



Star Home Landscape Assessment Report

Resident Information	
Resident Name: <u>Mary Allam</u>	Resident ID: <u>L8471-13</u>
Address: <u>26 Mikro</u>	City: <u>Laguna Niguel</u>
Assessment Date: <u>February 7, 2008</u>	Prepared By: <u>Haver/Majcherek/Roco</u>
Assessment Summary	
<p>Due to injury, resident has been unable to maintain landscape as she would like. Most plant material is overgrown or smothered by asparagus fern, geranium and weeds. Landscape consists of flower beds (except along driveway) and hardscape – no turf. Soil appears to be compacted.</p> <p>Landscape drains are clogged with sediment and plant material.</p> <p>Irrigation inspection presented broken sprinkler heads, overspray and lack of uniformity. Irrigation is typically turned on manually and zoned appropriately.</p> <p>Bamboo is problematic in back yard.</p> <p>Resident would like to resurrect yard over the next year.</p>	
Best Management Practice (BMP) Recommendations to Reduce Runoff and Improve Water Quality	
Irrigation	Repair broken heads and adjust for overspray to reduce irrigation runoff.
	Replace or adjust spray heads for better uniformity of irrigation coverage improving plant health
	Cap off unnecessary spray heads in planters along walkway.
	Add seasonally adjusted irrigation program to improve watering efficiency.
Soil	Aerate and amend soil with organic products for better plant health and irrigation infiltration.
	Once beds are cleaned up, add a 3" layer of mulch to increase soil moisture retention reducing
	frequency of irrigation.
Plant Material	Remove invasive plants such as asparagus fern, bamboo and geranium by hand or with Round Up as per label directions.
Landscape Drains	Cover landscape drains when applying fertilizers or pesticides.
Long Range BMP Options to Reduce Runoff and Improve Water Quality	
Plant Material	Utilize low impact plant material such as rosemary, sages, and lavender.
	for minimal maintenance and irrigation frequency.
Landscape Drains	Clear and repair drains to allow flow, thus preventing chemical and pathogen build up in sediment within.
Irrigation	Replace existing irrigation with drip line to minimize water usage, improve efficiency and reduce runoff.
Follow-up	



Star Home Landscape Assessment Report

Resident Information	
Resident Name:	<u>Alix Ash</u> Resident ID: <u>L8551-13</u>
Address:	<u>8 Denia</u> City: <u>Laguna Niguel</u>
Assessment Date:	<u>January 30, 2008</u> Prepared By: <u>Haver/Majcherek/Roco</u>
Assessment Summary	
<p>Due to the sloped nature of the turf area and the landscape not retaining irrigation water, the majority of the turf appears stressed. Through testing the front yard irrigation system, the team found several heads in the turf and bed areas that are buried, clogged or misting, causing excess along the driveway and street. Resident turns off controller during wet season.</p> <p>The resident is planning landscape changes in both the front and back yard. A landscape designer has been hired to design the back yard landscape only. Separate plans for the front include replace and widen the existing driveway with pavers, creating a new walkway from the gate to street, and reduce the amount of turf. Roses, palms and shrubs to remain with the incorporation of an "English Garden" design. There are no current plans to replace the irrigation system.</p> <p>Resident spot treats ants with Raid, hand picks snails, and hoses off aphids and whitefly.</p> <p>Fertilizer treatment, if any, is done by gardener.</p>	
Best Management Practice (BMP) Recommendations to Reduce Runoff and Improve Water Quality	
Irrigation	Uncover buried sprinkler heads, replace clogged heads and adjust other heads to reduce runoff along driveway and curb.
	Program irrigation to run for shorter durations, more often, to increase irrigation water infiltration minimizing runoff during cycle.
Hardscape	Use a permeable pavers and base mixture on new walkway and driveway to minimize runoff.
Plant Material	Amend soil with organic material to increase water infiltration.
	Incorporate low water use plant material.
Turf	Replace existing turf with a warm season variety to reduce irrigation during peak use seasons.
Fertilizer/Pesticide	Cover landscape drains when applying fertilizer or pesticides.
	Talk with gardener as to fertilizer application – type, where, when, and method. This will help to determine if it is being done properly. Please call if you have any questions.
Curb Core	Clean out the end of the curb core to improve landscape runoff flow.
Long Range BMP Options to Reduce Runoff and Improve Water Quality	
Irrigation	Replace existing sprinkler heads with rotor type such as MP Rotator.
	Install a Watermark Electronic Module system to monitor soil moisture and control irrigation.
	Replace existing irrigation with drip system on left side of driveway with palms and roses to minimize runoff and improve plant health reducing the risk of disease and fungus.
Follow-up	



