

Landscape Requirements	Completed	Corrections
<b>I. General Notes, Symbols, &amp; Boilerplate</b>		
A. Project name, APN, address of project (all pages)		
B. Applicant name and contact information (all pages)		
C. Name of preparing landscape architect/company or resource specialist (§22.44.1240.B.1.)		
D. Prohibition on use of rodenticides. Suggestion to use non-pervasive method such as fumigation, trapping. This should be on all pages. (§22.44.1240.B.13)		
E. Prohibition on use of herbicides, insecticides, fertilizers, chemicals on areas to have landscape of native plants. Suggest use of native plant material as amendment, chopped pieces thinned from fuel modification Zone C. (§22.44.1240.B.13)		
F. North arrow (all pages with graphics)		
G. Scale (all pages with graphics)		
H. Footprints of structure, proposed and existing (all pages with graphics)		
I. Fencing elevation, dimensions, style should be illustrated on some plan, usually landscape. LIP has specifications for fencing (§22.44.1310) Fence heights are limited (§22.44.1310.A-H) Fence location is limited (§22.44.1310.I-M) Fences usually should be wildlife permeable (permit passage by deer) (§22.44.1310.J-L,T-V) Fence style has some regulation (§22.44.1310.N-U)		
J. Show entire fuel modification area on at least one drawing. Show lines of biological importance, see item "O" below. In instructions, list all requirements for Fuel modification Zones		

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<p>A,B,C. Include treatment for all Zones from “Landscape Guidelines” for thinning. Include “Irrigation Guidelines” for native plants of SMM.                      Areas beyond project parcels will either be part of a neighbor’s fuel modification or have LACounty “brush clearance” applied where needed to “vacant lands.” (§22.44.1240.C.3)</p>		
<p>K.Fuel modification line, Zone C, from 100-ft. from all structures to 200-ft. from all structures to property lines (total width 100-ft. or to property line, the shorter distance.) (§22.44.1240.C.3)</p>		
<p>L.On full extent show location of any septic system (full extent) and lines to this facility. (§22.44.1240.C.4)</p>		
<p>M. On full extent show location of runoff capture devices. Show hardscape surface area x 0.75-in. rainfall converted to gallons runoff, and show runoff capture gallons for each storage device. (§22.44.1240.B.10; 22.44.1240.C.4)</p>		
<p>N. Plot outlines for any other new area of impact by the development project, such as trenches for utility placement, water supply lines, driveway clearance. These need to be revegetated consistently with Fire Safety regulations. (§22.44.1240.B.3)</p>		
<p>O.Any conservation lines or special requirement lines that influence landscape within the scope of the development area. This would include habitat categories of the SMM LCP: H1, H2, H2 high, H1 buffer, H1-quiet zone, and any stream/drainage course.</p>		
<p>P. Topsoil salvage for future use in landscape is encouraged, but salvage may not damage native vegetation, be geologically unstable, and should</p>		

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be protected from erosion and runoff. (§22.44.1240.B.8)		
Q. Imported soil shall be free of exotic invasive plant species, and have a source in the SMM. (§22.44.1240.C.14.)		
R. Landscape must be installed and maintained so that it does not extend into utility lines, block roads, block water supplies, or interfere with emergency facilities. (§22.44.1240.B.15)		
S. Structures within 200-ft. of parkland, designated open space, and conserved land shall be set back the maximum possible. There may be a recommendation to downsize the proposed structure to reasonable economic use. Mitigation will be required. (§22.44.1240.C.13.)		
T.Landscape and any restoration cover shall be 90% of the locally appropriate cover within a 5-yr. period. (§22.44.1240.B.5)		
U.Landscape check at 5-yr. after issue of Certificate of Occupancy shall be a condition on the project. Check will be for SMM native plant palette as required by LIP and for appropriate cover percentage. (§22.44.1240.B.5)		
<b>II. Plant Palette</b>		
A. No invasive plants, LACo list or CalIPC list (§22.44.1240.B.6)		
B. No plants on SMM Director’s List of avoidance. See SMM Plant list, pp.8-11, for plants to avoid in SMM. (§22.44.1240.C.9) <a href="http://planning.lacounty.gov/assets/upl/agenda/erb_SMM_LIP_recommended-Plants.pdf">http://planning.lacounty.gov/assets/upl/agenda/erb_SMM_LIP_recommended-Plants.pdf</a>		
C. Plants shall be consistent with Fire Department policy. (§22.44.1240.C.2; §22.44.1240.C.4; 22.44.1320.C.8)		

