ORDINANCE NO. 09-O-2574

AN ORDINANCE OF THE CITY OF BEVERLY HILLS REGARDING WATER EFFICIENT LANDSCAPING AND PARKWAY SURFACES AND AMENDING THE BEVERLY HILLS MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY ORDAINS AS FOLLOWS:

Section 1. Article 4 (Water Efficient Landscaping") of Chapter 4 (Water Regulations) of Title 9 (Building and Property Health and Safety Regulations) is hereby amended in its entirety to read as follows:

"Article 4. Water Efficient Landscaping

9-4-401: PURPOSE: Water is a precious commodity of limited supply. In accordance with the Water Conservation in Landscaping Act ("Act"), the purpose and intent of this ordinance is to:

A. Promote the values and benefits of landscapes while recognizing the need to invest water and other resources as efficiently as possible;

B. Establish a structure for planning, designing, installing, and maintaining and managing water efficient landscapes in new residential or commercial development projects and when landscape areas are altered by more than 50 percent in total area;

C. Promote water management practices and water waste prevention for existing landscapes; and

D. 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.

Accordingly, this ordinance is intended to be as effective in conserving water as is the Department of Water Resources State Model Landscaping Ordinance set forth in Government Code Section 65595 and shall be known as the "Water Efficient Landscaping Ordinance."

9-4-402: APPLICABILITY:

Except as set forth in section 9-4-404, this article shall apply to all Landscaped Areas of new residential or commercial development projects, including City projects and facilities, all new installations of Landscaped Area irrigation systems, and all Altered Landscaped Areas, whether proposed as part of projects subject to plan reviews by any design or other reviewing body, or as part of projects not subject to review.

9-4-403: DEFINITIONS:

Unless the context otherwise requires, the following definitions shall govern the construction of this article:

ALTERED LANDSCAPED AREA: A Landscaped Area, including landscape areas of public property or facilities, that has been altered by more than fifty percent (50%) in total area.

CERTIFICATE OF COMPLETION: The document required under Section 9-4-411.

CERTIFIED LANDSCAPE IRRIGATION AUDITOR: A person certified to perform landscape irrigation audits by a recognized professional trade organization or other educational organization.

DEPARTMENT: The Department of Community Development.

DIRECTOR: The Director of the Department of Community Development or his/her designee.

ESTIMATED TOTAL WATER USE ("ETWU"): The total water used for the landscape subject to this Article determined pursuant to the formula set forth in the Landscape Regulations. The ETWU is based upon such factors as the local evapotranspiration rate, the size of the Landscaped Area, the types of plants and the efficiency of the irrigation system.

IRRIGATION AUDIT: 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.

LANDSCAPE DOCUMENTATION PACKAGE: The documents required under Section 9-4-405 required to be submitted to the Department of Community Development for review and approval.

LANDSCAPE REGULATIONS: Rules and regulations adopted by the Director of Community Development for the implementation and enforcement of provisions of this Article, and when duly promulgated, such rules and regulations shall be in full force and effect.

LANDSCAPED AREA: The entire lot, including, water features such as pools, spas, ponds, and fountains. "Landscaped Area" shall not include the building footprint, driveways, non-irrigated portions of parking lots, hardscapes such as decks and patios, and other nonporous areas.

MAXIMUM APPLIED WATER ALLOWANCE ("MAWA"): The upper limit of annual applied water for the established Landscaped Area or Altered Landscaped Area determined pursuant to the formula set forth in the Landscape Regulations. The MAWA is based upon the local reference evapotranspiration rate, the ET_O Adjustment Factor and the size of the Landscaped Area or Altered Landscaped Area.

PROJECT APPLICANT: The person or entity submitting a Landscape Documentation Package. A Project Applicant may include the property owner and/or an agent of the owner.

SMART IRRIGATION CONTROLLER: A weather-based device that automatically controls an outdoor irrigation system by using weather, site or soil moisture data as a basis for determining an appropriate watering schedule or utilizing prevailing weather conditions, current and historic evapotranspiration, soil moisture levels, and other relevant factors to adapt water applications to meet the actual needs of the plants.

WATER EFFICIENT LANDSCAPE WORKSHEET: The document described in Section 9-4-410.