Star Home Landscape Assessment Report

Resident Information	
Resident Name:	<u>Frank and Krys Hubscher</u> Resident ID: <u>L8461-21</u>
Address:	<u>18 Via Vetti</u> City: <u>Laguna Niguel</u>
Assessment Date:	<u>February 7, 2008</u> Prepared By: <u>Haver/Majcherek/Roco</u>
Assessment Summary	
<p>Overall health of landscape is fair. A light layer of bark is used in flower beds. Resident would like alternatives to the current mix of warm and cool season turf. Trees could use light pruning.</p> <p>Front hedge of Syzygium has appearance of insect damage, possibly Eugenia Psyllid – suggested sending sample to Ag. Commissioner for identification before recommending treatment.</p> <p>Residents are self gardeners who are looking for low impact plant material to reduce irrigation costs and minimize maintenance.</p> <p>During visual inspection of irrigation, the team noticed runoff on walkway and sidewalk due to overspray, broken/clogged heads in turf and bed areas along with a lack of uniformity along sidewalk due to irregular shape. Corners of the landscape are not adequately cover by irrigation.</p> <p>Resident spot treats with Raid to control ants, pellets and beer for slugs, and Bayer products for aphids. Resident has install a chicken wire fence around hedges as barrier against rabbits. Has Diazinon on hand.</p>	
Best Management Practice (BMP) Recommendations to Reduce Runoff and Improve Water Quality	
Irrigation	Repair broken heads in turf area and along driveway to reduce runoff.
	Program irrigation to run for shorter durations, more often to allow infiltration of irrigation.
	Recommend splitting valve #1 to eliminate drip and standard on one valve.
Mulch	Build mulch to 3" layer in beds for weed control and improve moisture retention to reducing the need to water so frequently.
Turf	Aerate turf to improve health and infiltration during irrigation.
Pesticide/Fertilizer	Use ant baits or products containing Pyrethroids to minimize harmful chemicals being washed away with irrigation runoff.
	Use less toxic alternative to remove pests such as hosing off aphids and copper tape for slugs.
	Cover landscape drains when applying fertilizers and pesticides to prevent chemicals from entering stormdrain system during irrigation.
	Dispose of unused chemicals at the local Household Hazardous Waste Center.
Curb Cores	Clear debris from the end of the curb cores to improve flow.
Long Range BMP Options to Reduce Runoff and Improve Water Quality	
Irrigation	Replace sprinkler heads with rotor type such as MP Rotators for better irrigation efficiency.
Turf	Replace existing turf with a warm season variety that tolerates shade such as St. Augustine.
Plant Material	Increase use of low impact plant material to minimize maintenance and water use.
	Replace rabbit friendly plants with rabbit resistant species – see list...
Follow-up	



Star Home Landscape Assessment Report

Resident Information	
Resident Name:	<u>Patty Knight</u> Resident ID: <u>L8531-15</u>
Address:	<u>8 Chantonay</u> City: <u>Laguna Niguel</u>
Assessment Date:	<u>January 31, 2008</u> Prepared By: <u>Haver/Majcherek</u>
Assessment Summary	
<p>Overall landscape health is good with a few problem areas around front wall along turf, near entry way and in courtyard. Homeowner would like alternatives for turf in driveway cut outs. Soil samples taken along turf wall where Cuphea are planted.</p> <p>During irrigation inspection, runoff was noticed in driveway area and along sidewalk. While uniformity is good there is overspray along with a blocked head in garlic area along driveway and a riser that is too short in sloped bedding area next to turf and sidewalk. Irrigation is adjusted seasonally.</p> <p>Perimeter pesticide spray is applied by service monthly, product used is unknown. Resident uses liquid fence as rabbit deterrent. Dog on premises so chemicals are used sparingly.</p> <p>Fertilizer application is performed by gardener and resident as needed with slow-release and organic products. Would like to know why October pruned, Jacaranda has not bloomed.</p>	
Best Management Practice (BMP) Recommendations to Reduce Runoff and Improve Water Quality	
Pesticide/Fertilizer	Dispose of unused chemicals at the local Household Hazardous Waste facility.
	Cover landscape drains when pesticides or fertilizers are applied.
Irrigation	Turn down irrigation on zone #2 to reduce misting and overspray runoff.
	Install a pop-up with longer extension in problem area along sidewalk to reduce runoff.
	Clear plant material or install longer riser in garlic area to reduce runoff and improve coverage.
Soil	When soil analysis is received, amend soil as needed to plant health.
Plant Material	Heat loving, shade tolerant varieties recommended for courtyard and along driveway such as Heuchera, Astilbe, Vinca, Campanula, Brunnera, Liriope, and Dianella.
Long Range BMP Options to Reduce Runoff and Improve Water Quality	
Irrigation	Replace spray heads with rotor type such as MP Rotators to improve irrigation efficiency.
Turf	Replace turf in driveway with artificial turf product or permeable material such as pavers to reduce water use and maintenance.
Follow-up	



