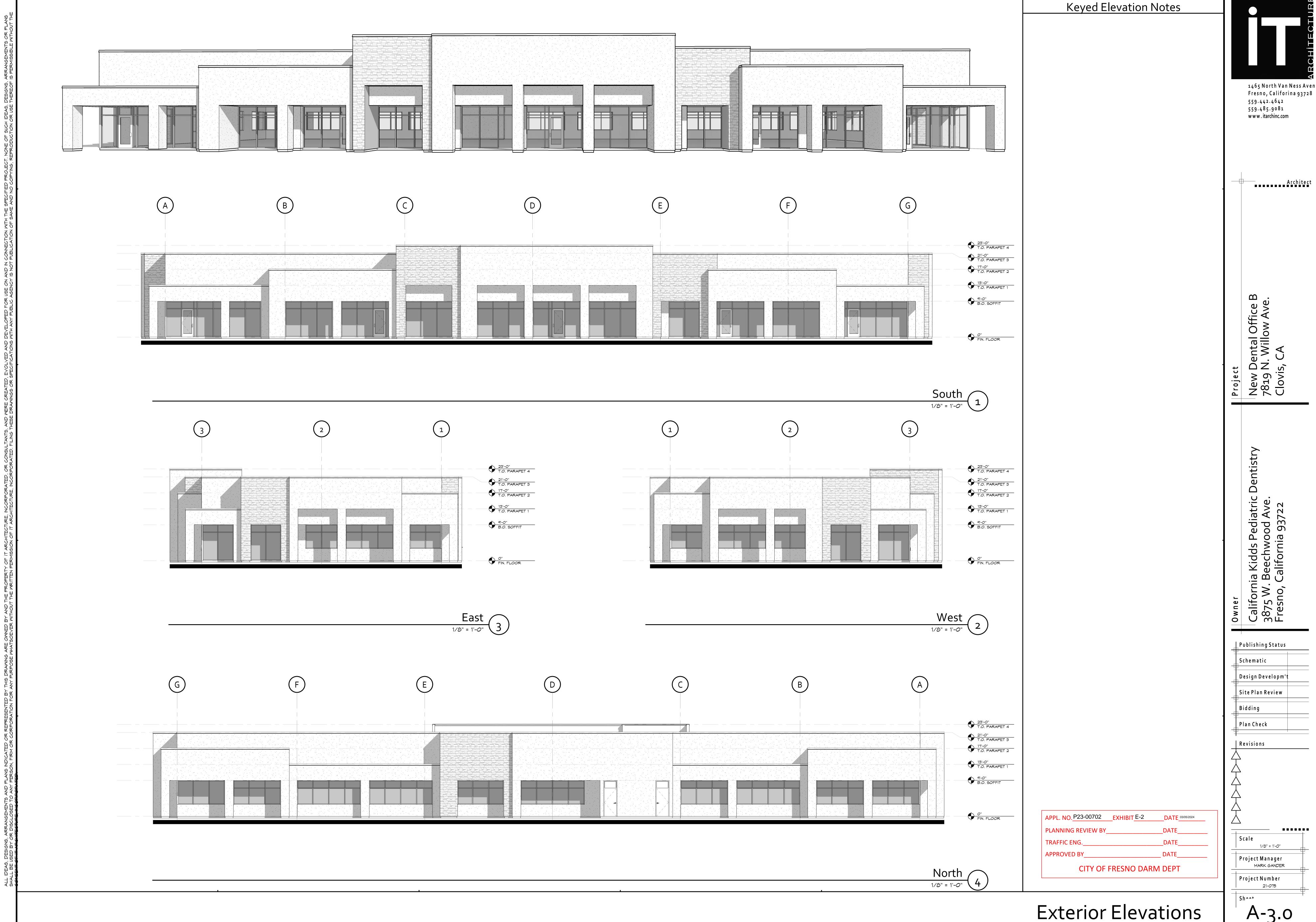


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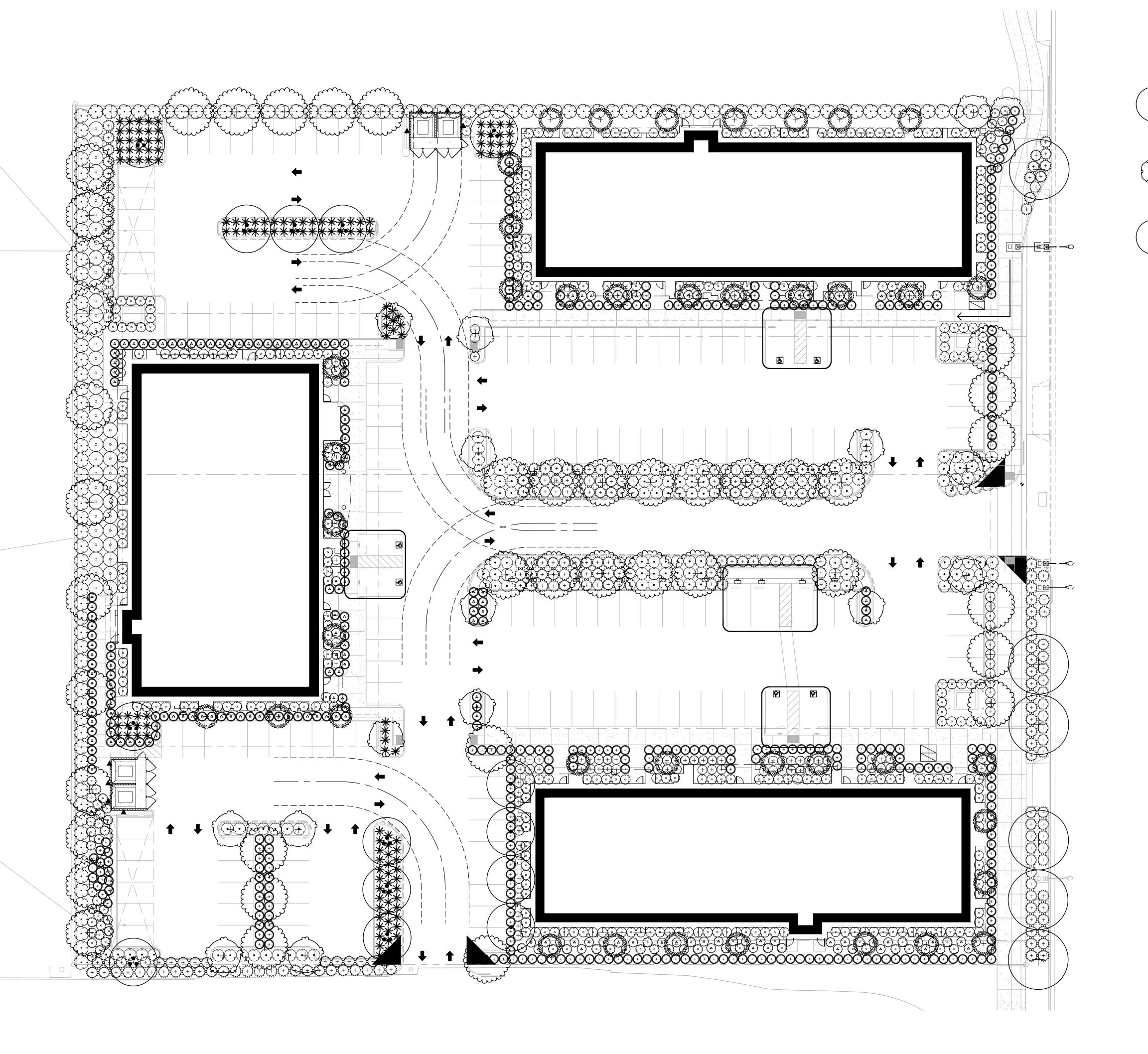


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1465 North Van Ness Avenu Fresno, Califorina 93728



I. PLACE A 3 INCH LAYER OF SHREDDED BARK MULCH IN ALL PLANTING AREAS.

Landscaping must be in place before issuance prior to occupancy and/or final inspection. A Hold on Occupancy/Final Inspection shall be placed on the proposed improvements until such time that landscaping has been approved and verified for proper installation by the Planning Division.

Prior to granting of occupancy/final inspection, a written certification, signed by a landscape professional approved by the Planning and Development Department Director, shall be submitted stating that the required landscaping and irrigation system have been installed in accordance with the landscaping and irrigation plans approved by the Planning Division.

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."

12 ton) Cop

Signature

2/20/2023 Date

APPL. NO. P23-00702 EXHIBIT L-1 PLANNING REVIEW BY TRAFFIC ENG. APPROVED BY

CITY OF FRESNO DARM DEPT



30,840 0.37

PLANT SCHEDULE CAL KIDDS

**BOTANICAL NAME** 

LAG T31 Lagerstroemia indica `Tuscarora`

Wucols Factor .3

