



City of Beaumont

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February 2, 2010

Mr. Simon Eching
Department of Water Resources
Water Use and Efficiency Branch
P.O. Box 942836
Sacramento, CA 94230-0001

SUBJECT: City of Beaumont Compliance with AB1881 – Adoption of Ordinance No. 963

Dear Mr. Eching:

On October 20, 2009, the City of Beaumont adopted Ordinance No. 963 – An Ordinance of the City of Beaumont Amending Chapter 17.06 of the Beaumont Municipal Code entitled “Landscape Standards” for the purpose of ensuring the City’s compliance with AB1881.

The revised ordinance captures the changes required by AB1881. Adoption of Ordinance No. 963 is found to be exempt from the California Environmental Quality Act because it assures the maintenance and protection of a natural resource (water) by requiring that the resource be conserved through the implementation of water-efficient landscape practices.

City of Beaumont Inspectors inspect each new landscape to ensure plant viability and irrigation functionality. Applicants are required to provide a security deposit to further ensure the installed landscape and irrigation components.

Through the efforts of the Riverside County Water Task Force, the City remains actively connected to local water agencies and stakeholders. Through that forum, the City stays abreast of new legislation and trends that affect water efficient landscaping and regional water supply. More information about the Water Task Force can be found at www.h2oriversidecounty.org/. In addition to the information listed above, we have included a table on the following page which documents that the City’s Ordinance No. 963 is “as effective as” the State’s Model Ordinance. If you have any questions, please do not hesitate to call me at 951-769-8518.

Very truly yours,
CITY OF BEAUMONT

Rebecca Deming
Assistant Director of Planning

City of Beaumont: As Effective as the State's Model Ordinance

| State Model Ordinance Key Points | City's Ordinance No. 963 | Delegated to Water Purveyor | County Guide to CA Friendly Landscaping |
|----------------------------------|--------------------------|-----------------------------|---|
| Applicability | √+ | | √+ |
| Definitions | √ | | |
| Exempt Landscapes | √ | | √ |
| Landscape Documentation Pkg. | √ | | √+ |
| ET Adjustment Factor | √ | | √ |
| Soils Management Report | √ | | √+ |
| Landscape Plan | √+ | | √+ |
| Irrigation Plan | √ | | √+ |
| Grading Design Plan | √ | | √ |
| Certificate of Completion | √ | | √+ |
| Certificate of Installation | √ | | √+ |
| Irrigation Scheduling | √ | | √ |
| Maintenance Schedules | √ | | √ |
| Irrigation Audit | √+ | | √+ |
| Complying with Water Budgets | √ | | √+ |
| Recycled Water | √+ | | √+ |
| Public Education | √ | | √ |
| Programs for Existing Landscapes | | √ | |
| Water Waste Prevention | √ | √ | √ |
| City Added Features | | | |
| County Landscaping Guide | √+ | | √+ |
| Comprehensive Plant List | √+ | | √+ |

√ As effective as the State's Model Ordinance

√+ Exceeds State Model Ordinance Requirements

ORDINANCE NO. 963

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF BEAUMONT, CALIFORNIA
AMENDING CHAPTER 17.06 OF THE
BEAUMONT MUNICIPAL CODE ENTITLED
"LANDSCAPE STANDARDS"

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT,
RIVERSIDE COUNTY, STATE OF CALIFORNIA AS FOLLOWS:

Section 1: Chapter 17.06, entitled "Landscape Standards", is hereby amended to the
Beaumont Municipal Code to read as more specifically provided for in Exhibit "A", which
Exhibit is attached hereto and made a part hereof.

Section 2: This Ordinance shall take effect as provided by law.

MOVED AND PASSED upon first reading this 3rd day of November, 2009, by the
following roll call vote:

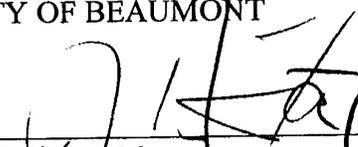
AYES: Mayor Fox, Council Members Dressel, Berg, DeForge, Gall.
NOES: None
ABSTAIN: None
ABSENT: None

MOVED, PASSED AND ADOPTED this 17th day of November, 2009, upon second
reading by the following roll call vote:

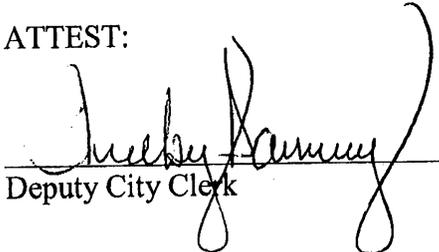
AYES: Mayor Fox, Council Members Dressel, Berg, DeForge, and Gall
NOES: None
ABSTAIN: None
ABSENT: None

CITY OF BEAUMONT

By


Jeff Fox, Mayor

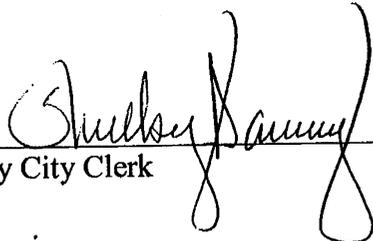
ATTEST:


Deputy City Clerk

CERTIFICATION

The foregoing is certified to be a true copy of Ordinance No. 963 duly introduced at a regular meeting of the City Council of the City of Beaumont held on 11/3, 2009, and was duly adopted upon a second reading on 11/17, 2009, by the roll call votes indicated therein.

CITY OF BEAUMONT

By  _____
Deputy City Clerk

(SEAL)

Chapter 17.06 Landscaping Standards

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17.06.010 Intent

It is the intent of the City of Beaumont in adopting this Ordinance to:

- A. Establish provisions for water management practices and water waste prevention;
- B. Establish a structure for planning, designing, installing, maintaining, and managing water efficient landscapes in new construction and rehabilitated projects;
- C. To reduce the water demands from landscapes without a decline in landscape quality or quantity;
- D. To retain flexibility and encourage creativity through appropriate design;
- E. To assure the attainment of water-efficient landscape goals by requiring that landscapes not exceed a maximum water demand of seventy percent (70%) of its reference evapotranspiration (ET_0) or any lower percentage as may be required by water purveyor policy or state legislation, whichever is stricter;
- F. To eliminate water waste from overspray and/or runoff;
- G. To achieve water conservation by raising the public awareness of the need to conserve water through education and motivation to embrace an effective water demand management program; and
- H. To implement the requirements to meet the state of California Water Conservation in Landscaping Act 2006 and the California Code of Regulations Title 23, Division 2, Chapter 2.7.