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D. Legend with differing symbols for each species, keyed to common and scientific names, consistent on all pages. (§22.44.1240.B.1)		
E. Flammable native plants may be used, but need to be planned 30-ft. from structures and 30-ft. from one another		
F. Cut and fill slopes and other areas disturbed by construction must be landscaped or revegetated. (§22.44.1240.B.3)		
G. Plants for slopes 20% and higher must be slope-stabilizing, usually low shrubs, trees (§22.44.1240.C.12)		
H. Plans utilize existing native plants of SMM as much as possible. (§22.44.1240.B.2)		
I. Existing trees labeled for species (§22.44.1240.B.1; 22.44.1240.B.14)		
J. Clear indication of trees to be removed, trees to remain, trees to be added in the landscape plan.		
K. Identify invasive species on site. These need to be removed and shall be indicated for removal. (§22.44.1240.B.1; 22.44.1240.B.6)		
L. Zone A has some ornamentals and turf, otherwise natives of Santa Monica Mountains (SMM). Zone B should have only native plants of the SMM except for lawn and turf. (§22.44.1240.C.8.a; 22.44.1240.C.8.b)		
M. Plants should be chiefly drought tolerant and native to the SMM (§22.44.1240.B.3) N.Plants at roadsides need to be native to the SMM and appropriate to the area (§22.44.1240.B.7)		
O.Plant amendment and soil treatment instructions need to be consistent with direction		

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<p>of the LIP and appropriate for native plants where native plants are used.</p> <p>1.No disking is allowed in Fuel Mod Zones (§22.44.1240.A.2)</p> <p>2. Oak tree planting amendment is required to be native oak leaf mulch (best) or native plant mulch (§22.44.1240.B.9)</p> <p>3.Chemical use in the SMM for landscapes is generally prohibited (§22.44.1240.B.13)</p>		
<p>P.Oak plantings are required to have a mycorrhizal inoculant, and oak leaf mulch or clippings of locally-indigenous species may be used (§22.44.1240.B.9)</p>		
<p><b>III.Fuel modification zones</b></p>		
<p>A.Show entire fuel modification area on at least one drawing. Show lines important to landscape (I.O above). In instructions, list all requirements for Fuel modification Zones A,B,C. Include treatment for all Zones from “Landscape Guidelines” for thinning. Include “Irrigation Guidelines” for native plants of SMM. (§22.44.1240.C.3)</p>		
<p>B.Fuel modification line, Zone A, 20-ft from all structures (§22.44.1240.C.2.a)</p>		
<p>C.Zone A extends 20-ft. from structure walls, has low-growing groundcover, lawn, or hardscape; may have ornamentals (§22.44.1240.C.8.a), but should chiefly have natives of the SMM. (§22.44.1240.B.3)</p>		
<p>D.Turf, lawn, or groundcover shall be the most drought-tolerant species and varieties. Turf and groundcovers are limited to within 50-ft. of structures. (§22.44.1240.C.10)</p>		

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E. Fuel modification line, Zone B, 20-100-ft from all structures or to property lines (total width 80-ft.) (§22.44.1240.C.2.b)		
F. Zone B extends between 20-ft. and 100-ft. from structure walls, has spaced species of the SMM and limited areas of turf. (§22.44.1240.C.8.b)		
G. Fuel modification line, Zone C, from 100-ft. from all structures to 200-ft. from all structures to property lines (total width 100-ft. or to property line, the shorter distance.) (§22.44.1240.C.2.c)		
H. Zone C is thinned, existing native plants. (§22.44.1240.C.7-8)		
I. Directions for fuel modification thinning shall require use of hand tools, which may include weed whips, and staggered pruning of adjacent clumps of native vegetation in Zone C, on a 2-3 year staggered schedule of pruning, per instructions in “Landscape Guidelines.”		
J. Cleared Zone C should be restored to the original native plants surmised to be present before clearing. (§22.44.1240.A.2; 22.44.1240.C.7; 22.44.1240.C.8.c.)		
K. Roads need up to 10-ft. on each side fuel modified, cleared overstory: driveways, private roads, public roads. (§22.44.1240.C.2.d)		
L. Areas near or at public roadways shall have only locally indigenous plants that are site-appropriate. (§22.44.1240.B.7)		
M. Public areas shall be landscaped with locally-indigenous plants compatible with the		

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surrounding area. (§22.44.1240.B.7; 22.44.1240.C.11.)		
N.Trees to have fuel ladders removed: lower branches up to 1/3 tree height or up to 6-ft. maximum for trees 18-ft. and taller. Per County Fire requirement.		
<b>IV.Irrigation</b>		
A.Irrigation designs are a necessary part of plans, and should use the minimum water necessary to maintain healthy landscapes. (§22.44.1240.B.1; 22.44.1240.B.11)		
B.Irrigation parts shall have a legend with consistent symbols on all sheets.		
C.Irrigation shall be arranged by hydrozones.		
D. Irrigation directions for native and non-native plants shall be clearly distinguished. Natives of the SMM shall have directions like those on the “Irrigation Guidelines” posted on the landscape sheets		
<b>V. RESTORATION</b>		
A.Wildfire burn areas should revegetate naturally, but may need re-seeding with a seed mix of SMM natives. (§22.44.1240.A.7)		
B.Landscape and any restoration cover shall be 90% of the locally appropriate cover within a 5-yr. period. (§22.44.1240.B.5)		

Summary:

1. Landscape plans are an important part of having a development consistent with the LCP. Landscapes are the most active interface of the project and the natural environment in most cases.