Deciduous Tree

QUE AG2 Quercus agrifolia

Rhus lancea

Water Use

Water Use

ERY BOW Erysimum x 'Bowles' Mauve'

LAN PUR Lantana montevidensis

FIC PUM Ficus pumila

Wucols Factor .3

Wucols Factor .5

Wucols factor .3

Wucols Factor .3

Wucols Factor .3

minimum of 30" tall.

Rosa x 'Meiradena' Wucols Factor .3

Tulbaghia violacea

Wucols Factor .3

Reference Evapotranspiration (ETo) 51.1

Regular Landscape Areas

Special Landscape Areas

<sup>a</sup> Hydrozone #/Planting Description

1.) high water use

ETAF CALCULATION Regular Landscape Areas

Total ETAF X Area

All Landscape Areas Total ETAF X Area

Sitewide ETAF

2.) low water use 3.) moderate water use Wucols Factor .3

ART CAN Artemisia californica `Canyon Grey`

COT BEA Cotoneaster dammeri `Coral Beauty`

POD BLU Podocarpus elongatus 'Blue Chip'

Laurus nobilis `Saratoga`

Deciduous

Low Water Use Wucols Factor .3

Pistacia chinensis `Keith Davey`

Low Water Use Wucols Factor .3

Moderate Water Use Wucols Factor

Low Water Use Wucols Factor .3

Central Valley Wucols Factor .3 Low

Central Valley Wucols Factor .3 Low

Dianella caerulea `DBB03` TM

Dianella revoluta `Blue Twist`

Low Water Use Wucols Factor .3

Low Water Use Wucols Factor .3

Lomandra longifolia 'Breeze' TM

Nerium oleander 'Dwarf Pink Ice'