17.06.020 Definitions

The terms used in this ordinance have the meaning set forth below:

- A. "backfilling" means to refill an excavation, usually with excavated material
- B. "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.
- C. "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 the sprinkler heads when the system is off.
- D. "established landscape" means the point at which plants in the landscape have developed significant root growth into the site. Typically, most plants are established after one or two years of growth.

- E. "Estimated Annual Water Use" or "EAWU" means estimated total water use per year as calculated by the formula contained in Chapter 17.06.040.B.12.n.
- F. "hydrozone" means a portion of the landscaped area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.
- G. "invasive species" are non-indigenous species (e.g., plants or animals) that adversely affect the habitats they invade economically, environmentally, or ecologically. Lists of invasive species are included within the Western Riverside County Multi-Species Habitat Conservation Plan and the Coachella Valley Multi-Species Habitat Conservation Plan (incorporated by reference). In addition, for the purposes of this ordinance, invasive species include other locally invasive species as further defined by a local lead agency.
- H. "landscape architect" means a person who holds a license to practice landscape architecture in the state of California (Government Code Section 5615).
- I. "landscaped area" or "LA" means all of the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance (MAWA) 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 impervious hardscapes, and other non-irrigated areas designated for non-development (e.g. , open spaces and existing native vegetation).
- J. "local water purveyor" means any entity, including a public agency, city, county or private water company that provides retail water service to customers in Riverside County.
- K. "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.
- L. "Maximum Applied Water Allowance" or "MAWA" means the upper limit of annual applied water allowed for the established landscaped area.
- M. "overhead sprinkler irrigation systems" means systems that deliver water through the air (e.g. , pop ups, impulse sprinklers, spray heads and rotors, etc.).
- N. "reference evapotranspiration" or "ET_o" means a standard measurement of environmental parameters which affect the water use of plants. ET_o is given in inches per day, month, or year. Reference evapotranspiration is used as the basis of determining the Maximum Applied Water Allowances so that regional differences in climate can be accommodated. Reference evapotranspiration numbers shall be taken from the most current EvapoTranspiration Zones Map by the California Department of Water Resources. For geographic areas not covered by the EvapoTranspiration Zones Map, data from nearby areas shall be used.
- O. "rehabilitated landscapes" means any re-landscaping project that requires a permit, plan check, or design review, and/or would meet the requirements of chapter 17.06.030.
- P. "special landscape area" means an area of the landscape dedicated to edible plants, areas irrigated with recycled water, and publicly accessible areas dedicated to active play such as parks, sports fields, golf courses, where turf provides a playing field or where turf is needed for high traffic activities.
- Q. "temporarily irrigated" means irrigation for the purposes of establishing plants, or irrigation which will not continue after plant establishment. Temporary irrigation is for a period of six months or less.
- R. "water intensive landscaping" means a landscape with a WUCOLS plant factor of 0.7 or greater.
- S. "WUCOLS" means the publication entitled "Water Use Classification of Landscape Species" by the U.C. Cooperative Extension (1999 or most current version).

17.06.030 Applicability

- A. The water-efficient landscape requirements contained in this Ordinance shall be applicable to all new construction landscapes which are homeowner-provided and or homeowner-hired in single-family and multi-family projects with a total project landscape area equal to or greater than 5,000 square feet requiring a building or landscape permit, plan checks or design review and/or all other landscape projects with a landscape area equal to or greater than 2,500 square feet subject to discretionary permits, plan checks, design reviews, and/or approvals.
- B. In the event Covenants, Conditions and Restrictions are required by the City for any permit subject to this Ordinance, a condition shall be incorporated into any project approval prohibiting the use of water-intensive landscaping and requiring the use of low water use landscaping pursuant to the provisions of this Ordinance in connection with common area/open space landscaping. Additionally, such a condition shall also require the Covenants, Conditions and Restrictions to incorporate provisions concerning landscape irrigation system management and maintenance. This Ordinance shall not be construed as requiring landscaping of common areas or open space that is intended to remain natural. Covenants, Conditions, and Restrictions shall not prohibit use of low-water use plants. Covenants, Conditions, and Restrictions shall not prohibit the replacement of turf with less water intensive plant species.
- C. Chapter 17.06.100 of this Ordinance applies to existing properties with landscape areas one acre or greater in size or properties served by a dedicated landscape irrigation meter.
- D. Recognizing the special landscape needs of cemeteries, new and rehabilitated cemeteries are limited to chapter 17.06.080.A, B, and C. Existing cemeteries are limited to chapter 17.06.100.
- E. The following are exempt from the provisions of this chapter:
 - 1. Any project with a total landscaped area less than 2,500 square feet;
 - 2. Registered local, state or federal historical sites;
 - 3. Ecological restoration projects that do not require a permanent irrigation system and have an establishment period of less than 3 years;
 - 4. Mined-land reclamation projects that do not require a permanent irrigation system; and
 - 5. Botanical gardens and arboretums open to the public.
- F. Any landscaping that is made nonconforming by the provisions of this ordinance or any previous ordinance regulating landscape coverage, distribution, installation, or maintenance shall not be required to be improved to meet the minimum standards of this Chapter unless improvements to the site are made as outlined in subparagraph 1 below.
 - 1. Whenever improvements to an existing building or development site are proposed and the value of such improvements is equal to or greater than fifty (50) percent of the total assessed value of existing property improvements, as determined by the Planning Director, then all nonconforming landscaping shall be required to be improved to meet the minimum standards of this Chapter.

