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January 29, 2010

Mr. Simon Eching  
California Department of Water resources  
Water Use and Efficiency Branch  
Post Office Box 942836  
Sacramento, California 94236-0001

SUBJECT: City of Oakley Water Efficient Landscape Ordinance

Dear Mr. Simon Eching,

The City of Oakley is pleased to submit its adopted Water Efficient Landscape Ordinance. The Water Efficient Landscape Ordinance was adopted by City Council on January 26, 2010. Attached you will find the Water Efficient Landscape Ordinance, and the Guidelines for Implementation of the City of Oakley Water Efficient Landscape Ordinance.

If you have any questions, please contact me at (925) 625-7004.

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua McMurray". The signature is fluid and cursive, with a long horizontal stroke at the end.

Joshua McMurray  
Senior Planner



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF OAKLEY ADDING CHAPTER 31 TO TITLE 4  
OF THE OAKLEY MUNICIPAL CODE, DEALING WITH  
WATER EFFICIENT LANDSCAPE REQUIREMENTS

The City Council of the City of Oakley does ordain as follows:

SECTION 1. Chapter 31 is hereby added to Title 4 of the Oakley Municipal Code, to read as follows:

**CHAPTER 31 WATER EFFICIENT LANDSCAPE REQUIREMENTS**

**4.31.102. Findings.**

The City Council hereby finds that this Chapter will allow the City to promote the values and benefits of landscapes while recognizing the need to use water and other resources as efficiently as possible; establish a structure for planning, designing, installing, maintaining and managing water-efficient landscapes in new construction and rehabilitated projects; establish provisions for water management practices and water waste prevention for existing landscapes; and to use water efficiently without waste by setting a Maximum Applied Water Allowance as an upper limit for water use and reduce water use to the lowest practical amount. This Chapter is consistent with the goals and policies of the General Plan, in that the regulations will encourage water conservation in new and rehabilitated projects.

**4.31.104. Applicability.**

- a. This ordinance shall apply to all of the following landscape projects:
1. New construction and rehabilitated landscapes for public agency projects and private development projects with a landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review;
  2. New construction and rehabilitated landscapes which are developer-installed in single-family and multi-family projects with a landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review;
  3. New construction landscapes which are homeowner-provided and/or homeowner-hired in single-family and multi-family residential projects with a total project landscape area equal to or greater than 5,000 square feet requiring a building or landscape permit, plan check or design review;
  4. Existing landscapes limited to Sections 4.31.110; and

5. Cemeteries. Recognizing the special landscape management needs of cemeteries, new and rehabilitated cemeteries are limited to Section 4.31.108; and existing cemeteries are limited to Section 4.31.110 and .

- b. This ordinance does not apply to:
1. Registered local, state or federal historical sites;
  2. Ecological restoration projects that do not require a permanent irrigation system;
  3. Mined-land reclamation projects that do not require a permanent irrigation system; or plant collections, as part of botanical gardens and arboretums open to the public; and
  4. Plant collections, as part of botanical gardens and arboretums open to the public.

#### **4.31.106. Definitions.**

- a. The terms used in this ordinance have the meaning set forth below:
1. "Applied water" means the portion of water supplied by the irrigation system to the landscape.
  2. "Automatic irrigation controller" means an automatic timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers schedule irrigation events using either evapotranspiration (weather-based) or soil moisture data.
  3. "Backflow prevention device" means a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.
  4. "Certificate of Completion" means the document required under Section 4.31.126.
  5. "Certified irrigation designer" means a person certified to design irrigation systems by an accredited academic institution a professional trade organization or other program such as the US Environmental Protection Agency's WaterSense irrigation designer certification program and Irrigation Association's Certified Irrigation Designer program.
  6. "Certified landscape irrigation auditor" means a person certified to perform landscape irrigation audits by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency's WaterSense irrigation auditor certification program and Irrigation Association's Certified Landscape Irrigation Auditor program.
  7. "Check valve" or "anti-drain valve" means a valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.
  8. "City" means the City of Oakley.
  9. "Common interest developments" means community apartment projects, condominium projects, planned developments, and stock cooperatives per Civil Code Section 1351.
  10. "Conversion factor (0.62)" means the number that converts acre-inches per acre per year to gallons per square foot per year

11. "Drip irrigation" means any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

12. "Ecological restoration project" means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.

13. "Emitter" means a drip irrigation emission device that delivers water slowly from the system to the soil.

14. "Established landscape" means the point at which plants in the landscape have developed significant root growth into the soil. Typically, most plants are established after one or two years of growth.

15. "Establishment period of the plants" means the first year after installing the plant in the landscape or the first two years if irrigation will be terminated after establishment. Typically, most plants are established after one or two years of growth.

16. "ET adjustment factor" (ETAF) means a factor of 0.7, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. A combined plant mix with a site-wide average of 0.5 is the basis of the plant factor portion of this calculation. For purposes of the ETAF, the average irrigation efficiency is 0.71. Therefore, the ET Adjustment Factor is  $(0.7) = (0.5/0.71)$ . ETAF for a Special Landscape Area shall not exceed 1.0. ETAF for existing non-rehabilitated landscapes is 0.8.

17. "Evapotranspiration rate" means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time.

18. "Flow rate" means the rate at which water flows through pipes, valves and emission devices, measured in gallons per minute, gallons per hour, or cubic feet per second.

19. "Hardscapes" means any durable material (pervious and non-pervious).

20. "Homeowner-provided landscaping" means any landscaping either installed by a private individual for a single family residence or installed by a licensed contractor hired by a homeowner. A homeowner, for purposes of this ordinance, is a person who occupies the dwelling he or she owns. This excludes speculative homes, which are not owner-occupied dwellings.

21. "Hydrozone" means a portion of the landscaped area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.

22. "Infiltration rate" means the rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).

23. "Invasive plant species" means species of plants not historically found in California that spread outside cultivated areas and can damage environmental or economic resources. Invasive species may be regulated by county agricultural agencies as noxious species.

24. "Noxious weeds" means any weed designated by the Weed Control Regulations in the Weed Control Act and identified on a Regional District noxious weed

control list. Lists of invasive plants are maintained at the California Invasive Plant Inventory and USDA invasive and noxious weeds database.

25. "Irrigation audit" means an in-depth evaluation of the performance of an irrigation system conducted by a Certified Landscape Irrigation Auditor. An irrigation audit includes, but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.

26. "Irrigation efficiency" (IE) means the measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The minimum average irrigation efficiency for purposes of this ordinance is 0.71. Greater irrigation efficiency can be expected from well designed and maintained systems.

27. "Irrigation survey" means an evaluation of an irrigation system that is less detailed than an irrigation audit. An irrigation survey includes, but is not limited to: inspection, system test, and written recommendations to improve performance of the irrigation system.

28. "Irrigation water use analysis" means an analysis of water use data based on meter readings and billing data.

29. "Landscape architect" means a person who holds a license to practice landscape architecture in the state of California Business and Professions Code, Section 5615.

30. "Landscape area" means all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

31. "Landscape contractor" means a person licensed by the state of California to construct, maintain, repair, install, or subcontract the development of landscape systems.