Rhaphiolepis umbellata 'Minor' Low Water Use Wucols Factor .3 Evergreen Hedge Maintained at a

WATER EFFICIENT LANDSCAPE WORKSHEET This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

**COMMON NAME** 

Crape Myrtle

Sweet Bay

Coast Live Oak

African Sumac Multi-Trunk

Prostrate California Sagebrush

Bearberry Cotoneaster

Cassa Blue Flax Lily

Blue Twist Flax Lily

Creeping Fig

Trailing Lantana

Breeze Mat Rush

Dwarf Pink Ice Oleander

Icecap™ Floribunda Rose

Society Garlic

ETAF (PF/IE) Landscape ETAF x Area Estimated Total

Water Use

11,422 361,879

ETWU Total 361,879

<sup>d</sup> ETWU (Annual Gallons Required)

<sup>e</sup>MAWA (Annual Gallons Allowed)

(Eto) (.062) [ (ETAF x LA) + ((1-

Eto x 0.62 x ETAF x Area

Copyright CLCA 2017 version 1.1

Area (sq.ft.)

30,840

Maximum Allowed Water Allowance (MAWA) e

0.75 for spray head

Average ETAF for Regular Landscape Areas

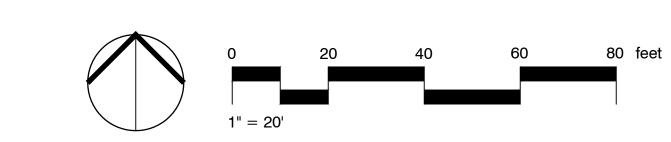
must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Bowles' Mauve Wallflower

Keith Davey Chinese Pistache 15 gal.

15 Gal.





BRAD COLE Landscape Architect CA #4518 371 W San Ramon Ave. Fresno, CA 93704 Ph. (559) 284-4934 bradc559@gmail.com