17.06.040 Landscape Documentation Package Requirements

An applicant proposing any new or rehabilitated landscape subject to this ordinance (chapter 17.06.030) shall prepare and submit to the planning director documentation including the following:

- 1. Project Information (Chapter 17.06.040.A);
- 2. Planting Plan (see Chapter 17.06.040.B);
- 3. Irrigation Design Plan (see Chapter 17.06.040.C);
- 4. Soil Management Plan (see Chapter 17.06.040.D); and
- 5. Grading Design Plan (see Chapter 17.06.040.E).

An applicant proposing any new landscape that is subject to this ordinance (chapter 17.06.030) and designated for recycled water use, is advised that recycled water irrigation systems will entail additional coordination with the local water purveyor, the land use agency and the maintenance entity's standards, approvals, and implementation requirements. Therefore, applicants shall consult with the appropriate water purveyor early in the development review process to ensure that future recycled water facilities meet the projected demand and that subsequent landscape plans comply with the applicable standards, approvals, and implementation requirements of the local water purveyor, land use agency, and maintenance entity.

Water systems for common open space areas shall use non-potable water if approved facilities are made available by the water purveyor. Provisions for a non-potable water system shall be provided within the landscape plan. Water systems designed to utilize non-potable water shall be designed to meet all applicable standards of the California Regional Water Quality Control Board and the Riverside County Health Department.

A. PROJECT INFORMATION

1. Date
2. Applicant and applicant contact information
3. Project owner and contact information
4. Project address including parcel and lot numbers
5. Total landscape area (sq. ft.)
6. Project type (e.g., new, rehabilitated, public, private)
7. Water supply (e.g., potable, well, recycled). Use of recycled water is encouraged.
8. Applicant signature and date with statement "I agree to comply with the requirements of Chapter 17.06 and submit a complete Landscape Documentation Package"

B. PLANTING PLAN REQUIREMENTS

1. The "Riverside County Guide to California Friendly Landscaping" (Landscaping Guide) is hereby incorporated by reference to assist with developing water efficient landscapes.
2. Plant types shall be grouped together in regards to their water, soil, sun and shade requirements and in relationship to the buildings. Plants with different water needs shall be irrigated separately. Plants with the following classifications shall be grouped accordingly: high and moderate, moderate and low, low and very low. Deviation from these groupings shall not be permitted.
3. Trees for shade shall be provided for residential, commercial and industrial buildings, parking lots and open space areas. These trees can be deciduous or evergreen and are to be incorporated to provide natural cooling opportunities for the purpose of energy and water conservation.
4. Plants shall be placed in a manner considerate of solar orientation to maximize summer shade and winter solar gain.
5. Plant selection 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). Fire-prone plant materials and highly flammable mulches shall be avoided.
6. Invasive species of plants shall be avoided especially near parks, buffers, greenbelts, water bodies, and open spaces because of their potential to cause harm in to environmentally sensitive areas.
7. All exposed surfaces of non-turf areas within the developed landscape area shall be mulched with a minimum three inch (3") layer of material, except in areas with groundcover planted from flats where mulch depth shall be one and one half inches (1 1/2").
8. Stabilizing mulching products shall be used on slopes.

9. Turf areas shall be used in response to functional needs and in compliance with the water budget.
10. Decorative water features shall use recirculating water systems.
11. Where available, recycled water shall be used as the source for irrigation and decorative water features.
12. Planting Plans shall identify and site the following:
 - a. New and existing trees, shrubs, ground covers, and turf areas within the proposed landscape area;
 - b. Planting legend indicating all plant species by botanical name and common name, spacing, and quantities of each type of plant by container size;
 - c. Designation of hydrozones;
 - d. Area, in square feet, devoted to landscaping and a breakdown of the total area by landscape hydrozones;
 - e. Property lines, streets, and street names;
 - f. Building locations, driveways, sidewalks, retaining walls, and other hardscape features;
 - g. Appropriate scale and north arrow;
 - h. Any special landscape areas;
 - i. Type of mulch and application depth;
 - j. Type and surface area of any water features;
 - k. Type and installation details of any applicable stormwater best management practices;
 - l. Planting specifications and details, including the recommendations from the soils analysis, if applicable.
 - m. Maximum Applied Water Allowance:
 - i. Planting Plans shall be prepared using the following Water Budget Formula:

$$\text{MAWA (in gallons)} = (ET_0)(0.62)[0.7 \times \text{LA} + 0.3 \times \text{SLA}]$$

where
ET₀ is reference evapotranspiration
SLA is the amount of special landscape area in square feet
LA is total landscape area (including the SLA) in square feet
 - ii. For the purposes of determining the 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 irrigation efficiency of 0.71.
 - n. Estimated Annual Water Use (EAWU):
 - i. EAWU for a given hydrozone is calculated as follows:

$$\text{EAWU (in gallons)} = (ET_0)(0.62)[((PF \times HA)/IE) + \text{SLA}]$$

where
ET₀ is reference evapotranspiration
PF is Plant Factor
HA is hydrozone area in square feet
IE is irrigation efficiency (minimum 0.71)
SLA is the amount of special landscape area in square feet
 - ii. Landscaping plans shall provide EAWU (in the same units as the MAWA) for each valve circuit in the irrigation hydrozone. The sum of all EAWU calculations shall not exceed the MAWA for the project.
 - iii. The plant factor used shall be from WUCOLS. The plant factor for low water use plants range from 0 to 0.3, for moderate water use plants range from 0.4 to 0.6, and for high water use plants range from 0.7 to 1.0.

- iv. The plant factor calculation is based on the proportions of the respective plant water uses and their plant factor, or the plant factor of the higher water using plant is used.
 - v. The surface area of a water features shall be included in the high water use hydrozone area of the water budget calculation and temporarily irrigated areas in the low water use hydrozone.
13. Planting Plans and Irrigation Plans (Chapter 17.06.040.C) shall be drawn at the same size and scale
 14. The Planting Plan shall be prepared by a Landscape Architect licensed by the State of California.