32. "Landscape Documentation Package" means the documents required under Section 4.31.108.

33. "Landscape guidelines" means the guidelines for implementation of the City of Oakley Water Efficient Landscape Guidelines.

34. "Landscape project" means total area of landscape in a project as defined in "landscape area" for the purposes of this ordinance, meeting requirements under Section 4.31.104.

35. "Lateral line" means the water delivery pipeline that supplies water to the emitters or sprinklers from the valve.

36. "Local agency" means a city or county, including a charter city or charter county, that is responsible for adopting and implementing the ordinance. The local agency is also responsible for the enforcement of this ordinance, including but not limited to, approval of a permit and plan check or design review of a project.

37. "Local water purveyor" means any entity, including a public agency, city, county, or private water company that provides retail water service.

38. "Low volume irrigation" means the application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

39. "Main line" means the pressurized pipeline that delivers water from the water source to the valve or outlet.

40. "Maximum Applied Water Allowance" (MAWA) means the upper limit of annual applied water for the established landscaped area as specified in Section 3.B of the Guidelines for implementation of the City of Oakley Water Efficient Landscape Ordinance. It is based upon the area's reference evapotranspiration, the ET Adjustment Factor, and the size of the landscape area. The Estimated Total Water Use shall not exceed the Maximum Applied Water Allowance. Special Landscape Areas, including recreation areas, areas permanently and solely dedicated to edible plants such as orchards and vegetable gardens, and areas irrigated with recycled water are subject to the MAWA with an ETAF not to exceed 1.0.

41. "Microclimate" means the climate of a small, specific area that may contrast with the climate of the overall landscape area due to factors such as wind, sun exposure, plant density, or proximity to reflective surfaces.

42. "Mined-land reclamation projects" means any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.

43. "Mulch" means any organic material such as leaves, bark, straw, compost, or inorganic mineral materials such as rocks, gravel, and decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.

44. "New construction" means, for the purposes of this ordinance, a new building with a landscape or other new landscape, such as a park, playground, or greenbelt without an associated building.

45. "Operating pressure" means the pressure at which the parts of an irrigation system are designed by the manufacturer to operate.

46. "Overhead sprinkler irrigation systems" means systems that deliver water through the air (e.g., spray heads and rotors).

47. "Overspray" means the irrigation water which is delivered beyond the target area.

48. "Permit" means an authorizing document issued by local agencies for new construction or rehabilitated landscapes.

49. "Pervious" means any surface or material that allows the passage of water through the material and into the underlying soil.

50. "Plant factor" or "plant water use factor" is a factor, when multiplied by ETo, estimates the amount of water needed by plants. For purposes of this ordinance, the plant factor range for low water use plants is 0 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors cited in this ordinance are derived from the Department of Water Resources 2000 publication "Water Use Classification of Landscape Species".

51. "Precipitation rate" means the rate of application of water measured in inches per hour.

52. "Project applicant" means the individual or entity submitting a Landscape Documentation Package required under Section 3 of the Landscape Guidelines, to request a permit, plan check, or design review from the local agency. A project applicant may be the property owner or his or her designee.

53. "Rain sensor" or "rain sensing shutoff device" means a component which automatically suspends an irrigation event when it rains.

54. "Record drawing" or "as-builts" means a set of reproducible drawings which show significant changes in the work made during construction and which are usually based on drawings marked up in the field and other data furnished by the contractor.

55. "Recreational area" means areas dedicated to active play such as parks, sports fields, and golf courses where turf provides a playing surface.

56. "Recycled water", "reclaimed water", or "treated sewage effluent water" means treated or recycled waste water of a quality suitable for non-potable uses such as landscape irrigation and water features. This water is not intended for human consumption.

57. "Reference evapotranspiration" or "ET<sub>o</sub>" means a standard measurement of environmental parameters which affect the water use of plants. ET<sub>o</sub> is expressed in inches per day, month, or year as represented in Appendix A, and is an estimate of the evapotranspiration of a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of determining the Maximum Applied Water Allowance so that regional differences in climate can be accommodated.

58. "Rehabilitated landscape" means any re-landscaping project that requires a permit, plan check, or design review, meets the requirements of Section 4.31.104, and the modified landscape area is equal to or greater than 2,500 square feet, is 50% of the total landscape area, and the modifications are completed within one year.

59. "Runoff" means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a slope.

60. "Soil moisture sensing device" or "soil moisture sensor" means a device that measures the amount of water in the soil. The device may also suspend or initiate an irrigation event.

61. "Soil texture" means the classification of soil based on its percentage of sand, silt, and clay.

62. "Special Landscape Area" (SLA) means an area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

63. "Sprinkler head" means a device which delivers water through a nozzle.

64. "Static water pressure" means the pipeline or municipal water supply pressure when water is not flowing.

65. "Station" means an area served by one valve or by a set of valves that operate simultaneously.

66. "Swing joint" means an irrigation component that provides a flexible, leak-free connection between the emission device and lateral pipeline to allow movement in any direction and to prevent equipment damage.

67. "Turf" means a ground cover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Bermudagrass, Kikuyugrass, Seashore Paspalum, St. Augustinegrass, Zoysiagrass, and Buffalo grass are warm-season grasses.

68. "Valve" means a device used to control the flow of water in the irrigation system.

69. "Water conserving plant species" means a plant species identified as having a low plant factor.

70. "Water feature" means a design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features and, therefore, are not subject to the water budget calculation.

71. "Watering window" means the time of day irrigation is allowed.

72. "WUCOLS" means the Water Use Classification of Landscape Species published by the University of California Cooperative Extension, the Department of Water Resources and the Bureau of Reclamation, 2000.

#### **4.31.108. Provisions for New Construction or Rehabilitated Landscapes.**

a. The City may designate another agency, such as a water purveyor, to implement some or all of the requirements contained in this ordinance. The City may collaborate with water purveyors to define each entity's specific responsibilities relating to this ordinance.

b. The Landscape Documentation Package shall be submitted by the Project Applicant to the City for review and approval with appropriate water use calculations. Water use calculations shall be consistent with calculations contained in the landscape Guidelines and shall be provided to the local water purveyors as appropriate, under procedures determined by the City. Submittal requirements for a Landscape Documentation Package include the Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan, and grading Design Plan, if applicable. Further information on the Landscape Documentation Package can be found in the Landscape Guidelines.

c. A Certificate of Completion Package and supporting documentation as specified in the Landscape Guidelines shall be submitted by the project applicant to the City for review and copy of the approved Certificate of Completion shall be provided to the local water purveyor. The City shall approve or deny the Certificate of Completion prior to final inspection and permit closure. If the Certificate of Completion is denied,

the City shall provide information to the project applicant regarding reapplication, appeal, or other assistance. Submittal requirements for the Certificate of Completion Package include the Certificate of Completion, irrigation schedule, landscape and irrigation maintenance schedule, irrigation survey, and as-built drawings, if applicable. Further information on the Certificate of Completion package can be found in the Landscape Guidelines.