QTY DETAIL

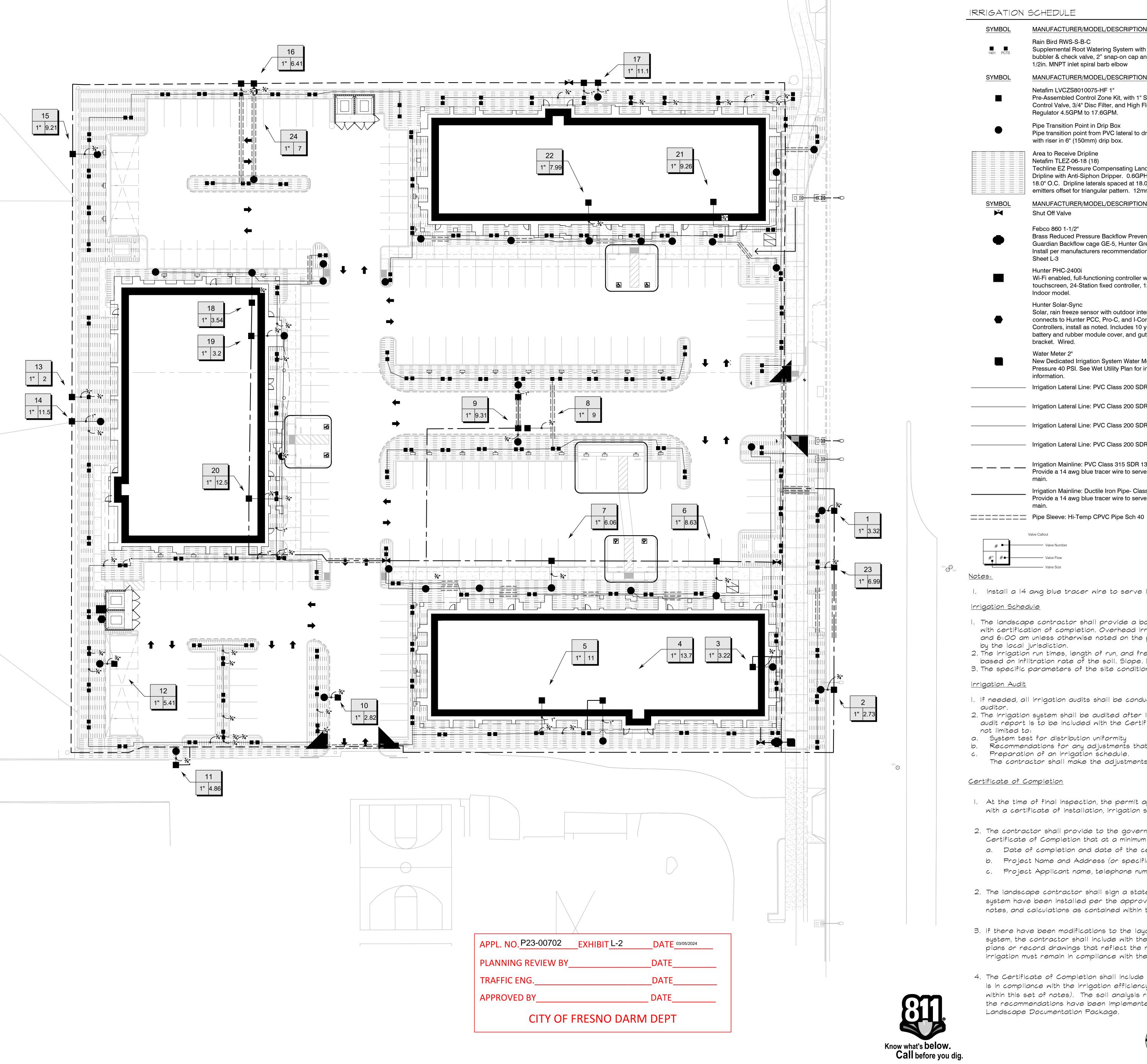
QTY DETAIL

303

CONTAINER

C Z C ,

2/20/2023 Scale: as noted Drawn By: Job Number: 18-5-20 Sheet:



IRRIGATION SCHEDULE DETAIL MANUFACTURER/MODEL/DESCRIPTION QTY <u>PSI</u> Rain Bird RWS-S-B-C Supplemental Root Watering System with .25 GPM bubbler & check valve, 2" snap-on cap and base, 1/2in. MNPT inlet spiral barb elbow DETAIL MANUFACTURER/MODEL/DESCRIPTION Netafim LVCZS8010075-HF 1" Pre-Assembled Control Zone Kit, with 1" Series 80 Control Valve, 3/4" Disc Filter, and High Flow Pressure Regulator 4.5GPM to 17.6GPM. Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box. Area to Receive Dripline Netafim TLEZ-06-18 (18) Techline EZ Pressure Compensating Landscape 30,840 s.f. Dripline with Anti-Siphon Dripper. 0.6GPH emitters at 18.0" O.C. Dripline laterals spaced at 18.0" apart, with emitters offset for triangular pattern. 12mm. MANUFACTURER/MODEL/DESCRIPTION DETAIL Shut Off Valve Febco 860 1-1/2" Brass Reduced Pressure Backflow Preventer with Guardian Backflow cage GE-5, Hunter Green Color. Install per manufacturers recommendations. See Detail Sheet L-3 Hunter PHC-2400i Wi-Fi enabled, full-functioning controller with touchscreen, 24-Station fixed controller, 120 VAC, Indoor model. Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired. Water Meter 2" New Dedicated Irrigation System Water Meter Static Pressure 40 PSI. See Wet Utility Plan for installation information. —— Irrigation Lateral Line: PVC Class 200 SDR 21 169.6 l.f. Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" —— Irrigation Lateral Line: PVC Class 200 SDR 21 1" Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/4" 15.0 l.f. Irrigation Mainline: PVC Class 315 SDR 13.5 Provide a 14 awg blue tracer wire to serve irrigation Irrigation Mainline: Ductile Iron Pipe- Class 350 1,132 l.f. Provide a 14 awg blue tracer wire to serve irrigation

1. Install a 14 awg blue tracer wire to serve irrigation main.

# <u>Irrigation Schedule</u>

- 1. The landscape contractor shall provide a base irrigation schedule and shall be submitted with certification of completion. Overhead irrigation shall be scheduled between 8:00 pm and 6:00 am unless otherwise noted on the plans or more strict water hours are required
- 2. The irrigation run times, length of run, and frequency of run times may need to be adjusted

428.1 l.f.

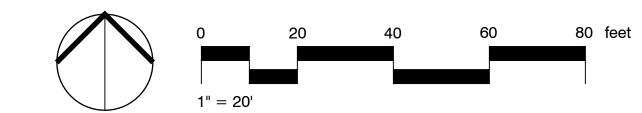
based on infiltration rate of the soil. Slope. Etc. to avoid run-off. 3. The specific parameters of the site conditions are to be input into the 'smart' controller.

# <u>Irrigation Audit</u>

- 1. If needed, all irrigation audits shall be conducted by a certified landscape irrigation
- 2. The irrigation system shall be audited after it has been installed and 'fine-tuned'. The audit report is to be included with the Certificate of Completion and shall include, but
- not limited to: a. System test for distribution uniformity
- b. Recommendations for any adjustments that may be needed.
- c. Preparation of an irrigation schedule. The contractor shall make the adjustments as recommended in the irrigation audit.

# <u>Certificate of Completion</u>

- 1. At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of installation, irrigation schedule of landscape and irrigation maintenance.
- 2. The contractor shall provide to the governing jurisdiction and the landscape architect a Certificate of Completion that at a minimum includes the following:
- a. Date of completion and date of the certificate.
- b. Project Name and Address (or specific location)
- c. Project Applicant name, telephone number, and mailing address.
- 2. The landscape contractor shall sign a statement that says the landscape and irrigation system have been installed per the approved Landscape Document Package (plans, details, notes, and calculations as contained within this plan set.)
- 3. If there have been modifications to the layout and/or design of the landscape and irrigation system, the contractor shall include with the Certificate of Completion a set of as-built plans or record drawings that reflect the modifications. The modified landscape and irrigation must remain in compliance with the WELO.
- 4. The Certificate of Completion shall include the initial irrigation audit that shows the irrigation is in compliance with the irrigation efficiency requirements for WELO (see audit information within this set of notes). The soil analysis report and recommendation and verification that the recommendations have been implemented shall also be submitted, if not included with the Landscape Documentation Package.