9-4-404: EXCEPTIONS:

This article shall not apply to:

A. Projects which involve alterations or additions to, or retrofits of, existing residential, commercial or public structures or facilities, unless the Landscape Area is altered as defined in Section 9-4-403.

B. Projects with a Landscaped Area of less than two thousand five hundred (2,500) square feet.

C. Landscaping that is part of a property listed on any applicable local, state or national register of historic places.

D. Plant collections as part of gardens and arboretums open to the public.

9-4-405: REVIEW AND APPROVAL REQUIREMENTS.

A. Prior to issuance of a building permit for any project that involves Landscaped Areas or Altered Landscaped Areas subject to this Article, the Project Applicant must submit a Landscape Documentation Package for review and approval by the Community Development Department ("Department"). The Landscape Documentation Package shall include the following:

1. Project information as required by the Landscape Regulations;
2. Landscape design plan as described in Section 9-4-406;
3. Irrigation design plan as described in Section 9-4-407;
4. Water Efficient Landscape Worksheet as described in Section 9-4-410
5. A soils management report as described in Section 9-4-409;
6. Grading design plan as described in Section 9-4-408; and
7. Payment of the fee as prescribed by City Council upon submittal of the Landscape Documentation Package.

If the Landscaped Area or Altered Landscaped Area subject to this Article is a stand-alone project or does not otherwise require a building permit or formal planning or other commission

approval or review, the Landscape Documentation Package shall be submitted to the Department for review and approval prior to the commencement of landscape improvements.

B. The documents listed in paragraph A shall be prepared and signed by a landscape architect, landscape designer, or irrigation designer, as appropriate, except that the soils report shall be prepared by a qualified soil and plant laboratory.

9-4-406: LANDSCAPE DESIGN PLAN:

A. Landscaped Areas or Altered Landscaped Areas subject to this Article shall be carefully designed and planned to ensure the efficient use of water. The Project Applicant shall submit to the Department a landscape design plan that meets the criteria set forth in this section and the criteria set forth in the Landscape Regulations.

B. The landscape design plan shall comply with or include the following:

1. A description of the plant material. Any plant may be selected for the landscape provided that the Estimated Applied Water Use in the Landscaped Area or Altered Landscaped Area does not exceed the Maximum Applied Water Allowance.

2. Landscape design plans for projects in the City's Very High Fire Hazard Severity Zones areas shall address fire safety and prevention. The Project Applicant shall ensure that the defensible space required by the Municipal Code is maintained and shall avoid fire-prone plant materials and mulches.

3. Invasive species of plants shall be prohibited near parks, buffers, greenbelts and open spaces and are generally discouraged for landscape use.

4. 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.

5. 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).

6. Recirculating water systems shall be used as a source for water features.

7. The surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.

8. Pool and spa covers are highly recommended.

9. A minimum two inch (2") 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.

10. Stabilizing mulching products shall be used on slopes.

11. The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.

12. Soil amendments shall be incorporated according to recommendations of the soil report, if any, and what is appropriate for the plants selected.

9-4-407: IRRIGATION DESIGN PLAN.

A. An irrigation system and its related components for Landscaped Areas and Altered Landscaped Areas subject to this Article shall be carefully designed and planned to allow for proper installation, management, and maintenance. The Project Applicant shall submit to the Department an irrigation design plan that meets the criteria set forth in this section and the criteria set forth in the Landscape Regulations.

B. An irrigation design plan shall comply with or include the following:

1. Smart Irrigation Controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. The controller must be able to accommodate all aspects of the landscape and irrigation design plans.

2. All irrigation systems shall be designed to avoid excessive pressure. Water pressure regulators are required. Static water pressure, dynamic or operating pressure and flow reading of the water supply shall be measured at the time of day the system will operate. These pressure and flow measurements shall be conducted at the design stage, if available, or prior to installation, if not available at the design phase.

3. If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulators, or booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.

4. Sensor (rain, freeze, wind, etc.), either integral or auxiliary, that suspend irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions.

5. High-flow check valves, or other technology to interrupt operations in high-flow conditions created by irrigation system damage or malfunction, shall be required.

6. 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, non-irrigated areas, hardscapes, roadways, or structures.

7. Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.