#### **4.31.110. Provisions for Existing Landscapes.**

a. The City may designate another agency, such as a water purveyor, to implement some or all of the requirements contained in this ordinance. Local agencies may collaborate with water purveyors to define each entity's specific responsibilities relating to this ordinance.

b. Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis

1. This section, 4.31.110(b), shall apply to all existing landscapes that were installed before January 1, 2010 and are over one acre in size.

i. For all landscapes in 4.31.110(b) that have a water meter, the City shall administer programs that may include, but not be limited to, irrigation water use analyses, irrigation surveys, and irrigation audits to evaluate water use and provide recommendations as necessary to reduce landscape water use to a level that does not exceed the Maximum Applied Water Allowance for existing landscapes. The Maximum Applied Water Allowance for existing landscapes shall be calculated as:  $MAWA = (0.8)(ET_o)(LA)(0.62)$ . The local water purveyor may require a lower ETAF for calculating the MAWA of existing landscapes. The stricter of the two ETAF requirements shall be used in the MAWA calculation.

ii. For all landscapes in 4.31.110(b), that do not have a meter, the City shall administer programs that may include, but not be limited to, irrigation surveys and irrigation audits to evaluate water use and provide recommendations as necessary in order to prevent water waste.

c. All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor.

#### **4.31.112. Recycled Water.**

a. The installation of recycled water irrigation systems shall allow for the current and future use of recycled water, unless a written exemption has been granted as described in Section 4.31.112(b).

b. Irrigation systems and decorative water features shall use recycled water unless a written exemption has been granted by the local Sanitary District stating that recycled water meeting all public health codes and standards is not available and will not be available within a specified time period.

c. All recycled water irrigation systems shall be designed and operated in accordance with all applicable local and State laws.

d. Landscapes using recycled water are considered Special Landscape Areas. The ET Adjustment Factor for Special Landscape Areas shall not exceed 1.0.

#### **4.31.114. Stormwater Management.**

a. Stormwater management practices minimize runoff and increase infiltration which recharges groundwater and improves water quality. Implementing stormwater best management practices into the landscape and grading design plans to minimize runoff and to increase on-site retention and infiltration are encouraged.

b. Project applicants shall refer to the local agency or Regional Water Quality Control Board for information on any applicable stormwater ordinances and stormwater management plans.

c. Rain gardens, cisterns, and other landscapes features and practices that increase rainwater capture and create opportunities for infiltration and/or onsite storage are recommended.

d. Appropriate Stormwater Best Management Practices (BMPs) shall be used during the installation of landscape and irrigation projects.

#### **4.31.116. Guidelines**

a. The Director of Community Development may, from time to time, promulgate Guidelines for the implementation of this Chapter. Such Guidelines shall be persuasive, but not binding, upon determinations made in the implementation of this Chapter. In the event of any disagreement between Community Development staff and the project proponent regarding the interpretation or intent of the Guidelines may be referred to the City Manager, and ultimately to the City Council, for final resolution.

#### **SECTION 3. California Environmental Quality Act (CEQA) Finding.**

This ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15308, Actions by Regulatory Agencies for Protection of the Environment, because the Water Efficient Landscape Ordinance will enhance and protect the environment by providing regulations for efficient water usage in both public and private development projects.

#### **SECTION 4. Severability.**

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, the provisions of this ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be held unconstitutional, invalid or unenforceable.

#### **SECTION 5. Effective Date and Posting.**

This ordinance shall take effect and be in force thirty (30) days from and after the date of its passage. The City Clerk shall cause the ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation, or by publishing a summary of the proposed ordinance, posting a certified copy of the proposed ordinance in the City Clerk's Office at least five (5) days prior to the City Council meeting at which the ordinance is to be adopted, and within fifteen (15) days after its adoption, publishing a summary of the ordinance with the names of the Council Members voting for and against the ordinance.

The foregoing ordinance was adopted with the reading waived at a regular meeting of the Oakley City Council on January 26<sup>th</sup>, 2010 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

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Pat Anderson, Mayor

ATTEST:

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Nancy Ortenblad, City Clerk

Date



# **GUIDELINES FOR IMPLEMENTATION OF THE CITY OF OAKLEY WATER EFFICIENT LANDSCAPE ORDINANCE**

**January 2010**

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## **Section 1 – Purpose and Applicability**

### **A. Purpose**

The purpose of these landscape guidelines is to implement the City of Oakley Water Efficient Landscape Ordinance, in order to:

1. Promote the values and benefits of landscapes while recognizing the need to invest water and other resources as efficiently as possible.
2. Establish a structure for planning, designing, installing, maintaining and managing water efficient landscapes in new construction and rehabilitated projects.
3. Establish provisions for water management practices and water waste prevention for existing landscapes.
4. Use water efficiently without waste by setting a Maximum Applied Water Allowance as an upper limit for water use and reduce water use to the lowest practical amount.
5. Promote the benefits of consistent landscape ordinances with neighboring local and regional agencies.
6. Encourage the use of economic incentives that promote the efficient use of water, such as implementing a tiered-rate structure.

### **B. Applicability**

These guidelines shall apply to all of the following landscape projects:

1. New construction and rehabilitated landscapes for public agency projects and private development projects with a landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review;
2. New construction and rehabilitated landscapes which are developer-installed in single-family and multi-family projects with a landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review;
3. New construction landscapes which are homeowner-provided and/or homeowner-hired in single-family and multi-family residential projects with a total project landscape area equal to or greater than 5,000 square feet requiring a building or landscape permit, plan check or design review;
4. Existing landscapes limited to Section 6 of these guidelines for Implementation of the City of Oakley Water Efficient Landscape Ordinance;
5. Cemeteries. Recognizing the special landscape management needs of cemeteries, new and rehabilitated cemeteries are limited to Section 2 of these guidelines; and existing cemeteries are limited to Section 6 of these guidelines.

These guidelines shall not apply to:

1. Registered local, state or federal historical sites;
2. Ecological restoration projects that do not require a permanent irrigation system;
3. Mined-land reclamation projects that do not require a permanent irrigation system;  
or
4. Plant collections, as part of botanical gardens and arboretums open to the public.

## **Section 2 – Provisions for New Construction or Rehabilitated Landscapes**

- A.** Prior to installation of any new or rehabilitated landscape that is subject to the City of Oakley Water Efficient Landscape Ordinance, the project applicant shall submit a Landscape Documentation Package to the City.
  
- B.** Upon approval of the Landscape Documentation Package by the City, the project applicant shall:
  - 1. Receive a permit or approval of the plan check or design review and record the date of the permit in the Certificate of Completion;
  - 2. Submit a copy of the approved Landscape Documentation Package along with the record drawings, and any other information to the property owner or his/her designee.
  - 3. Submit a copy of the Water Efficient Landscape Worksheet to the local water purveyor.

## Section 3 – Landscape Documentation Package

### **A. Elements of the Landscape Documentation Package**

The Landscape Documentation Package shall include the following five (5) elements:

- a. Water Efficient Landscape Worksheet (See Appendix B);
- b. Soil management report;
- c. Landscape design plan;
- d. Irrigation design plan; and
- e. Grading design plan.