C. IRRIGATION DESIGN PLAN REQUIREMENTS.

1. The "Riverside County Guide to California Friendly Landscaping" (Landscaping Guide) is hereby incorporated by reference to assist the applicant in designing, constructing, and maintaining an efficient irrigation system.
2. Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.71.
3. All irrigation systems shall be designed to prevent runoff, over-spray, lowhead drainage and other similar conditions where water flows off-site on to adjacent property, non-irrigated areas, walk, roadways, or structures. Irrigation systems shall be designed, constructed, managed, and maintained to achieve as high an overall efficiency as possible. 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.
4. Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions unless the use of the property would otherwise prohibit use of a timer. The planting areas shall be grouped in relation to moisture control zones based on similarity of water requirements (i.e., turf separate from shrub and groundcover, full sun exposure areas separate from shade areas, top of slope separate from toe of slope). Additional water conservation technology may be required, where necessary, at the discretion of the Planning Director.
5. Water systems for common open space areas shall use non-potable water, if approved facilities are made available by the water purveyor. Provisions for the conversion to a non-potable water system shall be provided within the landscape plan. Water systems designed to utilize non-potable water shall be designed to meet all applicable standards of the California Regional Water Quality Control Board and the Riverside County Health Department.
6. Separate valves shall be provided for separate water use planting areas, so that plants with similar water needs are irrigated by the same irrigation valve. All installations shall rely on highly efficient state of the art irrigation systems to eliminate runoff and maximize irrigation efficiency as required by the Landscaping Guide.
7. Static water pressure, dynamic or operating pressure and flow reading of the water supply shall be measured. 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 the installation.
8. The capacity of the irrigation system shall not exceed:
 - a. the capacity required for peak water demand based on water budget calculations;
 - b. meter capacity; or
 - c. backflow preventer type and device capacity
9. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer.

10. In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.
11. Non-turf areas on slopes greater than 25% shall be irrigated with drip irrigation or other low volume irrigation technology.
12. Long-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 technology.
13. Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface. There are no restrictions on the irrigation system type if the landscape area is adjacent to permeable surfacing and no overspray and runoff occurs.
14. Overhead irrigation shall be limited to the hours of 8 p.m. to 9 a.m.
15. All irrigation systems shall be equipped with the following:
 - a. A smart irrigation controller as defined in Chapter 17.06.040.C.4 of this Ordinance;
 - b. A rain sensing device to prevent irrigation during rainy weather;
 - c. Anti-drain check valves installed at strategic points to minimize or prevent low-head drainage;
 - d. A manual shut-off 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 or routine repair;
 - e. A pressure regulator when the static water pressure is above or below the recommended operating pressure of the irrigation system;
 - f. Backflow prevention devices; and
 - g. Riser protection components for all risers in high traffic areas.
16. Dedicated landscape meters shall be required for all projects greater than 2,500 sq. ft. except single-family residences.
17. Irrigation Design Plans shall identify and site the following:
 - a. Hydrozones.
 - i. Each hydrozone shall be designated by number, letter or other designation
 - ii. A Hydrozone Information Table shall be prepared for each hydrozone
 - b. The areas irrigated by each valve;
 - c. Irrigation point of connection (POC) to the water system;
 - d. Static water pressure at POC;
 - e. Location and size of water meter(s), service laterals, and backflow preventers;
 - f. Location, size, and type of all components of the irrigation system, including automatic controllers, main and lateral lines, valves, sprinkler heads and nozzles, pressure regulator, drip and low volume irrigation equipment;
 - g. Total flow rate (gallons per minute), and design operating pressure (psi) for each overhead spray and bubbler circuit, and total flow rate (gallons per hour) and design operating pressure (psi) for each drip and low volume irrigation circuit;
 - h. Precipitation rate (inches per hour) for each overhead spray circuit;
 - i. Irrigation legend with the manufacturer name, model number, and general description for all specified equipment, separate symbols for all irrigation equipment with different spray patterns, spray radius, and precipitation rate;
 - j. Irrigation system details for assembly and installation;
 - k. Recommended irrigation schedule for each month, including number of irrigation days per week, number of start times (cycles) per day, minutes of run time per cycle, and estimated amount of applied irrigation water, expressed in gallons per month and gallons per year, for the established landscape; and
 - l. Irrigation Design Plans shall contain the following statement, "I agree to comply with the criteria of the ordinance and to apply them for the efficient use of water in the Irrigation Design Plan"

18. For each valve, two irrigation schedules shall be prepared, one for the initial establishment period of six months and one for the established landscape, which incorporate the specific water needs of the plants and turf throughout the calendar year.
19. Irrigation Plans and Planting Plans (Chapter 17.06.040.B) shall be drawn at the same size and scale

D. SOIL MANAGEMENT PLAN REQUIREMENTS.

1. After mass grading, the project applicant or his/her designee shall:
 - a. perform a preliminary site inspection;
 - b. determine the appropriate level of soil sampling and sampling method needed to obtain representative soil sample(s);
 - c. conduct a soil probe test to determine if the soil in the landscape area has sufficient depth to support the intended plants; and
 - d. obtain appropriate soil sample(s).
2. The project applicant or his/her designee shall submit soil sample(s) to laboratory for analysis and recommendation. The soil analysis may include:
 - a. soil texture;
 - b. infiltration rate determined by laboratory test or soil texture infiltration rate tables;
 - c. pH;
 - d. total soluble salts;
 - e. sodium; and
 - f. recommendations.
3. The project applicant or his/her designee shall prepare documentation describing the following:
 - a. soil type;
 - b. identification of limiting soil characteristics;
 - c. identification of planned soil management actions to remediate limiting soil characteristics; and
 - d. Submit the soil analysis report and documentation verifying implementation of soil analysis report recommendations to the City pursuant to the requirements of Chapter 17.06.090.C Certificate of Completion.