Star Home Landscape Assessment Report

Resident Information	
Resident Name: <u>E.J. Constantine</u>	Resident ID: <u>SJC151-28</u>
Address: <u>28782 VIA LOS ARBOLES</u>	City: <u>San Juan Capistrano</u>
Assessment Date: <u>January 10, 2008</u>	Prepared By: <u>Haver/Majcherek/Roco</u>
Assessment Summary	
<p>Homeowner is currently in the process of having the front landscape completely redesigned by a landscape architect. Would like recommendations from UCCE Water Quality Advisor and project cooperators.</p> <p>Sophisticated computer based landscape irrigation control system. Front landscape is divided into 10 zones.</p>	
Best Management Practice (BMP) Recommendations to Reduce Runoff and Improve Water Quality	
Irrigation	Until re-landscaped – replace (1) head on valve #6 and uncover (1) head on valve #7.
	Continue utilizing appropriately zoned irrigation.
Landscape Drains	Cover landscape drains when applying fertilizers and pesticides.
	Keep curb cores clear of debris to maximize flow.
Long Range BMP Options to Reduce Runoff and Improve Water Quality	
Plant Material	Low impact design incorporating low water use and low maintenance material.
Hardscape	Utilize permeable pavers in patio and walkway areas to increase infiltration and minimize runoff
Turf	If utilizing turf in new design, install warm season variety to reduce irrigation needs.
	Follow through with plan to minimize turf area.
Irrigation	Replace existing irrigation heads with MP Rotators in turf and slope areas to control runoff.
	Install dripline in bedding area to minimize runoff.
Mulch	Apply a 3" layer of mulch to control weeds and increase moisture retention in bedding areas.
Follow-up	



Star Home Landscape Assessment Report

Resident Information

Resident Name: Hosinski Resident ID: SJC141-01
 Address: 28692 Paseo Bahia City: San Juan Capistrano
 Assessment Date: January 17, 2008 Prepared By: Haver/Majcherek/Roco

Assessment Summary

Overall health and appearance of yard is good with a few problem areas. Soil samples were taken as several areas have the appearance of poor growth and tip burn. Due to decline and overspray, Prunus have been affected by "Shot Hole" Fungus. Though the irrigation is controlled by resident's computer, there is a possibility that the landscape is being overwatered or at the very least the water is not draining sufficiently. Various insect problems such as ants, aphids, slugs, snails, and grubs. Resident spot treats with products such as Dursban granules, Bayer 2-in-1, and That's It. Herbicides such as RoundUp and Amaze Grass & Weed Control are used as needed.

Best Management Practice (BMP) Recommendations to Reduce Runoff and Improve Water Quality

Irrigation	Reduce irrigation runoff by visually checking for overspray and repairs needed monthly.
Soil	Improve water filtration by amending soil as needed per lab analysis and adding organic matter.
Mulch	Use mulch in planters for weed control and to reduce moisture loss in soil.
Plant/Soil Problem	Work with Dr. Haver regarding Shot Hole Fungus and soil diagnostics.
Fertilizer/Pesticide	Cover landscape drains when applying fertilizers and pesticides
	Keep curb cores clear of debris to improve flow.

Long Range BMP Options to Reduce Runoff and Improve Water Quality

Driveway	Replace existing irrigation with underground drip tape to reduce runoff.
	Replace existing turf with one of two options:
	1. Artificial turf along with capping off irrigation to reduce runoff, maintenance and fertilizer use.
	2. Drought tolerant ground cover minimizing water use and maintenance.
	If completely replacing driveway, consider using permeable material such as pavers.
Irrigation	Replace existing irrigation on side slope with drip for better plant health and reduce runoff.