### **B. Water Efficient Landscape Worksheet**

1. A project applicant shall complete the Water Efficient Landscape Worksheet which contains two sections (see sample worksheet in Appendix B):
  - a. Project Information;
  - b. A hydrozone information table for the landscape project; and
  - c. A water budget calculation for the landscape project. For the calculation of the Maximum Applied Water Allowance and Estimated Total Water Use, a project applicant shall use the ETo values from the Reference Evapotranspiration Table in Appendix A. For geographic areas not covered in Appendix A, use data from other cities located nearby in the same reference evapotranspiration zone, as found in the CIMIS Reference Evapotranspiration Zones Map, Department of Water Resources, 1999.
2. Water budget calculations shall adhere to the following requirements:
  - a. The plant factor used shall be from WUCOLS. The plant factor ranges from 0 to 0.3 for low water use plants, from 0.4 to 0.6 for moderate water use plants, and from 0.7 to 1.0 for high water use plants.
  - b. All water features shall be included in the high water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.
  - c. All Special Landscape Areas shall be identified and their water use calculated as described below.
  - d. ETAF for Special Landscape Areas shall not exceed 1.0.
  - e. For the purpose of determining Maximum Applied Water Allowance, average irrigation efficiency is assumed to be 0.71.

### **3. Maximum Applied Water Allowance**

The Maximum Applied Water Allowance shall be calculated using the equation:

$$\text{MAWA} = [(ETo) (0.62) [(0.7 \times LA)] + [(ETo) (0.62) [(1.0 \times SLA)]]$$

#### 4. Estimated Total Water Use

The Estimated Total Water Use shall be calculated using the equation below. The sum of the Estimated Total Water Use calculated for all hydrozones shall not exceed MAWA.

$$\text{ETWU} = (\text{ETo})(0.62)(\text{PF} \times \text{HA})/\text{IE}$$

### **C. Soil Management Report**

In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the project applicant or his/her designee, at the discretion of the Community Development Director, as follows:

1. Submit soil samples to a laboratory for analysis and recommendations.
  - a. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
  - b. The soil analysis may include:
    - (1) Soil texture;
    - (2) Infiltration rate determined by laboratory test or soil texture infiltration rate table;
    - (3) pH;
    - (4) Total soluble salts;
    - (5) Sodium;
    - (6) Percent organic matter; and
    - (7) Recommendations.
2. The project applicant, or his/her designee, shall comply with one of the following:
  - a. If significant mass grading is not planned, the soil analysis report shall be submitted to the Community Development Department as part of the Landscape Documentation Package; or
  - b. If significant mass grading is planned, the soil analysis report shall be submitted to the Community Development Department after the rough grading is completed, as part of the Certificate of Completion.
3. The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.
4. The project applicant, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the local agency with Certificate of Completion.

### **D. Landscape Design Plan**

1. For the efficient use of water, a landscape shall be carefully designed and planned for the intended function of the project. A landscape design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.
  - a. Plant Material
    - (1) Any plant may be selected for the landscape, providing the Estimated Total Water Use in the landscape area does not exceed the Maximum Applied Water Allowance. To encourage the efficient use of water, the following is highly recommended:

- i. Selection of native species and natural vegetation;
  - ii. Selection of water-conserving plant and turf species;
  - iii. Selection of plants based on disease and pest resistance;
  - iv. Selection of trees based on applicable local tree ordinances or tree shading guidelines; and
  - v. Selection of plants from local and regional landscape program plant lists.
- (2) Each hydrozone shall have plant materials with similar water use, with the exception of hydrozones with plants of mixed water use, as specified in Section 3.E.b(4).
- (3) Plants shall be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site. To encourage the efficient use of water, the following is highly recommended:
- i. Use the Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;
  - ii. Recognize the horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure [e.g., buildings, sidewalks, power lines]; and
  - iii. Consider the solar orientation for plant placement to maximize summer shade and winter solar gain.
- (4) Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape and where 25% means 1 foot of vertical elevation change for every 4 feet of horizontal length (rise divided by run x 100 = slope percent).
- (5) A landscape design plan for projects in fire-prone areas shall address fire safety and prevention. A defensible space or zone around a building or structure is required per Public Resources Code Section 4291(a) and (b). Avoid fire-prone plant materials and highly flammable mulches.
- (6) The use of invasive and/or noxious plant species is strongly discouraged.
- (7) The architectural guidelines of a common interest development, which include community apartment projects, condominiums, planned developments, and stock cooperatives, shall not prohibit or include conditions that have the effect of prohibiting the use of low-water use plants as a group.

**b. Water Features**

- (1) Recirculating water systems shall be used for water features.
- (2) Where available, recycled water shall be used as a source for decorative water features.
- (3) Surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.
- (4) Pool and spa covers are highly recommended.

c. Mulch and Amendments

- (1) A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
- (2) Stabilizing mulching products shall be used on slopes.
- (3) The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.
- (4) Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected (see Section 3.C).

2. The landscape design plan, at a minimum, shall:

- a. Delineate and label each hydrozone by number, letter, or other method;
- b. Identify each hydrozone as low, moderate, high water, or mixed water use. Temporarily irrigated areas of the landscape shall be included in the low water use hydrozone for the water budget calculation;
- c. Identify recreational areas;
- d. Identify areas permanently and solely dedicated to edible plants;
- e. Identify areas irrigated with recycled water;
- f. Identify type of mulch and application depth;
- g. Identify soil amendments, type, and quantity;
- h. Identify type and surface area of water features;
- i. Identify hardscapes (pervious and non-pervious);
- j. Identify location and installation details of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater. Stormwater best management practices are encouraged in the landscape design plan and examples include, but are not limited to:
  - (1) Infiltration beds, swales, and basins that allow water to collect and soak into the ground;
  - (2) Constructed wetlands and retention ponds that retain water, handle excess flow, and filter pollutants; and
  - (3) Pervious or porous surfaces (e.g., permeable pavers or blocks, pervious or porous concrete, etc.) that minimize runoff.
- k. Identify any applicable rain harvesting or catchment technologies (e.g., rain gardens, cisterns, etc.);
- l. Contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"; and
- m. Bear the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape. (See Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agriculture Code.)

## E. Irrigation Design Plan

1. For the efficient use of water, an irrigation system shall meet all the requirements listed in this section and the manufacturers' recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.

### a. System

- (1) Dedicated landscape water meters are highly recommended on landscape areas smaller than 5,000 square feet to facilitate water management.
- (2) Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data shall be required for irrigation scheduling in all irrigation systems. Any landscaping that is ultimately turned over to the City shall have irrigation controllers compatible with the systems currently used by the City.
- (3) The irrigation system shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
  - i. If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.
  - ii. Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.
- (4) Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.
- (5) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency (such as a main line break) or routine repair.
- (6) Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system. A project applicant shall refer to the applicable local agency code (i.e., public health) for additional backflow prevention requirements.
- (7) High flow sensors that detect and report high flow conditions created by system damage or malfunction are recommended.
- (8) The irrigation system shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water

flows onto non-targeted areas, such as adjacent property, nonirrigated areas, hardscapes, roadways, or structures.