E. GRADING DESIGN PLAN REQUIREMENTS, if applicable

1. The Landscape Documentation Package shall include rough/precise grade elevations prepared for the project by a licensed civil engineer.

17.06.050 Street Trees

This section applies to street trees located within the public right-of-way.

- A. *Street Trees Required in New Development.* Street trees may be required as conditions of approval for any subdivision, lot split, or other permit issued in compliance with this title or other applicable City regulation. Street trees shall be twenty-four (24) inch box trees or larger.
- B. *Permitted Plantings.* Only trees approved by the Planning Director shall be planted along a public street, alley, parking strip, public right-of-way, or parkway.
- C. *Responsibility for Maintenance.* Owners of a property fronting a public street or alley shall be responsible for the adequate watering of all street trees abutting that property and shall bear the cost of replacement of any street tree that dies as a result of insufficient watering or care.

D. *Alteration or Removal.* No person shall plant, trim, or remove any tree or shrub on any, public street or right-of-way without approval of a permit by the Planning Department. Such permits shall be granted to public utility companies and agencies to ensure the safe operation of their businesses and shall be valid for one (1) year from the date of issue.

E. *Prohibitions.* The following acts in planting strips or parkway areas are prohibited:

1. Construction of a tree well with diameter less than four (4) feet or otherwise filling the ground area around a tree so as to shut off light, air, or water from the roots.
2. Piling of any, building material, equipment, or other substance around any tree so as to cause injury.
3. Pouring of any deleterious matter on or around any tree or on the ground or on any lawn in such a manner as to damage the tree.
4. Cutting, breaking, defacing or damaging a tree in any manner whatsoever.
5. Placing or allowing to remain in any parkway area any vegetation (other than an approved tree) or structure exceeding eighteen (18) inches in height.
6. Posting or affixing to any City tree any bill, poster, picture, placard, announcement, notice, advertisement, or sign.

F. Violation of any provisions of this Section 17.06 shall be considered a misdemeanor.

17.06.060 Ground Cover

Ground cover may be provided in the form of turf, shrubs, vines, or similar live plant materials. Such material shall be planted in a manner to provide one hundred (100) percent coverage within two (2) years of initial planting. Any such material provided shall be maintained in a neat and healthy condition.

17.06.070 Landscaping Used for Screening

This section indicates the requirements with respect to the landscaping of buffers.

- A. *Landscaped Buffers for Industrial Uses.* A landscaped buffer shall be provided along the boundary of all industrially zoned property where it abuts a residential or commercial zone.
- B. *Walls.* Where a berm is provided, a three (3) to six (6) foot high masonry wall is allowed at the setback line with a berm to add to its height.
- C. *Passive Recreational Use of Buffers.* Buffers located along the outer perimeter of a parcel may be used for passive recreation.

17.06.080 Landscape Irrigation and Maintenance

- A. This section applies to all new landscape projects subject to this ordinance (Chapter 17.06.030).

1. The "Riverside County Guide to California Friendly Landscaping" (Landscaping Guide) is hereby incorporated by reference to assist the applicant in implementing landscape maintenance to ensure water use efficiency.
 2. Two irrigation schedules shall be prepared, one for the initial establishment period of six months and one for the established landscape, which incorporate the specific water needs of the plants and turf throughout the calendar year. The irrigation schedule shall take into account the particular characteristics of the soil; shall be continuously available on site to those responsible for the landscape maintenance; and shall contain specifics as to optimum run time and frequency of watering, and irrigation hours per day. The schedule currently in effect shall be posted at the controller.
 3. A regular maintenance schedule and Certificate of Completion shall be submitted to the Planning Director, property owner, and water purveyor. A regular maintenance schedule shall include, but not be limited to, routine inspection, adjustments, 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 any obstruction to irrigation devices. Repair of all irrigation equipment shall be done with the originally installed components or equivalent.
 4. All model homes that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscapes described in this ordinance.
 5. Information shall be provided to owners of new, single-family residential homes regarding the design, installation, management, and maintenance of water efficient landscapes.
- B. The following requirements apply to the maintenance of all landscaping:
1. Property owners shall maintain the planting strip abutting each property regardless of whether the property is developed or not.
 2. Any tree, shrub, or part thereof on private property that overhangs any street or alley so that it endangers life, safety, or public property shall be removed, trimmed, or cut off within ten (10) days of written notice from the City.
 3. Occupants of a property abutting a public street or alley shall keep private trees from overhanging into the public right-of-way. Trees shall be trimmed to maintain a minimum clearance of ten (10) feet above the sidewalk, fourteen (14) feet above a curb, seventeen and one-half (17½) feet at center in residential areas, and seventeen and one-half (17½) feet above the curb at bus stops.
 4. Front and side yards shall not be used for off-street parking of vehicles or loading spaces.
 5. The property owner shall permanently and continuously maintain all landscaping in a neat, clean, and healthy condition, including removal of litter, proper pruning, mowing of lawns, weeds, fertilizing, and watering; and replacement of diseased and/or dead plants. Front and side yards shall not be used for off-street parking of vehicles or loading spaces. All yards abutting public streets are required to be landscaped and maintained with at least 85% of the area covered with growing plant except as provided by 17.06.110.

17.06.090 Compliance/Plan Submittal Process

The Planning Director or designee shall have the duty and authority to administer and enforce this ordinance.