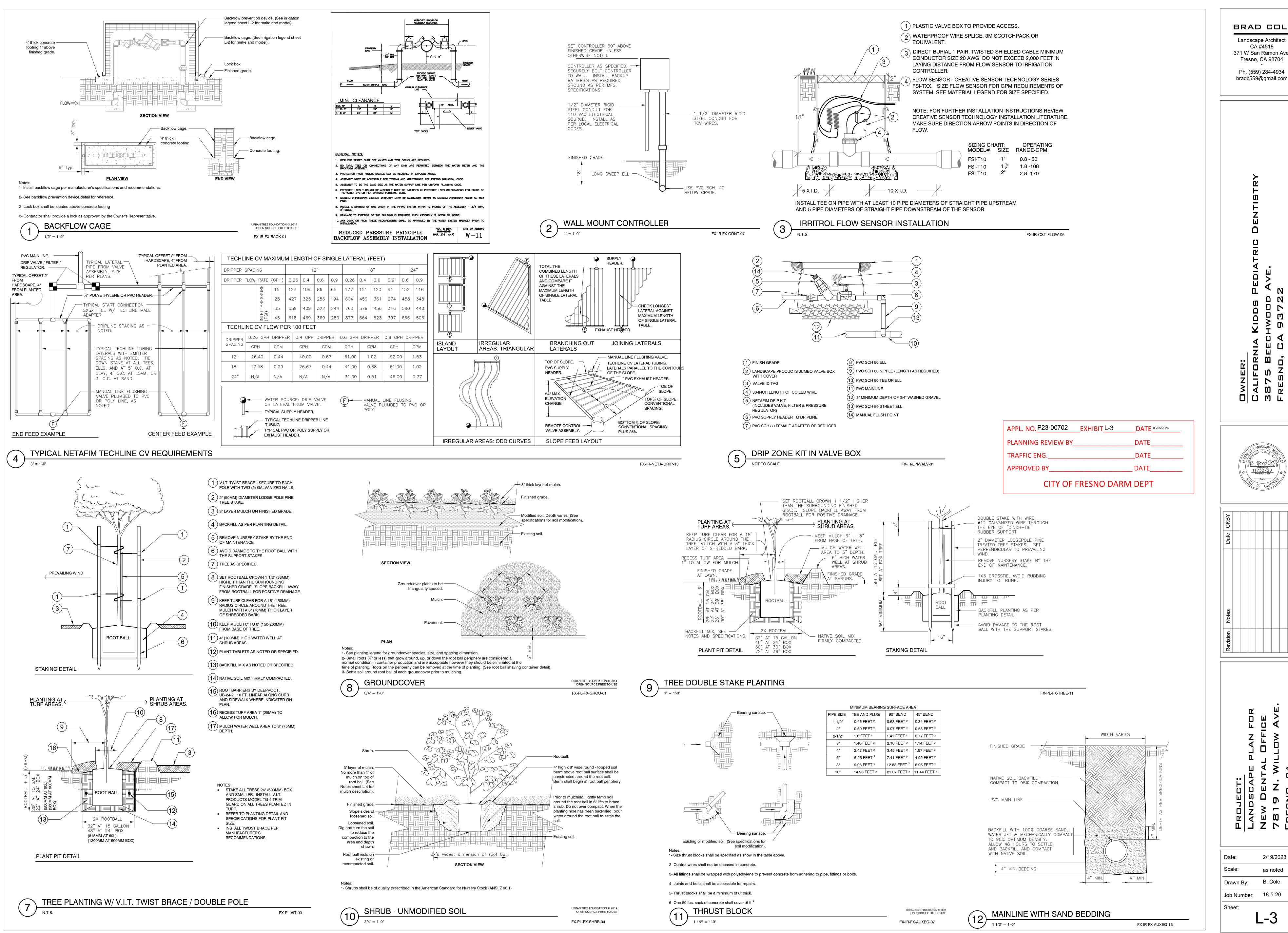
BRAD COLE

Landscape Architect CA #4518 371 W San Ramon Ave.

Fresno, CA 93704 Ph. (559) 284-4934 bradc559@gmail.com

DSC/ DSC/ DEI 9 N LAND LAND NEW 1 7819

2/19/2023 Scale: as noted B. Cole Drawn By: Job Number: 18-5-20 L-2



BRAD COLE

Landscape Architect CA #4518 371 W San Ramon Ave. Fresno, CA 93704 Ph. (559) 284-4934

2/19/2023 as noted B. Cole 18-5-20 L-3

#### Model Efficient Landscape Ordinance (MWELO) Notes:

- 1. These plans have been prepared to be in compliance with the State-mandated Water Model Efficient Landscape Ordinance. (MWELO). The following notes reference the requirements of the ordinance and the responsibility of the contractor to install the landscape per plans, details, and notes; provide the required documentation to the local agency and provide follow-up correction as required to meet the water efficiency requirements.
- 2. The landscape contractor shall coordinate with the local jurisdiction to determine who will review and receive the MWELO documentation that is required to be provided by the contractor.