- (9) Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.
- (10) The design of the irrigation system shall conform to the hydrozones of the landscape design plan.
- (11) The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria as described in Section 3.B(3) regarding the Maximum Applied Water Allowance.
- (12) It is highly recommended that the project applicant or local agency inquire with the local water purveyor about peak water operating demands (on the water supply system) or water restrictions that may impact the effectiveness of the irrigation system.
- (13) In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.
- (14) Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.
- (15) Head to head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.
- (16) Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to high traffic areas.
- (17) Check valves are to be located on all sprinkler heads to prevent low head drainage.
- (18) Narrow or irregularly shaped areas, including turf, less than eight (8) feet in width in any direction shall be irrigated with subsurface irrigation or low volume irrigation system.
- (19) Overhead irrigation is discouraged within 24 inches of any non-permeable surface. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:
  - i. The landscape area is adjacent to permeable surfacing and no runoff occurs; or
  - ii. The adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping; or
  - iii. The irrigation designer specifies an alternative design or technology, as part of the Landscape Documentation Package and clearly demonstrates strict adherence to irrigation system design criteria in Section 3.E.1.a.(8). Prevention of overspray and runoff must be confirmed during the irrigation audit.
- (20) Slopes greater than 25% shall not be irrigated with an irrigation system with a precipitation rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the Landscape Documentation Package, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.

b. Hydrozone

- (1) Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.
- (2) Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.
- (3) Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf.
- (4) Individual hydrozones that mix plants of moderate and low water use, or moderate and high water use, may be allowed if:
  - i. Plant factor calculation is based on the proportions of the respective plant water uses and their plant factor; or
  - ii. The plant factor of the higher water using plant is used for calculations.
- (5) Individual hydrozones that mix high and low water use plants shall not be permitted.
- (6) On the landscape design plan and irrigation design plan, hydrozone areas shall be designated by number, letter, or other designation. On the irrigation design plan, designate the areas irrigated by each valve, and assign a number to each valve. Use this valve number in the Hydrozone Information Table (see Appendix B Section A). This table can also assist with the irrigation audit and programming the controller.

2. The irrigation design plan, at a minimum, shall contain:

- a. Location and size of separate water meters for landscape;
- b. Location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices;
- c. Static water pressure at the point of connection to the public water supply;
- d. Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station;
- e. Recycled water irrigation systems as specified in Section 4.31.112;
- f. The following 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"; and
- g. the signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system. (See Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code.)

## **E. Grading Design Plan**

1. For the efficient use of water, grading of a project site shall be designed to minimize soil erosion, runoff, and water waste. A grading plan may be required as part of the Landscape Documentation Package, as deemed necessary by the Community Development Director. A comprehensive grading plan prepared by a civil engineer for other local agency permits satisfies this requirement.
  - a. The project applicant shall submit a landscape grading plan that indicates finished configurations and elevations of the landscape area including:
    - (1) Height of graded slopes;
    - (2) Drainage patterns;
    - (3) Pad elevations;
    - (4) Finish grade; and
    - (5) Stormwater retention improvements, if applicable.
  - b. To prevent excessive erosion and runoff, it is highly recommended that project applicants:
    - (1) Grade so that all irrigation and normal rainfall remains within property lines and does not drain on to non-permeable hardscapes;
    - (2) Avoid disruption of natural drainage patterns and undisturbed soil; and
    - (3) Avoid soil compaction in landscape areas.
  - c. The grading design plan shall contain the following statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the grading design plan" and shall bear the signature of a licensed professional as authorized by law.

## **Section 4 – Certificate of Completion Package**

### **A. Elements of the Certificate of Completion Package**

The Certificate of Completion shall include the following six (6) elements:

1. Signed and completed Certificate of Completion (See Appendix C);
2. Were there have been significant changes made in the field during construction, these “as-built” or record drawings shall be included with the certification;
3. Irrigation scheduling parameters used to set the controller (see Section 4.B of the Landscape Guidelines);
4. Landscape and irrigation maintenance schedule (see Section 4.C);
5. Irrigation audit report (see Section 4.D); and
6. Soil analysis report, if not submitted with Landscape Documentation Package, and documentation verifying implementation of soil report recommendations (see Section 3.C).

### **B. Irrigation Scheduling**

For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:

1. Irrigation scheduling shall be regulated by automatic irrigation controllers.
2. Overhead irrigation shall be scheduled between 9:00 p.m. and 7:00 a.m. unless weather conditions prevent it. If allowable hours of irrigation differ from the local water purveyor, the stricter of the two shall apply. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
3. Landscape irrigation should be avoided up to a week after a rain event in order to prevent irrigation runoff.
4. For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, emission device, flow rate, and current reference evapotranspiration, so that applied water meets the Estimated Total Water Use. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance (MAWA). Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data.
5. Parameters used to set the automatic controller shall be developed and submitted for each of the following:
  - a. The plant establishment period;
  - b. The established landscape; and
  - c. Temporarily irrigated areas.
6. Each irrigation schedule shall consider for each station all of the following that apply:
  - a. Irrigation interval (days between irrigation);
  - b. Irrigation run times (hours or minutes per irrigation event to avoid runoff);
  - c. Number of cycle starts required for each irrigation event to avoid runoff;
  - d. Amount of applied water scheduled to be applied on a monthly basis;
  - e. Application rate setting;
  - f. Root depth setting;

- g. Plant type setting;
- h. Soil type;
- i. Slope factor setting;
- j. Shade factor setting; and
- k. Irrigation uniformity or efficiency setting.

### **C. Landscape and Irrigation Schedule**

1. Landscapes shall be maintained to ensure water use efficiency. A regular maintenance schedule shall be submitted with the Certificate of Completion.
2. A regular maintenance schedule shall include, but not be limited to, routine inspection; adjustment and repair of the irrigation system and its components; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; weeding in all landscape areas, and removing and obstruction to emission devices. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
3. Repair of all irrigation equipment shall be done with the originally installed components or their equivalents.
4. A project applicant is encouraged to implement sustainable or environmentally-friendly practices for overall landscape maintenance.

### **D. Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis**

1. All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor.
2. For new construction and rehabilitated landscape projects as described in Section 1.B of the Landscape Guidelines:
  - a. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune-up, system test with distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule;
  - b. The local agency shall administer programs that may include, but not be limited to, irrigation water use analysis, irrigation audits, and irrigation surveys for compliance with the Maximum Applied Water Allowance.

### **E. Irrigation Efficiency**

For the purpose of determining Maximum Applied Water Allowance, average irrigation efficiency is assumed to be 0.71. Irrigation systems shall be designed, maintained, and managed to meet or exceed an average landscape irrigation efficiency of 0.71.

## **Section 5 – Public Education**

### **A. Publications**

Education is a critical component to promote the efficient use of water in landscapes. The use of appropriate principles of design, installation, management and maintenance that save water is encouraged in the community.