- A. As part of the land development process and prior to construction, the City shall:
 - 1. Provide the project applicant with the ordinance and procedures for permits, plan checks, or design reviews;
 - 2. Review the Landscape Documentation Package (Chapter 17.06.040) submitted by the project applicant;
 - 3. Approve or reject the Landscape Documentation Package; and
 - 4. Issue a permit or approve the plan check or design review for the project applicant.
- B. As part of the land development process and prior to construction, the project applicant shall:
 - 1. Submit a Landscape Documentation Package to the City for review and approval by the Planning Director. The Planting Plan, Irrigation Plan, and Soils Management Plan shall be reviewed by an independent licensed landscape architect to ensure that all components of the Plans adhere to the requirements of this Ordinance. The licensed landscape architect shall sign the Plans verifying that the Plans comply with this Ordinance. Any Plans submitted without the signature of a licensed landscape architect shall not be accepted for review.
- C. Prior to issuance of a certificate of occupancy or final inspection for a project subject to this ordinance, a regular maintenance schedule and a Certificate of Completion shall be submitted to the Planning Director certifying that the landscaping has been completed in accordance with the approved Planting, Irrigation, Soil Management, and Grading Design plans for the project. The Certificate of Completion shall be signed by a licensed landscape architect and shall indicate:
 - 1. Date
 - 2. Project information
 - a. Project name
 - b. Project applicant name, telephone, mailing address
 - c. Project address and location
 - d. Property owner name and mailing address
 - 3. Prior to backfilling, evidence that the party responsible for irrigation installation conducted a preliminary field inspection of the irrigation system (evidence of field inspection shall be attached).
 - 4. The landscaping has been installed in conformance with the approved Planting and Irrigation Plans;
 - 5. Irrigation audit report performed by a certified irrigation auditor after project installation (audit report shall be attached)
 - 6. The smart irrigation controller has been set according to the irrigation schedule;
 - 7. The irrigation system has been adjusted to maximize irrigation efficiency and eliminate overspray and runoff; and
 - 8. A copy of the approved Landscape Documentation Package (Chapter 17.06.040), the irrigation schedule (Chapter 17.06.080.B), and the maintenance schedule (Chapter 17.06.080.C) has been given to the property owner and local water purveyor.
 - 9. Verification that the maintenance schedule has been provided to the Planning Director
- D. At a minimum, all landscape irrigation audits shall comply with the "Irrigation Association Certified Landscape Irrigation Auditor Training Manual (2004 or most current) and shall be conducted by a certified landscape irrigation auditor.
- E. The Planning Director or his/her designee shall have the right to enter upon the project site at any time before, during and after installation of the landscaping, to conduct inspections for the purpose of enforcing this Ordinance.

17.06.100 Landscape Water Use Efficiency Enforcement

The City of Beaumont will rely on water purveyors to enforce landscape water use efficiency requirements. The City of Beaumont shall coordinate with local water purveyors and identify programs that enhance and encourage landscape water use efficiency such as:

1. tiered water rate structure, or
2. allocation-based conservation water pricing structure, or
3. a rate structure at least as effective as the above options or
4. irrigation audits and/or irrigation surveys
5. penalties for water waste.

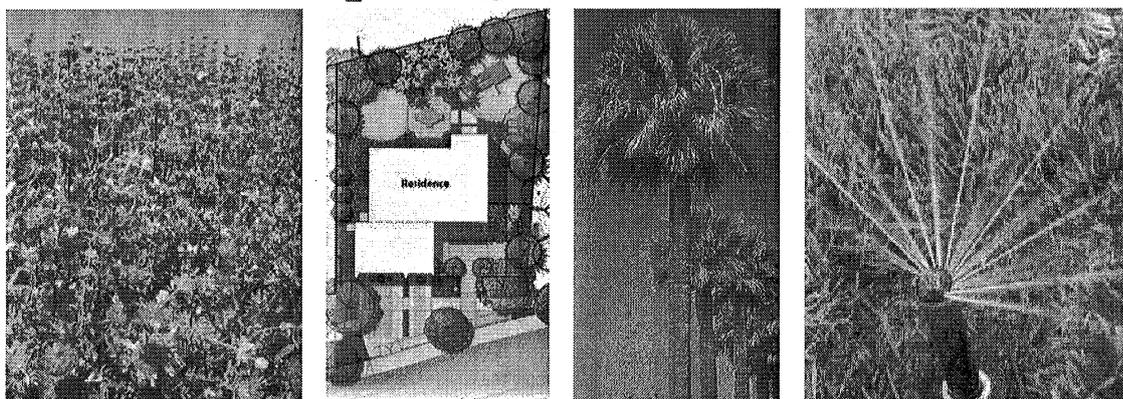
17.06.110 Artificial Turf/Grass

This section sets forth the requirements with respect to the use of artificial turf/grass in landscape areas.

- A. Artificial turf/grass shall be allowed in all landscape areas as approved by the Planning Department, subject to the following standards.
 1. Artificial turf/grass shall be aesthetically similar to natural turf.
 2. Artificial turf/grass shall be maintained to the standards and aesthetics consistent to the time at which it was approved and installed.
 3. The Planning Department shall review the application in terms of the type of synthetic grass, substrate and form of installation, a hydrology component for the management of storm flows on synthetic grass, the design for the artificial grass blades and an artificial turf fiber blend that reduces heat absorption, has appropriate ultraviolet protection, and has a flammability rating that meets Fire Department Standards.



County of Riverside Guide to California Friendly Landscaping



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March 2008



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Attachments

Attachment A - Riverside County California Friendly Plant List

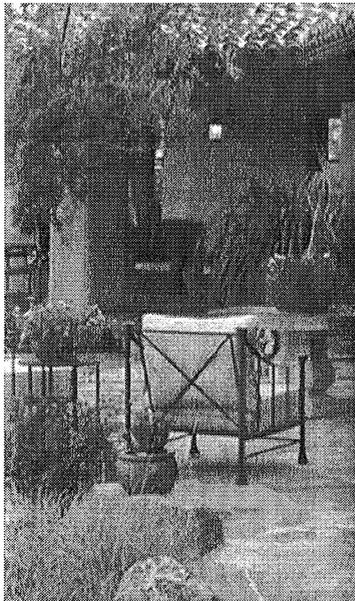


California Friendly® is a registered trademark of the Metropolitan Water District of Southern California. Learn more about water conservation and landscape rebate programs at: www.bewaterwise.com

1. Why Do We Need This Guide?

The purpose of the Riverside County Guide to California Friendly Landscaping (Landscaping Guide) is to present practical standards for landscape and irrigation design for projects within Riverside County. Additionally, the Landscaping Guide is designed to assist landscape architects, irrigation designers, contractors, planners and the public in the selection of plant materials and irrigation methods that meet the objectives of Ordinance No. 859 and Ordinance No. 348. In order to conserve water in the drought prone state of California, legislation such as AB 325 and AB 1881 mandates the practice of water conservation.