8. The design of the irrigation system shall conform to the hydrozones of the landscape design plan.

9-4-408: GRADING DESIGN PLAN.

A. Grading of a project site that contains a Landscaped Area or Altered Landscaped Area subject to this Article, shall be designed to minimize soil erosion, runoff and water waste. The Project Applicant shall submit to the Department a grading design plan that meets the criteria set forth in this section and the criteria set forth in the Landscape Regulations.

B. The landscape grading plan shall indicate finished configurations and elevations of the landscape area including: (i) height of graded slopes; (ii) drainage patterns; (iii) pad elevations; (iv) finish grade; and (v) stormwater retention improvements, if applicable.

C. To prevent excessive erosion and runoff, grading shall avoid disturbing natural drainage patterns and avoid soil compaction in Landscaped Areas or Altered Landscaped Areas subject to this Article. All irrigation and normal rainfall should remain within the property lines so as not to drain onto non-permeable hardscapes.

D. A comprehensive grading plan prepared by a civil engineer for a project which includes Landscaped Areas or Altered Landscaped Areas subject to this Article, can satisfy this requirement.

9-4-409: SOIL MANAGEMENT REPORT.

The Project Applicant shall submit to the Department a soil management plan that meets the criteria set forth in the Landscape Regulations.

9-4-410: WATER EFFICIENT LANDSCAPE WORKSHEET.

A. The Project Applicant shall complete and submit to the Department a Water Efficient Landscape Worksheet that meets the criteria set forth in this section and the criteria set forth in the Landscape Regulations.

B. The Water Efficient Landscape Worksheet shall contain two sections; (i) a hydrozone information table and (ii) a water budget calculation for the Landscaped Areas or Altered Landscaped Areas subject to this Article. The water budget calculation shall include the Maximum Applied Water Allowance and the Estimated Total Water Use.

9-4-411: CERTIFICATION OF COMPLETION.

A. Upon completion of the installation of the Landscaped Areas or Altered Landscaped Area subject to this Article, the Project Applicant shall submit a Certificate of Completion, in the form provided by the City, for review and approval by the Director. The

Certificate of Completion shall be executed by either the licensed landscaped architect, licensed landscape contractor or the certified irrigation designer that signed any of the documents submitted as part of the Landscape Documentation Package.

B. The Certificate of Completion shall certify and/or include the following:

1. The Landscaped Areas or Altered Landscaped Areas subject to this Article has been installed in conformance with the Landscaped Documentation Package, the Water Efficient Landscaping Ordinance and the Landscape Regulations;

2. The automatic controller has been set according to the irrigation schedule described in Section 9-4-412;

3. Documentation that the soil management report recommendations, if any, have been implemented;

4. The Irrigation Audit Report; and

5. The landscape and irrigation maintenance schedule.

C. The Director shall approve the Certificate of Completion if it is determined the project conforms to the provisions of this Section. If the Director determines that the Certificate of Completion is incomplete or does not conform to the provisions of this Section, the Director shall:

1. Notify the Project Applicant in writing that the Certificate of Completion has been denied and include a statement of reasons; or

2. Notify the Project Applicant in writing that the Certificate of Completion is incomplete with an indication of additional information necessary. The Project Applicant may re-submit the Certificate of Completion for review by the Director.

D. The Project Applicant shall provide a copy of the approved Certificate of Completion to the property owner within 7 days of its approval.

9-4-412: IRRIGATION SCHEDULE

The Project Applicant shall prepare an irrigation schedule in accordance with the Landscape Regulations that evaluates and manages the amount of water required to maintain plant health.

9-4-413: LANDSCAPE AND IRRIGATION MAINTENANCE

The Project Applicant shall prepare a landscape and irrigation maintenance plan in accordance with the Landscape Regulations to ensure the efficiency of water use.

9-4-414: IRRIGATION AUDIT

A. For Landscaped Areas or Altered Landscaped Areas subject to this Article, the Project Applicant shall prepare an Irrigation Audit Report as set forth in the Landscape Regulations.

B. For all existing Landscaped Areas installed prior to January 1, 2010, irrigation audits shall be prepared as set forth in the Landscape Regulations.

