

# VICINITY MAP



## PROJECT NARRATIVE

The 220 Bryant Street landscape design incorporates the City of Ojai's adopted landscape guidelines which include the Model Water Efficient Landscape Ordinance (MWELO) and corresponding water efficient irrigation system. Prior to planting, 4 cubic yards of compost per 1000 sq ft of permeable area will be added as well as 3" bark mulch in all planting areas. A dedicated landscape water meter or submeter, pressure regulator, flow sensors, and automatic weather based irrigation controller will be included in the system design.

The scope of work includes landscape and hardscape improvements to a new industrial building project. The proposed improvements include parking area with ADA compliant stalls and compliant path of travel, street frontage improvements, bike parking, and associated hardscape. Non native existing trees will be replaced with drought tolerant and native plant material. New drought tolerant and native planting will be installed in the impacted landscape areas.

All landscape lighting will comply with all applicable provisions of Ojai Dark Sky Compliance. Refer to plans by others for parking lot lighting and corresponding photometrics.

The project will comply with City of Ojai Cultural Resource Guidelines for procedures relating to potential discovery of archaeological resources. The detailed procedures will be located on the landscape construction document package for reference.

## CITY OF OJAI CULTURAL RESOURCE GUIDELINES

1. Procedures for Discovery of Archaeological Resources. In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the vicinity of the find must be temporarily suspended or redirected until an archaeologist and Chumash monitor have evaluated the nature and significance of the find. Within ten days of a find of Cultural Resources the applicant shall submit a plan drafted in concert with the archaeologist and the Chumash monitor to the City for review and approval by the Community Development Director in consultation with the lead tribal representative for The Barbareño/Ventureño Band of Mission Indians as maintained on the Native American Heritage Commission (NAHC) contact list. All plans submitted for review shall include preservation on site whenever feasible. After the find has been appropriately mitigated pursuant to the approved mitigation plan, work in the area may resume.

2. Procedures for Discovery of Human Remains. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.9B of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.

If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.

If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance. If the landowner does not accept the descendent's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

Discuss and confer means the meaningful and timely discussion with careful consideration of the views of each party's cultural values and, where feasible, seeking agreement.

If mediation fails, the landowner shall reinter the human remains with appropriate dignity on the property in a location not subject to future subsurface disturbance.



LANDSCAPE CONCEPT IMAGES

# PROJECT DATA

Owner: AMLAP CIRCLE PROPERTIES  
 220 Bryant Street  
 Ojai CA 93023  
 Legal Description: APN 023016037  
 Zoning: CM / M-1

LAND USE CATEGORY	ACRES	SQ. FT.	% OF TOTAL AREA
AREA COVERED BY BUILDING FOOTPRINT	0.25 ACRES	11,200 SQ. FT.	35 %
PARKING AREA, PAVED (EXCLUDING PUBLIC R.O.W.)	0.16 ACRES	20,100 SQ. FT.	49 %
AREA LANDSCAPED	0.16 ACRES	7,195 SQ. FT.	16 %
OTHER	0 ACRES	0 SQ. FT.	0 %
TOTAL			100 %

## CONCEPTUAL PLANT PALETTE

- Trees**
- Chilopsis linearis - Desert Willow 24" Box
  - Platanus racemosa - Cal. Sycamore (Ca. Native) 24" Box
  - Lyonochlamys f. ssp. asplenifolius - Santa Cruz Island Ironwood (Ca. Native) 24" Box
- Shrubs**
- Arctostaphylos 'Sunset' - Sunset Manzanita (Ca. Native) 5 Gal.
  - Berberis repens - Creeping Oregon Grape (Ca. Native) 5 Gal.
  - Diplazium aurantiacum - Shrubby Monkey Flower (Ca. Native) 1 Gal.
  - Grevillea rosmarinifolia - Rosemary Grevillea 5 Gal.
  - Lavatera thuringiaca 'Red Rum' - Red Rum Tree Mallow 5 Gal.
  - Plectroporum crassifolia 'Compacta' - Compact Kohuhu 5 Gal.
  - Rhamnus alaternus 'John Edwards' - John Edwards Italian Buckthorn 15 Gal.
  - Salvia clevelandii - Cleveland Sage (Ca. Native) 1 Gal.
- Perennials**
- Arctostaphylos spp. - African Daisy 1 Gal.
  - Achillea tomentosa - Woolly Yarrow (Ca. Native) 1 Gal.
  - Epilobium canum 'Cloverdale' - Hummingbird Trumpet (Ca. Native) 1 Gal.
  - Verbena ilicina 'De La Mina' - Cedros Island Verbena (Ca. Native) 1 Gal.
- Grasses**
- Carex divisa - European Grey Sedge 4" Pots
  - Festuca californica - California Fescue (Ca. Native) 1 Gal.
  - Leymus condensatus 'Canyon Prince' - Giant Wild Rye (Ca. Native) 1 Gal.
  - Juncus effusus - Soft Rush (Ca. Native) 1 Gal.
  - Lomandra l. 'Breeze' - Dwarf Mat Rush 1 Gal.
- Vines**
- Parthenocissus 'Hacienda Creeper' - Rancho Viejo Creeper 15 Gal.

## LEGEND

- 1 (P) 4' WIDE PUBLIC SIDEWALK PER CITY OF OJAI STANDARDS
- 2 (N) DRIVEWAY CURB CUT AND GUTTER BY OTHERS
- 3 (P) CLUSTER MAILBOX
- 4 (P) 7' TALL VEHICULAR ACCESS GATE BY OTHERS
- 5 (P) STEEL PEDESTRIAN ACCESS GATE BY OTHERS
- 6 (P) 7' TALL STEEL PICKET FENCE BY OTHERS
- 7 (P) ASPHALT PARKING LOT AND STRIPING BY OTHERS
- 8 (P) CONCRETE PAVING, TYPICAL
- 9 (P) GRAVEL PAVING, TYPICAL
- 10 (P) CONCRETE DRAINAGE Y-DITCH BY OTHERS
- 11 (N) LOW RETAINING WALL, REFER TO PLANS PREPARED BY CIVIL ENGINEER
- 12 (P) BIKE PARKING
- 13 (P) COVERED TRASH ENCLOSURE, REFER TO PLANS PER ARCHITECT
- 14 (P) DRAINAGE SWALE
- 15 (E) CAL. PEPPER TREES TO BE REMOVED DUE TO GRADING AND EXISTING UTILITY REPAIRS
- 16 (P) SHADE TREE, TYPICAL
- 17 (P) ACCENT TREE, TYPICAL
- 18 (P) DROUGHT TOLERANT FLOWERING PLANTING AREA, TYPICAL



REVISION #1: MAY 08, 2024  
 REVISION #2:  
 APPROVAL: \_\_\_\_\_ INITIAL



AMLAP INDUSTRIAL BUILDING  
 220 BRYANT STREET  
 OJAI, CA 93023

SCALE: 1" = 10'-0"  
 PRELIMINARY LANDSCAPE PLAN  
 APRIL 18, 2024