Riverside County's commitment to water conservation is exemplified in the adoption of standards and the implementation of guidelines which result in a reduction of landscape related water usage County-wide. It is the County's goal to reduce landscape related water usage by at least twenty percent (20%) per site, through implementation of this Landscaping Guide. To meet this goal, Planting Plans and Irrigation Plans shall be prepared using the Water Budget Formula found on Figure 2 of this document.



Water Efficient Landscapes can be inviting and attractive

2. Who Does Ordinance No. 859 Apply To?

A. On December 19, 2006, the Riverside County Board of Supervisors adopted Ordinance No. 859. This ordinance is applicable to all discretionary permits and/or approvals for the following:

1. Commercial development.
2. Industrial development.
3. Residential development:
 - Multi-family development
 - Single family common areas
 - Single family homes (Spring 2008)
 - Erosion control landscaping (slopes over 3 feet in vertical height)
 - Model homes (Spring 2008)
4. Road rights-of-way.
5. Parks and public lands.
6. Landscaping associated with entry sign monuments.
7. Fuel modification areas:
 - Applicants are encouraged to consult with the County Fire Department, determine their fuel modification requirements, and select fire-resistant plant material. A detailed plan shall be prepared pursuant to specifications of the



Fuel modification zone



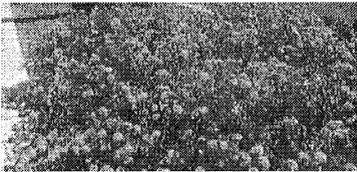
Invasive plants are prohibited near MSHCP conservation areas.

County's Planning Department and Fire Department.

8. Flood Control Areas:
 - Retention/detention basins
 - Water quality swales ('bioswales')
9. Development adjacent to Multiple Species Habitat Conservation Plan (MSHCP) and other conservation areas:
 - Applicants are required to consult with the Environmental Programs Department (EPD) to determine acceptable plant species that may be planted within the vicinity of MSHCP conserved lands.

B. In the event that the water purveyor for a proposed project has adopted more stringent water-efficient landscape requirements, the more stringent guidelines shall take precedence.

3. What Are The County's General Landscaping Design Guidelines?



Lantana - gold hybrid

Landscaping and proper irrigation is a critical component of any successful development project. Landscaping should define a sense of space by making a statement, ensuring community continuity, complementing good architectural design, and creating a cohesive finished product. Emphasis on California Friendly® design elements can achieve aesthetic objectives while acknowledging the practical water constraints of our unique geographic environment.

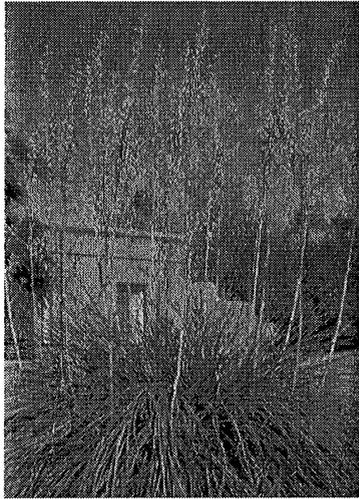
Conceptual Landscape Plans and/or Landscaping Minor Plot Plans shall incorporate the following design guidelines relative to their respective product type. Such plans shall also follow Section 4 of this Landscaping Guide and incorporate the use of drought-tolerant/water-efficient plants to reduce water demand. A rich variety of plantings and hardscape should be selected and integrated appropriately into the landscape design based on their intended uses. Conceptual Landscaping and Planting Plans shall be prepared by a Landscape Architect licensed by the State of California and shall consist of plants found in the Riverside County California Friendly Plant List (Plant List) included in this Guide as Attachment A.



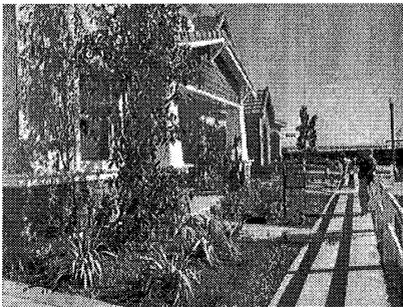
Photo: Courtesy of Eastern Municipal Water District

A. Single Family Residential Design Guidelines:

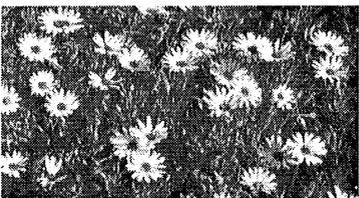
1. Trees, shrubs, and groundcover shall be incorporated within single-family development projects to create a comfortable and aesthetically pleasing environment for residents and those viewing from public areas. The following minimum standard shall be applied to front-yard typical landscaping plans:



Hesperaloe parviflora



California Friendly® Model Home. Photos: Courtesy of Eastern Municipal Water District



Osteospermum fruticosum

Minimum Front Yard Landscaping Standard

| County-Wide Guidelines | Minimum Shrubs ¹ (5 gal.) and Groundcover | Minimum Trees | | Automatic Irrigation |
|------------------------|--|----------------------|----------------------|-----------------------|
| | | 15 gal. ³ | 24" box ³ | |
| All | 50% ² | 1 | 1 | With smart controller |
| Corner Lot Returns | 50% ² | 1 | 3 | With smart controller |

Notes: ¹ Of this amount, 60% shall be 5 gal. foundation shrubs and 40% shall be 1 gal. shrubs. 50% of the area underneath the shrubs shall be covered by a vegetative, drought-tolerant groundcover.

² Calculating number of shrubs: Area for shrubs to be divided by 25 sq. ft. The resulting number is the total number of shrubs that must be planted to achieve full coverage.

³ The 24" box tree shall be a minimum 2" caliper and the 15 gal. tree shall be a minimum 1" caliper.