### Landscape Documentation Package

- 1. Project information and signatures- The signature of the landscape architect on these landscape plans is applicable to the statement- "I agree to the best of my ability to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Document Package".
- 2. Water Efficient Landscape Worksheet- See MAWA and ETWU, as well as hydro-zone information table on sheet P-4.
- 3. Soil management report- See Notes and requirements as described below.
- 4. Landscape Design Plan See Planting Plans and details contained within this set of documents. Standard details per the city of Madera when referenced in this set of
- 5. Irrigation Design Plan See irrigation plans and details contained within this set of documents.
- 6. Grading Design Plan To be provided by the civil engineer See civil engineer's plans.

## Soil Management Report

- 1. After mass grading the contractor shall provide for a soil analysis that shall comply with the requirements provided below. The analysis report is to be forwarded to the landscape architect, owner, and governing jurisdiction.
- 2. Soil samples shall be collected in accordance with the laboratory protocol including adequate sampling depth.
- 3. At least one sample shall be provided for each 20,000 sf of landscape unless otherwise noted by the landscape architect. Samples shall be taken from different areas of the site as directed by the landscape architect.
- 4. The Soil Analysis shall include the following:

documents are considered part of the documents.

- -Soil Texture
- -Infiltration Rate (determined by lab test or soil texture infiltration rate table)
- -Total soluble salts
- -Sodium
- -Percent organic mater
- -Recommendations for soil amendments, fertilizer, etc. for the type of landscape planting proposed.
- 5. Soil Analysis shall be conducted by an approved soil testing lab. The following are acceptable (but not required) labs:
- Sunland Analytical 11419 Sunrise Gold Circle, Suite 10, Rancho Cordova, CA 95742,
- (916) 852-8557, <u>www.sunland-analytical.com</u>
- Soil and Plant Lab, 1101 S. Winchester Blvd, Suite G-173, San Jose, CA 93128,
- (408) 727-0330, www.soilandplantlaboratory.com
- Soil and Plant Lab, 4741 East Hunter Ave. Suite A, Anaheim, CA 92807, (714) 282-8777, <u>www.soilandplantlaboratory.com</u>
- 6. The recommendations of the soil analysis are to the implemented in the landscape soil preparation. The contractor shall provide documentation prior to planting, verifying that recommendations have been implemented to the landscape architect and the governing jurisdiction.

# Landscape Design (Planting)

- 1. The landscape has been designed and plants selected to be compliant with the requirement of the MWELO. The contractor shall not make changes without written approval by the landscape architect. If the contractor deviates from the plan and it is not acceptable to the landscape architect, the contractor will be required to make changes at his/her expense to bring the landscape into compliance.
- 2. Plants have been placed in 'hydrozones' of similar water use requirements. The extent of

- the hydrozones are delineated by the groups of irrigation circuits as listed in the Hydrozone Table, included with these plans.
- 3. Turf is not allowed on slopes greater than 25% (4:1)
- Compost (mulch) is required in all planting areas except for turf, creeping or rooting groundcovers, direct seeding applications, cobble areas, or other areas specifically noted on the plans. The mulch shall be minimum of 3", but the depth as listed in the planting legend
- 5. Stabilizing mulches shall be used on all slopes exceeding 4:1. See plan or coordinate with the landscape architect.
- 6. Soil amendments shall be incorporated per the soil report and shall achieve a friable
- 7. For landscape installations, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
- 8. Compost shall be derived from green material consisting of chipped, shredded, or ground vegetation or clean, processed, recycled wood products or a Class A, exceptional quality biosolids composts, as required by the United States Environmental Protection Agency (EPA) 40 CFR, Part 503c regulations or a combination of green material and biosolids compost. The compost shall be processed or completed to reduce weed seeds, pathogens, and deleterious material, and shall not contain paint, petroleum products, herbicides, fungicides, or other chemical residues that would be harmful to plant or animal life. Other deleterious material, plastic, glass, metal, or rocks shall not exceed O.1 percent by weight or volume.A minimum internal temperature of 57 degrees C shall be maintained for at least 15 continuous days during the composting process. The compost shall be thoroughly turned a minimum of 5 times during the composting process and shall go through a minimum 90-day curing period after the 15-day thermophilic compost process has been completed. Compost shall be screened through a maximum 9.5-mm screen. The moisture content of the compost shall not exceed 35 percent. Compost products with a higher moisture content may be used provided the weight of the compost is increased to equal the compost with a moisture content of 35-40 percent. Moist samples of compost on an as-received basis shall be dried in an oven at a temperature between 105 degrees C and 110 degrees C until a constant dry weight of the sample is achieved. The percentage of moisture will be determined by dividing the dry weight of the sample by the moist weight of the sample and then multiplying by 100. Compost will be tested for maturity and stability with a Solvita test kit. he compost shall measure a minimum of 6 on the maturity and stability scale
- 8. The signature on the landscape plans is applicable to the statement- "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

## <u>Grading Design</u>

- 1. See the grading and drainage plan as prepared by the civil engineer. The landscape contractor shall maintain the drainage patterns as specified in the grading plans.
- 2. The site has been graded so that irrigation and normal run-off remains within the property lines, unless otherwise noted on the grading plans.
- 3. The landscape areas may include bioswales or filtration swales. The landscape contractor shall install these per the requirements of the civil engineer's plans and details with planting per these plans. Any modifications must be approved in writing by the civil engineer and the landscape architect.