The following publications provide information regarding the design, installation, management, and maintenance of water efficient landscapes:

1. Western Garden Book
2. WUCOLS 2000
3. Sustainable Landscape Construction – A Guide to Green Building Outdoors by J. Willma Thomson and Kim Sorvig

### **B. Websites**

The following websites are available for information regarding the design, installation, management, and maintenance of water efficient landscapes:

1. Contra Costa County Water District: [www.ccwater.com](http://www.ccwater.com)
2. Contra Costa County Demonstration Garden: [www.ccwater.com/conserves/demogarden.asp](http://www.ccwater.com/conserves/demogarden.asp)
3. California Native Plant Society: [www.cnps.org](http://www.cnps.org)
4. [www.saveourh20.org](http://www.saveourh20.org)
5. State of California Department of Water Resources: [www.water.ca.gov/wateruseefficiency/publications/](http://www.water.ca.gov/wateruseefficiency/publications/)
6. Sample Landscape and Irrigation Plans: [www.h2ouse.org](http://www.h2ouse.org)
7. Diablo Water District: [www.diablowater.org](http://www.diablowater.org)
8. City of Oakley: [www.oakleyinfo.com](http://www.oakleyinfo.com)

### **C. Model Homes**

All model homes that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscapes described in this ordinance.

1. Signs shall be used to identify the model as an example of a water efficient landscape featuring elements such as hydrozones, irrigation equipment, and others that contribute to the overall water efficient theme.
2. Information shall be provided about designing, installing, managing, and maintaining water efficient landscapes. The information shall be made part of the Homebuyer Disclosure Packet.

## **Section 6 – Provisions for Existing Landscapes**

- A.** The City may designate another agency, such as a water purveyor, to implement some or all of the requirements contained in this ordinance. Local agencies may collaborate with water purveyors to define each entity's specific responsibilities relating to this ordinance.
- B. Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis**
1. This section, Section 6.B, shall apply to all existing landscapes that were installed before January 1, 2010 and are over one acre in size.
    - a. For all landscapes in Section 6.B that have a water meter, the City shall administer programs that may include, but not be limited to, irrigation water use analyses, irrigation surveys, and irrigation audits to evaluate water use and provide recommendations as necessary to reduce landscape water use to a level that does not exceed the Maximum Applied Water Allowance for existing landscapes. The Maximum Applied Water Allowance for existing landscapes shall be calculated as:  $MAWA = (0.8)(ET_o)(LA)(0.62)$ .
    - b. For all landscapes in Section 6.B, that do not have a meter, the City shall administer programs that may include, but not be limited to, irrigation surveys and irrigation audits to evaluate water use and provide recommendations as necessary in order to prevent water waste.
  2. All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor.

## **Section 7 – Waste Water Prevention**

- A.** In order to prevent water waster resulting from inefficient landscape irrigation by prohibiting runoff from leaving the target landscape due to low head drainage, overspray, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, parking lots, or structures. Penalties for violation of these prohibitions may apply as identified under Section C of this section.
- B.** Restrictions regarding overspray and runoff may be modified if:
1. The landscape area is adjacent to permeable surfacing and no runoff occurs; or
  2. The adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping.

**C. Guidelines**

The Director of Community Development may, from time to time, promulgate Guidelines for the implementation of this Chapter. Such Guidelines shall be persuasive, but not binding, upon determinations made in the implementation of this Chapter. In the event of any disagreement between Community Development staff and the project proponent regarding the interpretation or intent of the Guidelines may be referred to the City Manager, and ultimately to the City Council, for final resolution.

**Penalties**

~~The City may establish and administer penalties to the project applicant, property owner, or property resident for non-compliance with the ordinance to the extent permitted by law.~~

## **Section 8 – Definitions**

**“Applied Water”** means the portion of water supplied by the irrigation system to the landscape.

**“Automatic Irrigation Controller”** means an automatic timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers schedule irrigation events using either evapotranspiration (weather-based) or soil moisture data.

**“Backflow Prevention Device”** means a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

**“Certificate of Completion”** means the document required under Section 4.

**“Certified Irrigation Designer”** means a person certified to design irrigation systems by an accredited academic institution a professional trade organization or other program such as the US Environmental Protection Agency’s WaterSense irrigation designer certification program and Irrigation Association’s Certified Irrigation Designer program.

**“Certified Landscape Irrigation Auditor”** means a person certified to perform landscape irrigation audits by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency’s WaterSense irrigation auditor certification program and Irrigation Association’s Certified Landscape Irrigation Auditor program.

**“Check Valve”** or “anti-drain valve” means a valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.

**“City”** means the City of Oakley.

**“Common Interest Developments”** means community apartment projects, condominium projects, planned developments, and stock cooperatives per Civil Code Section 1351.

**“Conversion Factor (0.62)”** means the number that converts acre-inches per acre per year to gallons per square foot per year.

**“Drip Irrigation”** means any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

**“Ecological Restoration Project”** means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.

**“Emitter”** means a drip irrigation emission device that delivers water slowly from the system to the soil.

**“Established Landscape”** means the point at which plants in the landscape have developed significant root growth into the soil. Typically, most plants are established after one or two years of growth.

**“Estimated Total Water Use”** (ETWU) means the total water used for the landscape as described in Section 3.

**“ET Adjustment Factor”** (ETAF) means a factor of 0.7, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. A combined plant mix with a site-wide average of 0.5 is the basis of the plant factor portion of this calculation. For purposes of the ETAF, the average irrigation efficiency is 0.71. Therefore, the ET

Adjustment Factor is  $(0.7)=(0.5/0.71)$ . ETAF for a Special Landscape Area shall not exceed 1.0. ETAF for existing non-rehabilitated landscapes is 0.8.

**“Evapotranspiration Rate”** means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time.

**“Flow Rate”** means the rate at which water flows through pipes, valves and emission devices, measured in gallons per minute, gallons per hour, or cubic feet per second.

**“Hardscapes”** means any durable material (pervious and non-pervious).

**“Homeowner-Provided Landscaping”** means any landscaping either installed by a private individual for a single family residence or installed by a licensed contractor hired by a homeowner. A homeowner, for purposes of this ordinance, is a person who occupies the dwelling he or she owns. This excludes speculative homes, which are not owner-occupied dwellings.

**“Hydrozone”** means a portion of the landscaped area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.

**“Infiltration Rate”** means the rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).

**“Invasive Plant Species”** means species of plants not historically found in California that spread outside cultivated areas and can damage environmental or economic resources. Invasive species may be regulated by county agricultural agencies as noxious species.

**“Noxious Weeds”** means any weed designated by the Weed Control Regulations in the Weed Control Act and identified on a Regional District noxious weed control list. Lists of invasive plants are maintained at the California Invasive Plant Inventory and USDA invasive and noxious weeds database.

**“Irrigation Audit”** means an in-depth evaluation of the performance of an irrigation system conducted by a Certified Landscape Irrigation Auditor. An irrigation audit includes, but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.

**“Irrigation Efficiency”** (IE) means the measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The minimum average irrigation efficiency for purposes of this ordinance is 0.71. Greater irrigation efficiency can be expected from well designed and maintained systems.

**“Irrigation Survey”** means an evaluation of an irrigation system that is less detailed than an irrigation audit. An irrigation survey includes, but is not limited to: inspection, system test, and written recommendations to improve performance of the irrigation system.

**“Irrigation Water Use Analysis”** means an analysis of water use data based on meter readings and billing data.

**“Landscape Architect”** means a person who holds a license to practice landscape architecture in the state of California Business and Professions Code, Section 5615.

**“Landscape Area”** means all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not

include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

**“Landscape Contractor”** means a person licensed by the state of California to construct, maintain, repair, install, or subcontract the development of landscape systems.