9-4-415: IRRIGATION EFFICIENCY

A. New irrigation systems installed, whether or not part of a Landscaped Area or Altered Landscaped Areas subject to this Article, shall be designed, maintained and management to meet or exceed the average irrigation efficiency set forth in the Landscape Regulations.

B New irrigation systems installed as stand-alone project shall comply with Section 9-4-407, 9-4-410, 9-4-411, 9-4-412, 9-4-413 and 9-4-414 of this Article.

9-4-416: ALTERNATIVE WATER-EFFICIENT USE

Alternative methods of using water efficiently such as the use of potable water, rain water or other alternative water systems are encouraged.

9-4-417: STORMWATER MANAGEMENT

A. Landscape and grading design plans shall be developed in accordance with the applicable provisions of the Stormwater and Urban Runoff Control provisions set forth in Article 5 of Chapter 4 of Title 9 of this Municipal Code.

B. Rain gardens, cisterns, and other landscape features and practices that increase rainwater capture and create opportunities for infiltration and/or onsite storage are encouraged.

9-4-418. WATER WASTE PREVENTION.

Water waste resulting from inefficient landscape irrigation, such as runoff, low head drainage, overspray or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, parking lots or structures is prohibited.

9-4-419. AUTHORITY TO PROMULGATE RULES AND REGULATIONS.

The Director of Community Development shall have the power and authority to promulgate rules and regulations for the implementation and enforcement of provisions of this Article, and when duly promulgated, such rules and regulations shall be in full force and effect.

9-4-420: ADMINISTRATION AND APPEAL PROCESS.

The Director shall have the duty and authority to administer and enforce this Article. The Project Applicant or property owner may appeal any other decision made by the Director pursuant to this Article by filing with the Director within 15 days of the date of written notification of the action at issue. The appeal shall be held pursuant to the applicable provisions of the Uniform Administrative Code set forth in Section 9-1-103 of this Code.

9-4-421. PENALTIES.

Violation of any provision of this Article shall be punishable as provided for in Chapter 3 of Title 1. In addition, the City Building Official may deny any project subject to this Article its certificate of occupancy or equivalent until the Certificate of Completion has been submitted, reviewed and approved by the City.

Section 2: Section 8-4-1 of Chapter 8 of Title 8 of the City of Beverly Hills Municipal Code is hereby amended to read as follows:

"The abutting property owner shall plant and maintain the parkway with grass or other plant material that is maintained at no more than six inches in height as approved by the City's Arborist with the following exception: the parkway area abutting commercially zoned property may be surfaced in concrete in lieu of grass."

Section 3. The City Council has considered this Ordinance and finds that this project is exempt from the requirements of the California Environmental Quality Act ("CEQA"). The project is exempt pursuant to State CEQA Guidelines, 14 Cal. Code Regs. Sec. 15307 as an action taken to assure the maintenance, restoration, or enhancement of a natural resource, specifically water, where the regulatory process involves procedures for protection of the environment. This Ordinance does not contemplate any construction activities, and there is no evidence to suggest that the ordinance will result in a significant impact on the environment, including impacts due to unusual circumstances. The adoption of this Ordinance will result in the enhancement and protection of water resources in the City, and there is no evidence to suggest that the ordinance would in cumulative adverse environment impacts. Based on the foregoing and other substantial evidence in the record, the City Council hereby finds and determines that the Ordinance is exempt from the provisions of CEQA, pursuant to State CEQA Guidelines Section 15307. Further, as a separate and independent ground, the City Council finds that the Ordinance is covered by the general rule that CEQA applies only to projects that

have the potential for causing a significant effect on the environment. Because it can be seen with certainty that there is no possibility that the Ordinance will have a significant effect on the environment, the Ordinance is not subject to CEQA pursuant to State CEQA Guidelines Section 15061 (b)(3).

Section 4. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

Section 5. The City Clerk is directed to forward a certified copy of his ordinance to the Department of Water Resources.

Section 6. This Ordinance shall go into effect and be in full force and effect on 12:01 a.m. on January 1, 2010.

PASSED, APPROVED and ADOPTED this 17th day of November ,2009.