Follow-up

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Star Home Landscape Assessment Report

Resident Information	
Resident Name:	<u>Mary Kelly</u> Resident ID: <u>SJC141-08</u>
Address:	<u>28701 Paseo Bahia</u> City: <u>San Juan Capistrano</u>
Assessment Date:	<u>January 31, 2008</u> Prepared By: <u>Haver/Majcherek</u>
Assessment Summary	
<p>Homeowner has sprayed turf with Round Up and will be removing it once it is dead as per MG Handbook.</p> <p>Visually testing the irrigation for trouble spots and uniformity, the team noticed several broken and clogged heads. The landscape is typically watered by hand. The irrigation controller is not used.</p> <p>No pesticides are used in the landscape. Fish emulsion and Azalea Food are used to fertilize as needed.</p> <p>Soil samples taken in turf area to be sent out for analysis to determine correct amendment application.</p>	
Best Management Practice (BMP) Recommendations to Reduce Runoff and Improve Water Quality	
Turf	Once removed, replace existing turf with a warm season variety such as Seashore Paspalum.
Plant Material	Improve hydrazoning by moving all roses in the front landscape to the side of the driveway
	omitting non-functional turf area.
	Mulch new rose garden with a minimum 3" layer of material to improve weed control and
	moisture retention.
Soil	Improve water infiltration and reduce compaction in soil by incorporating organic material.
	Add amendments as per Soil Lab analysis to improve soil fertility and plant health.
Irrigation	Adjust and repair broken sprinkler heads and lines to prevent runoff.
	Properly program controller to establish newly installed turf and minimize disease.
Long Range BMP Options to Reduce Runoff and Improve Water Quality	
Plant Material	Plant low water use material in courtyard such as Iris, Ceanothus, Manzanita (Arctostaphylos)
	Adiantum capillus-veneris (Southern Maidenhair Fern), Heuchera elegans (Elegant Coral Bells)
	Hellebores, Viburnum and various varieties of Sedges, etc.
Irrigation	Replace irrigation heads in turf area with MP Rotator heads.
	Cap off heads that are on the same valve as grass area that are currently watered by hand.
	Adjust spray heads to minimize overspray runoff due to increased pressure from capped heads
Follow-up	



Star Home Landscape Assessment Report

Resident Information	
Resident Name:	<u>Don Walz</u> Resident ID: <u>SJC161-48</u>
Address:	<u>28922 VIA BUENA VISTA</u> City: <u>San Juan Capistrano</u>
Assessment Date:	<u>January 10, 2008</u> Prepared By: <u>Haver/Majcherek/Roco</u>
Assessment Summary	
<p>Landscape has an interesting attribute of a gravel filled swale that runs from the back yard to the front to aid with hillside runoff infiltration. The homeowner has installed drip emitters along this area to minimize excessive irrigation.</p> <p>Good head to head coverage was observed while evaluating the irrigation system. The team noticed a few minor problems such as clogged drip emitters in bedding area, overspray in turf area which is connected to drip emitters along front walkway. Runoff was noticed at driveway, walkway and street due to sloped nature of the landscape.</p> <p>Homeowner uses a Bifenthrin granule and Cyfluthrin RTU product to control pests such as ants.</p>	
Best Management Practice (BMP) Recommendations to Reduce Runoff and Improve Water Quality	
Irrigation	Replace or clean existing drip emitters and re-position drip stakes for better uniformity.
	Adjust irrigation in turf to reduce overspray to minimize runoff.
	Adjust irrigation controller for shorter durations more often to improve irrigation infiltration and reduce runoff.
Pesticide & Fertilizer	Replace current ant control with enclosed bait stations to prevent chemicals from leaving target area during irrigation.
	Replace current insecticides with less toxic alternatives such as Pyrethroid products and barriers such as caulking cracks in stucco to deter ants and copper tape around plants to deter slugs and snails.
	Cover landscape drains when applying chemicals to prevent it from reaching the storm drain.
Mulch	Increase the use of mulch to improve moisture retention and control weeds.
Long Range BMP Options to Reduce Runoff and Improve Water Quality	
Irrigation	Replace existing sprinkler heads with MP Rotator irrigation heads.
	Upgrade controller to allow seasonal irrigation programs.
	Separate drip irrigation on valve #6 from standard irrigation.
Plant Material	Increase the use of low water use plants to minimize irrigation frequency.
Follow-up	