**“Landscape Documentation Package”** means the documents required under Section 3 of the Landscape Guidelines.

**“Landscape Guidelines”** means the Guidelines for Implementation of the City of Oakley Water Efficient Landscape Ordinance.

**“Landscape Project”** means total area of landscape in a project as defined in “landscape area” for the purposes of this ordinance, meeting requirements under Section 1.

**“Lateral Line”** means the water delivery pipeline that supplies water to the emitters or sprinklers from the valve.

**“Local Water Purveyor”** means any entity, including a public agency, city, county, or private water company that provides retail water service.

**“Low Volume Irrigation”** means the application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

**“Main Line”** means the pressurized pipeline that delivers water from the water source to the valve or outlet.

**“Maximum Applied Water Allowance”** (MAWA) means the upper limit of annual applied water for the established landscaped area as specified in Section 3. It is based upon the area’s reference evapotranspiration, the ET Adjustment Factor, and the size of the landscape area. The Estimated Total Water Use shall not exceed the Maximum Applied Water Allowance. Special Landscape Areas, including recreation areas, areas permanently and solely dedicated to edible plants such as orchards and vegetable gardens, and areas irrigated with recycled water are subject to the MAWA with an ETAF not to exceed 1.0.

**“Microclimate”** means the climate of a small, specific area that may contrast with the climate of the overall landscape area due to factors such as wind, sun exposure, plant density, or proximity to reflective surfaces.

**“Mined-Land Reclamation Projects”** means any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.

**“Mulch”** means any organic material such as leaves, bark, straw, compost, or inorganic mineral materials such as rocks, gravel, and decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.

**“New Construction”** means, for the purposes of this ordinance, a new building with a landscape or other new landscape, such as a park, playground, or greenbelt without an associated building.

**“Operating Pressure”** means the pressure at which the parts of an irrigation system are designed by the manufacturer to operate.

**“Overhead Sprinkler Irrigation Systems”** means systems that deliver water through the air (e.g., spray heads and rotors).

**“Overspray”** means the irrigation water which is delivered beyond the target area.

**“Permit”** means an authorizing document issued by local agencies for new construction or rehabilitated landscapes.

**“Pervious”** means any surface or material that allows the passage of water through the material and into the underlying soil.

**“Plant Factor”** or “plant water use factor” is a factor , when multiplied by ETo, estimates the amount of water needed by plants. For purposes of this ordinance, the plant factor range for low water use plants is 0 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors cited in this ordinance are derived from the Department of Water Resources 2000 publication “Water Use Classification of Landscape Species”.

**“Precipitation Rate”** means the rate of application of water measured in inches per hour.

**“Project Applicant”** means the individual or entity submitting a Landscape Documentation Package required under Section 3 to request a permit, plan check, or design review from the local agency. A project applicant may be the property owner or his or her designee.

**“Rain Sensor”** or “rain sensing shutoff device” means a component which automatically suspends an irrigation event when it rains.

**“Record Drawing”** or “as-builts” means a set of reproducible drawings which show significant changes in the work made during construction and which are usually based on drawings marked up in the field and other data furnished by the contractor.

**“Recreational Area”** means areas dedicated to active play such as parks, sports fields, and golf courses where turf provides a playing surface.

**“Recycled Water”**, “reclaimed water”, or “treated sewage effluent water” means treated or recycled waste water of a quality suitable for non-potable uses such as landscape irrigation and water features. This water is not intended for human consumption.

**“Reference Evapotranspiration”** or “ET<sub>o</sub>” means a standard measurement of environmental parameters which affect the water use of plants. ET<sub>o</sub> is expressed in inches per day, month, or year as represented in Appendix A, and is an estimate of the evapotranspiration of a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of determining the Maximum Applied Water Allowance so that regional differences in climate can be accommodated.

**“Rehabilitated Landscape”** means any re-landscaping project that requires a permit, plan check, or design review, meets the requirements of Section 1 and the modified landscape area is equal to or greater than 2,500 square feet, is 50% of the total landscape area, and the modifications are completed within one year.

**“Runoff”** means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a slope.

**“Soil Moisture Sensing Device”** or “soil moisture sensor” means a device that measures the amount of water in the soil. The device may also suspend or initiate an irrigation event.

**“Soil Texture”** means the classification of soil based on its percentage of sand, silt, and clay.

**“Special Landscape Area”** (SLA) means an area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

**“Sprinkler Head”** means a device which delivers water through a nozzle.

**“Static Water Pressure”** means the pipeline or municipal water supply pressure when water is not flowing.

**“Station”** means an area served by one valve or by a set of valves that operate simultaneously.

**“Swing Joint”** means an irrigation component that provides a flexible, leak-free connection between the emission device and lateral pipeline to allow movement in any direction and to prevent equipment damage.

**“Turf”** means a ground cover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Bermudagrass, Kikuyugrass, Seashore Paspalum, St. Augustinegrass, Zoysiagrass, and Buffalo grass are warm-season grasses.

**“Valve”** means a device used to control the flow of water in the irrigation system.

**“Water Conserving Plant Species”** means a plant species identified as having a low plant factor.

**“Water Feature”** means a design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features and, therefore, are not subject to the water budget calculation.

**“Watering Window”** means the time of day irrigation is allowed.

**“WUCOLS”** means the Water Use Classification of Landscape Species published by the University of California Cooperative Extension, the Department of Water Resources and the Bureau of Reclamation, 2000.



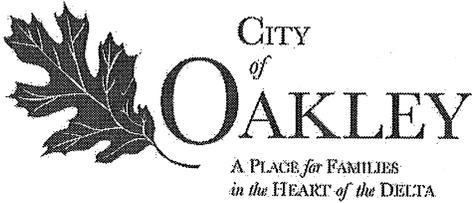
# **APPENDICES**

## Appendix A – REFERENCE EVAPOTRANSPIRATION (ET<sub>o</sub>)

### Evapotranspiration Table for Oakley

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ET <sub>o</sub>
1.0	1.5	2.9	4.5	6.1	7.1	7.9	6.7	5.2	3.2	1.4	0.7	48.3
* The Values in this table were derived from:												
1) California Irrigation Management Information System (CMIS)												
2) Reference Evapotranspiration Zones Map, UC Dept. of Land, Air & Water Resources and California Dept. of Water Resources 1999												
3) Reference Evapotranspiration for California, University of California, Department of Agriculture and Natural Resources (1987) Bulletin 1922												
4) Determining Daily Reference Evapotranspiration, Cooperative Extension UC Division of Agriculture and Natural Resources (1987), publication Leaflet 21426												
5) Evapotranspiration Table for Oakley derived from the reference values used for the City of Brentwood												

**Appendix B – WATER EFFICIENT LANDSCAPE WORKSHEET**



**City of Oakley**  
 3231 Main Street  
 Oakley, CA 94561  
 Ph. 925-625-7000  
 Fax. 925-625-9194  
[www.ci.oakley.ca.us](http://www.ci.oakley.ca.us)

**WATER EFFICIENT LANDSCAPE WORKSHEET**

This worksheet is filed out by the *project applicant* for each Point of Connection/Water meter. Please complete all sections of the worksheet and use additional worksheets if necessary.