2. Landscape architects and designers are strongly encouraged to use clinging vines, espaliers, trellises, and shrubs to enhance the architecture and define attractive private open spaces.
3. Front yard areas should be designed using landscape elements pertaining to the form, horizontal and vertical lines, hardscape and softscape, and ornate qualities that are compatible with the primary structure. Visual openness and water efficiency should be maintained. Special attention shall be given to selecting appropriate trees and plants that, at their maturity, will be in scale with the house and yard.
4. Landscape architects and designers are encouraged to use visual focal points such as boulders, landscape mounds, planter beds, etc.
5. To the extent feasible, existing mature trees and shrubs that represent the existing significant landscaping elements shall be preserved.
6. Vegetative ground cover that will absorb rainwater and reduce runoff shall be used. Permeable surfaces should be used wherever possible to reduce paving.
7. Air conditioning, mechanical equipment, and trash enclosures shall be screened from the public right-of-way with suitable plantings.
8. Landscaping shall be included as part of the design for a fence or wall. It should be used to soften and



Lavatera assurgentiflora



Chitalpa tashkentensis



Photo: Courtesy of Tree of Life Nursery
www.treeoflifenuresery.com.

screen large masses of blank wall surface area and deter graffiti.

9. Model homes shall display a sign indicating that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard and be clearly visible to home buyers.
10. Turf areas shall be used sparingly in response to functional needs and shall be in compliance with the Water Budget Formula (Section 6 of this Guide).
11. Soil amendments improve the water holding capacity of the soil, adjust soil pH, provide nutrients, and improve drainage. Agronomic soil tests are required to determine the recommended types, rates, and application methods of soil amendments. Implementation of the recommendations is required to help ensure optimum soil conditions for the specified plants.
12. Metropolitan Water District of Southern California (MWD) also has a California Friendly® rebate program available for model home and front yard landscaping. MWD rebate approved plans will be deemed compliant with Ordinance No. 859 and the Landscaping Guide subject to Planning Department review.

B. Multi-Family Residential Design Guidelines:

1. Trees, shrubs, and groundcover should be incorporated within multi-family development projects to create a comfortable and aesthetically pleasing environment for residents and those viewing from public areas.
2. Landscape architects and designers shall use clinging vines, espaliers, trellises, and shrubs to enhance the architecture and define useful public and private spaces.
3. Landscape architects and designers shall integrate visual focal points such as boulders, landscaped mounds or berms, sculpture, and public art into their planting design.
4. Planting plans shall utilize hardy native or drought tolerant trees, shrubs, and groundcover that are easy to water and maintain.
5. Paved areas, especially parking lots, must incorporate adequate shading. Off-street parking and shading plans shall comply with provisions in Section 18.12 of Ordinance No. 348.



Agronomic soil tests are required to determine the recommended types, rates, and application methods of soil amendments.

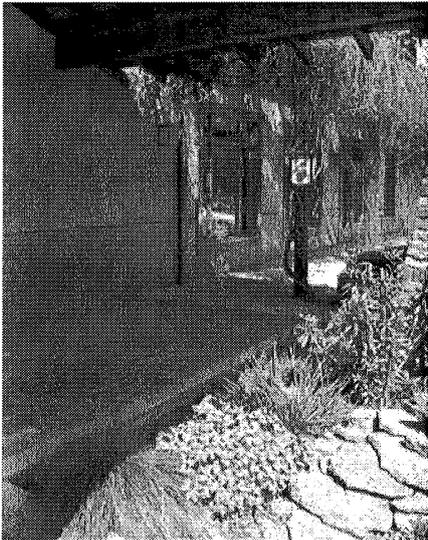


Photo: Courtesy of Tree of Life Nursery

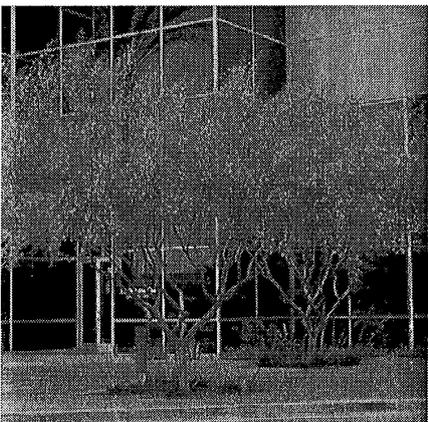


Photo: Courtesy of Arid Zone Trees

6. Seating options in landscaped areas should be provided. They shall be constructed of durable, easy-care material such and treated with a graffiti resistant coating.
7. Entrances to alleys must be landscaped. Walls in alleys abutting residential uses shall be screened with landscaping such as clinging vines. Landscape areas adjacent and between garages in alley-loaded residential areas are encouraged.
8. Pedestrian walkways should be safe, visually attractive, and well defined by landscaping and lighting.
9. Landscaping shall be included as part of the design for the fence or wall. It should be used to soften and screen large masses of blank wall surface area and to deter graffiti.
10. Planting plans shall complement the landscape elements between the proposed project, surrounding streetscapes, and adjacent publicly maintained landscaping to ensure community continuity and character.
11. Turf areas shall be used sparingly in response to functional needs and shall be in compliance with the Water Budget Formula (Section 6 of this Guide).
12. Soil amendments improve the water holding capacity of the soil, adjust soil pH, provide nutrients, and improve drainage. Agronomic soil tests are required to determine the recommended types, rates, and application methods of soil amendments. Implementation of the recommendations is required to help ensure optimum soil conditions for the specified plants.
13. Model homes shall display a sign indicating that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard and be clearly visible to home buyers.

C. Commercial, Mixed Use, and Industrial Design Guidelines:

1. Landscaping is required to be in scale with adjacent buildings and be of appropriate size at maturity to accomplish its intended goals. A balance of deciduous and evergreen trees should be used.
2. Landscaping shall be incorporated around the base of buildings (except loading or service areas) to soften the edge between the parking lot, structure(s),