Nancy Krasne

NANCY KRASNE
Mayor of the City of Beverly Hills, California

ATTEST:

(SEAL)

BYRON ROPE
City Clerk

APPROVED AS TO FORM:

LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:

RODERICK J. WOOD, ICMA-CM
City Manager

For DAVID GUSTAVSON
Director of Public Works & Transportation

SUSAN HEALY KEENE, AICP
Director of Community Development

AGENDA REPORT

Meeting Date: November 17, 2009
Item Number: F-3
To: Honorable Mayor & City Council
From: City Attorney
Subject: AN ORDINANCE OF THE CITY OF BEVERLY HILLS REGARDING WATER EFFICIENT LANDSCAPING AND PARKWAY SURFACES AND AMENDING THE BEVERLY HILLS MUNICIPAL CODE
Attachments: 1. Ordinance

RECOMMENDATION

It is recommended that the proposed ordinance be adopted.

INTRODUCTION

Assembly Bill 1881, signed into law on September 28, 2006 requires cities to adopt a model landscape ordinance no later than January 1, 2010. This ordinance is a modified version of the state mandated model landscape ordinance, which needs to be in place prior to January 1, 2010.

DISCUSSION

The ordinance was introduced for first reading at the November 5, 2009 Council meeting.

FISCAL IMPACT

The Community Development Department has established fees to compensate for the work required to implement this ordinance.

Laurence S. Wiener, City Attorney

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AGENDA REPORT

Meeting Date: November 5, 2009

Item Number: E-2

To: Honorable Mayor & City Council

From: Shana Epstein, Environmental Utilities Manager

Subject: AN ORDINANCE OF THE CITY OF BEVERLY HILLS REGARDING WATER EFFICIENT LANDSCAPING AND PARKWAY SURFACES AND AMENDING THE BEVERLY HILLS MUNICIPAL CODE

Attachments:
1. Ordinance
2. Water Efficient Landscape Worksheet

RECOMMENDATION

Staff recommends that the City Council move that full reading of the ordinance be waived and the ordinance entitled: "AN ORDINANCE OF THE CITY OF BEVERLY HILLS REGARDING WATER EFFICIENT LANDSCAPING AND PARKWAY SURFACES AND AMENDING THE BEVERLY HILLS MUNICIPAL CODE" be introduced and read by title only. Adoption of this ordinance will ensure that the City complies with the State of California's law for all local jurisdictions to adopt a specified Water Efficient Landscape Ordinance.

INTRODUCTION

On September 28, 2006, Assembly Bill 1881 was signed into law. This legislation requires cities to adopt a model landscape ordinance as updated by the California Department of Water Resources no later than January 1, 2010. The City began updating the existing water efficient landscaping ordinance in spring of 2009. At that time, the state was just finishing its final edits on the Model Landscape Ordinance.

DISCUSSION

The City must approve either the exact language of the Model Landscape Ordinance or comparable requirements in an effort to achieve water conservation goals. The last Model Landscape Ordinance effort by the state was in 1991. New technologies and more sophisticated approaches to landscaping have been developed since then. The City is opting to modify the language so it is appropriate for Beverly Hills.

Major elements of this proposed ordinance are the following:

1. Applicants would be any individual or corporation constructing or modifying 50% or more of 2,500 sq ft or greater of landscape land. The state has two landscape area thresholds a 5,000 sq ft or greater for individual property owners and 2, 500 square foot or greater for developers. The City staff is recommending one threshold for all since it simplifies the implementation with little burden to applicants.

2. Applicants must submit a Landscape Documentation Package and complete a worksheet (attached) that addresses soil conditions, grading plan, irrigation plan, and plant material plan that fit within a prescribed water budget.

3. Parkways will no longer be restricted to just turf, but be limited to ground cover that is maintained at no more than six inches high and must be approved by the City's arborist. Currently, any variance is approved by the City Engineer.

4. The ordinance does not reference reclaimed or recycled water since that water source is not available to the City's customers.

5. The ordinance also does not reference irrigation meters as a recommended tool since the City's wastewater utility charges for residents are non-volumetric.

6. Staff is opting to place a good portion of the model landscape ordinance into an accompanying regulatory document adopted by the Director of Community Development so that the code is not as cumbersome and staff is provided some flexibility in administering the program.

This ordinance does not prescribe one style for the whole State of California, but rather requires landscaping to be planned for water efficiency utilizing soil, grading, irrigation and plant materials.