## <u>lrrigation Design</u>

- 1. The irrigation water service shall be on a separate meter than the domestic service.
- 2. The irrigation controller (clock) shall be a 'smart' controller using evapotranspiration or soil moisture sensor data to automatically adjust run times based on landscape area water
- 3. The irrigation system has been designed for each emission device to operate within the manufacturer's recommended pressure range for optimal performance. If the water pressure at the service connection is different than what is shown on the plans the contractor shall notify the landscape architect prior to the installation of the irrigation system. Contractor shall check available water pressure before any irrigation installation.
- 4. Pressure regulators or booster pumps shall be installed if needed to modify available pressure for the optimal performance of the irrigation emission devices. See specification on the plans and refer to note #3 above.
- 5. A rain sensor shall be installed and tied to the controller See plan for selection.
- 6. Gate valves(s) shall be installed directly downstream of the service connection(s).
- 7. An approved backflow preventer shall be installed at the irrigation service connection(s). See plan.
- 8. Check valves shall be installed in all heads at the low points of the circuit where water within the piping may drain out of the head when the system is done operating - See plan.
- 9. The irrigation circuits have been designed to correspond to the planting hydrozones. Changes to the irrigation layout and types of emission devices are no to be made without the written consent of the landscape architect.

- 10. The overall irrigation system has been designed to correspond to the planting hydrozones Changes to the irrigation layout and types of emission devices are not to be made without the written consent of the landscape architect.
- II. The irrigation system has been designed so that each circuit has matched precipitation rates within the circuit and high distribution uniformity. The contractor shall not substitute without written consent of the landscape architect.
- 12. Swing joints shall be installed on all pip-up heads per the plans and details
- 13. Areas less than 8' in width have been irrigated with subsurface, drip, or low volume irrigation. If construction site modifications reduce spray irrigated planter areas less than 8' contact the landscape architect.
- 14. Overhead spray irrigation heads and nozzles are not allowed within 24" of non-permeable paving that drains into landscape before entering the storm drain system.
- 15. Sloped planting areas greater than 25% (4:1) have been designed with irrigation whose precipitation rate does not exceed .75"/hour or another means has been employed and described on the plans.
- 16. Trees may be designed with a separate deep root bubbler system See the plans.
- 17. The signature on the irrigation plans is applicable to the statement " I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

## <u>Irrigation Schedule</u>

- . The landscape contractor shall provide a base irrigation schedule and shall be submitted with certification of completion. Overhead irrigation shall be scheduled between 8:00 pm and 6:00 am unless otherwise noted on the plans or more strict water hours are required by the local jurisdiction.
- 2. The irrigation run times, length of run, and frequency of run times may need to be adjusted based on infiltration rate of the soil. Slope. Etc. to avoid run-off.
- 3. The specific parameters of the site conditions are to be input into the 'smart' controller.

## <u>Irrigation Audit</u>

- 1. If needed, all irrigation audits shall be conducted by a certified landscape irrigation
- 2. The irrigation system shall be audited after it has been installed and 'fine-tuned'. The audit report is to be included with the Certificate of Completion and shall include, but
  - System test for distribution uniformity
- Recommendations for any adjustments that may be needed.
- Preparation of an irrigation schedule.
- The contractor shall make the adjustments as recommended in the irriqation audit.

## <u>Certificate of Completion</u>

- 1. The contractor shall provide to the governing jurisdiction and the landscape architect a Certificate of Completion that at a minimum includes the following:
- a. Date of completion and date of the certificate.
- b. Project Name and Address (or specific location)
- c. Project Applicant name, telephone number, and mailing address.
- 2. The landscape contractor shall sign a statement that says the landscape and irrigation system have been installed per the approved Landscape Document Package (plans, details, notes, and calculations as contained within this plan set.)
- 3. If there have been modifications to the layout and/or design of the landscape and irrigation system, the contractor shall include with the Certificate of Completion a set of as-built plans or record drawings that reflect the modifications. The modified landscape and irrigation must remain in compliance with the WELO.
- 4. The Certificate of Completion shall include the initial irrigation audit that shows the irrigation is in compliance with the irrigation efficiency requirements for WELO (see audit information within this set of notes). The soil analysis report and recommendation and verification that the recommendations have been implemented shall also be submitted, if not included with the Landscape Documentation Package.

APPL. NO. P23-00702 EXHIBIT L-4

CITY OF FRESNO DARM DEPT

DATE

PLANNING REVIEW BY

TRAFFIC ENG.