**1. Project Information:**

Applicant: _____	Phone: _____
Address: _____	Fax: _____
_____	Email: _____
Property Owner: _____	Phone: _____
_____	Fax: _____
Address: _____	Email: _____
Project Address: _____	Project Type: _____
Project Parcel Number: _____	Water Supply Type
Total Landscape Area: _____	(Potable, well) _____
	Water Purveyor _____

**2. Applicant's/Property Owner' Certification**

The design of this product complies with the requirements of the City of Oakley Water Efficient Landscape Ordinance.

\_\_\_\_\_  
 Applicant's/Property Owner's Signature Date

**3. Landscape Documentation Package Checklist:**

- Water Efficient Landscape Worksheet
- Soil Management Report
- Landscape Design Plan
- Irrigation Design Plan
- Grading Design Plan

**4. Maximum Applied Water Allowance (MAWA)**

The project's Maximum Applied Water Allowance shall be calculated using this equation: $\text{Total MAWA} = (\text{ETo} \times 0.7 \times \text{LA} \times 0.62) + (\text{ETo} \times 1.0 \times \text{SLA} \times 0.62) = \text{Gallons per year for LA} + \text{SLA}$								
MAWA:	= Maximum Applied Water Allowance (gallons per year)							
ETo:	= Reference Exapotranspiration from <b>Appendix A</b> (inches per year)							
0.7	= ET Adjustment Factor (ETAF)							
1.0	= ET Adjustment Factor (ETAF) for SLA							
LA	= Landscaped Area (square feet)							
SLA	= Portion of the landscaped area identified as Special Landscape Area (square feet)							
0.62	= Conversion Factor (to gallons per square foot)							
<b>Table for MAWA Calculation:</b>								
	<b>ETo</b>		<b>ETAF</b>		<b>LA or SLA (ft<sup>2</sup>)</b>		<b>Conversion</b>	<b>MAWA (gallons per year)</b>
<b>MAWA FOR LA =</b>	48.3	X	0.7	X		X	0.62	
<b>MAWA FOR SLA =</b>	48.3	X	1.0	X		X	0.62	
	<b>Total MAWA =</b>							

**5. Estimated Total Water Use**

Complete the hydrozone table(s) for each irrigation point of connection and each irrigation controller. Use as many tables as necessary to provide information on the total landscape area. Hydrozone # and Valve Circuit # should correspond to the landscape and irrigation design plans.

Irrigation Point of Connection (P.O.C.) # \_\_\_\_\_ Controller # \_\_\_\_\_

The project's Estimated Total Water Sue is calculated using the following formula:

**ETWU = ETo x PF x HA x 0.62 ÷ IE = Gallons Per Year**

Where:

- ETWU = Estimated applied water use per year (gallons per year)
- ETo = Reference Evapotranspiration from table in **Appendix A** (inches per year)
- PF = Plant Factor from WUCOLS
- HA = Hydrozone Area [high, medium, and low water use areas] (square feet)
- SLA = Special Landscape Area (square feet)
- 0.62 = Conversion Factor (to gallons per square foot)
- IE = Irrigation Efficiency (minimum 0.71)
- WUCOLS = Water Use Classification of Landscape Species, Updated 2000,  
[www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf](http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf)

**Table for Calculating ETWU:**

Valve No.	*Hydrozone Type	ETo	PF	HA	Coverion	**Irrigation Method (Use Code)	IE	ETWU (Gallons Per Year)
	Special Landscape Area	48.3	x	x	x	0.62	÷	=
	Cool Season Turf	48.3	x	x	x	0.62	÷	=
	Warm Season Turf	48.3	x	x	x	0.62	÷	=
	High Water Using Shrub	48.3	x	x	x	0.62	÷	=
	Medium Water Using Shrub	48.3	x	x	x	0.62	÷	=
	Low Water Using Shrub	48.3	x	x	x	0.62	÷	=
	Very Low Water Using Shrub	48.3	x	x	x	0.62	÷	=
	Other	48.3	x	x	x	0.62	÷	=
	Other	48.3	x	x	x	0.62	÷	=
<b>Total ETWU =</b>								

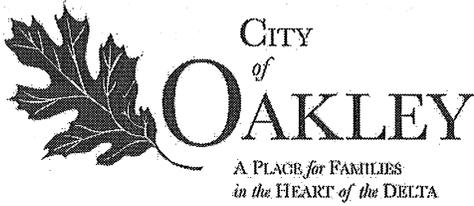
Hydrozone category is based on the feature or plant within the hydrozone with the highest plant factor.

*Hydrozone Category	PF – Plant Factor
High Water Use	0.7 to 1.0
Moderate Water Use	0.4 to 0.6
Low Water Use	0 to 0.3

- \*\*Irrigation Method
- MS = Micro-Spray
- S = Spray
- R = Roter
- B = Bubbler
- D = Drip
- O = Other

**Compare MAWA and ETWU. If ETWU exceeds MAWA the landscape and irrigation design shall be modified so that the ETWU does not exceed MAWA for the project.**

Appendix C – CERTIFICATE OF COMPLETION



City of Oakley
3231 Main Street
Oakley, CA 94561
Ph. 925-625-7000
Fax. 925-625-9194
www.ci.oakley.ca.us

CERTIFICATE OF COMPLETION

This certificate is to be completed by the project applicant and the property owner upon completion of the landscape project.

1. Project Information:

Project Name: \_\_\_\_\_ Parcel, Tract, Lot No.: \_\_\_\_\_
Project Address: \_\_\_\_\_ Assessor Parcel #: \_\_\_\_\_

Applicant:

Name: \_\_\_\_\_ Date: \_\_\_\_\_
Title: \_\_\_\_\_ Phone: \_\_\_\_\_
Company: \_\_\_\_\_ Fax: \_\_\_\_\_
Address: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner or his/her designee:

Name: \_\_\_\_\_ Date: \_\_\_\_\_
Title: \_\_\_\_\_ Phone: \_\_\_\_\_
Company: \_\_\_\_\_ Fax: \_\_\_\_\_
Address: \_\_\_\_\_ Email: \_\_\_\_\_

2. Property Owner's Certification

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner's Signature \_\_\_\_\_ Date: \_\_\_\_\_

3. Please answer the following questions:

- 1. Date the Landscape Documentation Package was submitted to the City of Oakley \_\_\_\_\_
2. Date the Landscape Documentation Package was approved by the City of Oakley \_\_\_\_\_
3. Date that a copy of the Water Efficient Landscape worksheet (including the Water Budget Calculation) was submitted to your local water provider \_\_\_\_\_

4. Certification of Installation According to the Landscape Documentation Package

"I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specification of the approved Landscape Documentation Package."

Signature of Landscape Plan Or Irrigation Plan Designer: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Phone No.: \_\_\_\_\_
License No. or Certification No.: \_\_\_\_\_ Email: \_\_\_\_\_
Address: \_\_\_\_\_ Fax: \_\_\_\_\_

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**10. Certificate of Completion Package Checklist**

- Irrigation Schedule
  - Schedule of Landscape and Irrigation Maintenance
  - Soil Management Report (if not previously submitted)
  - Irrigation Survey
-