Three Commissions reviewed this ordinance:

- The Planning Commission reviewed and asked that staff modify to include state and future local historical designations to be excluded from the ordinance. This recommendation was included in the ordinance.

- The Recreation and Parks Commission reviewed the document with no requests for modifications. In addition, the Community Services staff has already been sharing the model landscape ordinance drafts with the designers of the parks.

- The Public Works Commission reviewed and asked that applicants be given incentives to exceed the standards of ordinance. This recommendation will be included in the regulations that will be administratively developed. Community Development is willing to process the application faster if the applicant exceeds the basic standards.

FISCAL IMPACT

The Community Development Department has established fees to compensate for the work required to implement this ordinance.

Meeting Date: November 5, 2009

David Gustavson
Approved By

Susan Healy-Keene
Approved By

Attachment 2

Water Efficient Landscape Worksheet

DAVID GUSTAVSON, Public Works Director
SUSAN HEALY KEENE, Community Development Director

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Tel. (310) 285-1141
www.beverlyhills.org

WATER EFFICIENT LANDSCAPE WORKSHEET

ORDINANCE NO. _____

NOTE: *This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package. Please complete all sections (A and B) of the worksheet.*

SECTION A. HYDROZONE INFORMATION TABLE

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the square footage of landscape area per hydrozone.

Hydrozone*	Zone or Valve	Irrigation Method**	Area (square feet)	% of Landscape Area
	Total			100%

Hydrozone*
HW High Water Use Plants
MW Moderate Water Use Plants
LW = Low Water Use Plants

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

DAVID GUSTAVSON, Public Works Director
SUSAN HEALY KEENE, Community Development Director

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SECTION B. WATER BUDGET CALCULATIONS

Section B1. Maximum Applied Water Allowance (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

$$MAWA = (ETo)(0.62)[(0.7 \times LA) + (0.3 \times SLA)]$$

where:

MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration from Appendix A (inches per year)
0.7 = ET Adjustment Factor (ETAF)
LA = Landscaped Area includes Special Landscape Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
0.3 = The additional ET Adjustment Factor for Special Landscape Area (1.0 - 0.7= 0.3)

Maximum Applied Water Allowance = _____ gallons per year

Show calculations.

Effective Precipitation (Eppt)

If considering Effective Precipitation, use 25% of annual precipitation. Use the following equation to calculate Maximum Applied Water Allowance:

$$MAWA = (ETa - Eppt)\ (0.62)[(0.7 \times LA)+(0.3 \times SLA))$$

Maximum Applied Water Allowance = _____ gallons per year

Show calculations.

DAVID GUSTAVSON, Public Works Director
SUSAN HEALY KEENE, Community Development Director

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Section B2. Estimated Total Water Use (ETWU)

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

ETWU (ETO)(O.62{ PFl~HA + SLA)

where:

ETWU = Estimated total water use per year (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
PF = Plant Factor from WUCOLS (see Definitions)
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)

Hydrozone Table for Calculating ETWU

Please complete the hydrozone table(s). Use as many tables as necessary.

Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)	Area (HA) (square feet)	PF x HA (square feet)
			Sum	
	SLA			

Estimated Total Water Use = _____ gallons

Show calculations.

ORDINANCE NO. _____

DAVID GUSTAVSON, Public Works Director
SUSAN HEALY KEENE, Community Development Director

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CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name		
Name of Project Applicant	Telephone	
	Fax	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address		Parcel, Tract or Lot Number (if available)
City		Latitude/Longitude (optional)
State	Zip Code	

Property Owner or his/her designee:

Name	Telephone	
	Fax	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

"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 Signature Date

Please answer the below questions:

1. Date the Landscape Documentation Package was submitted to the local agency _____/_____/_____
2. Date the Landscape Documentation Package was approved by the local agency _____/_____/_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor _____/_____/_____

DAVID GUSTAVSON, Public Works Director
SUSAN HEALY KEENE, Community Development Director

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PART 2. 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 to the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print)	Telephone	
	Fax	
Name of Project Applicant	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan or a licensed landscape contractor.

PART 3. IRRIGATION SCHEDULING

Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.5.

Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.5.

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ORDINANCE NO. _____