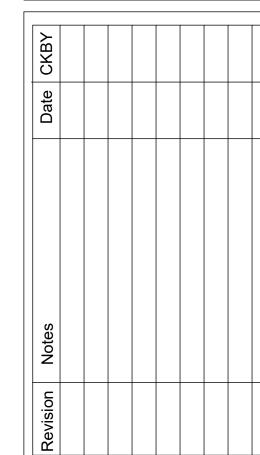
APPROVED BY

Landscape Architect CA #4518

371 W San Ramon Ave. Fresno, CA 93704 Ph. (559) 284-4934 bradc559@gmail.com

BRAD COLE

<u>4</u> <u>n</u> C er m 



2/19/2023 as noted Job Number:

L-4

### ANNEXATION NO. 2023-\_\_\_\_

#### ANNEXATION TO THE CITY OF FRESNO

#### **GEOGRAPHIC DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 20 EAST, M.D.B.&M. IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID SECTION 36;

THENCE, (L1) NORTH 0° 14′ 23″ EAST, A DISTANCE OF 999.58 FEET;

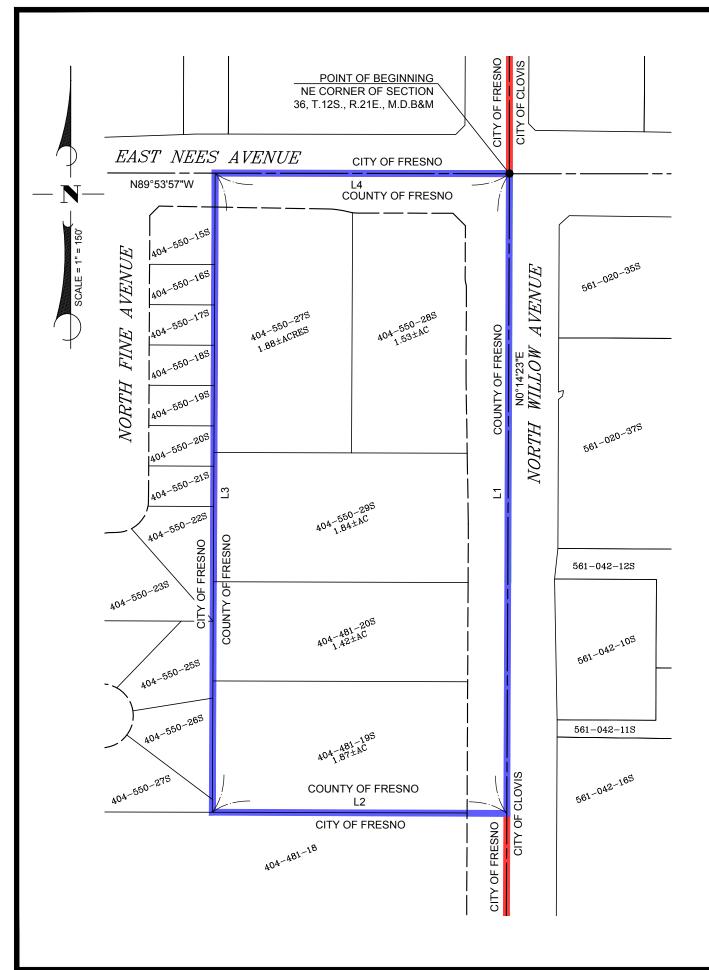
THENCE, (L2) NORTH 89° 45′ 37" WEST, A DISTANCE OF 460.02 FEET;

THENCE, (L3) NORTH 0° 15' 32" EAST, A DISTANCE OF 998.46 FEET;

THENCE, (L4) NORTH 89° 54' 35" WEST, A DISTANCE OF 459.72 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 10.55 ACRES, MORE OR LESS.

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.



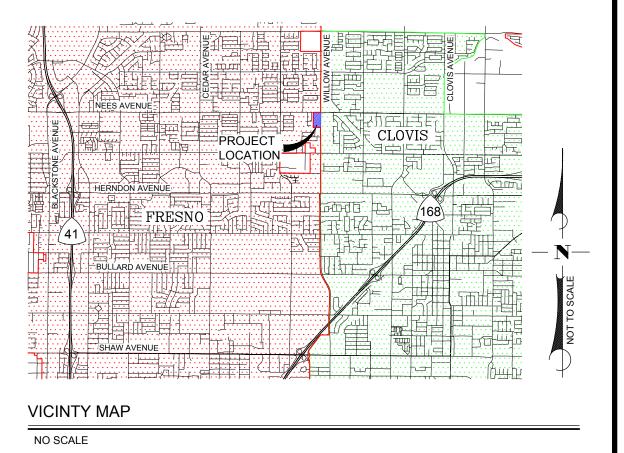
## **ANNEXATION NO. 2023-**

#### "ANNEXATION TO THE CITY OF FRESNO"

APN: 404-481-19S, 404-481-20S, 404-550-27S, 404-550-28S AND 404-550-29S CONSISTING OF 10.55 ACRES, MORE OR LESS.

LEGEND	
	EXISTING CITY OF FRESNO BOUNDARY
	PROPOSED CITY OF FRESNO BOUNDARY
	SECTION LINE
	PARCEL LINE

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N00°14'23"E	999.58'
L2	N89°45'37"W	460.02'
L3	N00°15'32"E	998.46'
L4	N89°54'35"W	459.72'



#### **DISCLAIMER:**

"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AS OFFER FOR SALE OF THE LAND DESCRIBED.



LAFCO RES. NO.: 2023-DATE: 10-26-2023 DRAFTED BY: E.P.

CHECKED BY: C.M.

4694 W JACQUELYN AVE., # 101, FRESNO, CA 93722 PHN: (559) 840-2782 WWW.PRAXISLANDSURVEYING.COM FILE: 22005 ANNX.DWG