COMMUNITY DEVELOPMENT

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January 26, 2010

Simon Eching
California Department of Water Resource
Water Use and Efficiency Branch
PO Box 942836
Sacramento, CA 94236-0001

RE: MWELO Notice

Dear Mr. Eching

The purpose of this letter is to inform the California Department of Water Resource Water Use and Efficiency Branch that the Town of Mammoth Lakes has an adopted water efficient landscape ordinance (Section 17.38) that meets the intent of the MWELO. See the attached copy.

The Town has adopted a Reference Evopotranspiration Rate of 33 inches of water per year. This is well below the nearest comparable referenced point (Bridgeport @ 44 inches). Which translates into a 25% reduction in ETo.

The adopted ordinance limits the amount of turf area allowed to only 15% of the total gross site area. The use of turf, a high water use plant is discouraged by the ordinance here in Mammoth Lakes.

Due to the short irrigation season of 4 to 4.5 months and the high elevation of +/- 8,000 feet the water usage for landscape irrigation is less that many other areas in the state.

The Town of Mammoth Lakes will be revising our Zoning Code Chapter 17 in the near future and at that time the Town Council may consider further revisions to Section 17.38 that could provide further reductions in water use as suggested in the MWELO.

If you should have any questions regarding our current ordinance or future revisions, please contact:

Steve Speidel, ASLA
Town of Mammoth Lakes, Principal Planner
(760) 934-8989 ext. 286

Sincerely:

Steve Speidel, ASLA
TOML, Principal Planner

Chapter 17.38
WATER-EFFICIENT LANDSCAPE REGULATIONS

Sections :

17.38.010 Purpose.

This chapter is enacted for the purpose of adopting rules and regulations pursuant to the Water Conservation in Landscaping Act.

A. The State Legislature has found that:

1. The waters of the state are subject to ever increasing demands and are of limited supply;
2. To sustain California's economic prosperity, adequate supplies of water must be available for future uses;
3. State policy promotes conservation and efficient use of water;
4. Landscapes are essential to the quality of life in California by providing areas for passive and active recreation and as an enhancement to the environment by cleaning air and water, preventing erosion, offering fire protection, and replacing ecosystems lost to developments;
5. Landscape design, installation and maintenance can and should be water efficient.

B. Consistent with legislature findings, the purpose of this chapter is 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 designing, installing and maintaining water efficient landscapes in new projects;
3. Establish provisions for water management practices and water waste prevention for established landscapes.

(Ord. 08-02 § 1 (Exh. A (part)), 2008)

17.38.020 Definitions.

Whenever any of the following names or terms are used in this chapter, unless the context directs otherwise, such names and terms so used shall have the meaning ascribed thereto by this section:

"Anti-drain valve" or "check valve" means a valve located under a sprinkler head to hold water in the system so it minimizes drainage from the lower elevation sprinkler heads.

"Application rate" means the depth of water applied to a given area, usually measured in inches per hour.

"Applied water" means the portion of water supplied by the irrigation system to the landscape.

"Automatic controller" means a mechanical or solid state timer, capable of operating valve stations to set the days and length of time of a water application.
"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.
"Conversion factor (0.62)" means a number that converts the maximum applied water allowance from acre-inches per acre per year to gallons per square foot per year. The conversion factor is calculated as follows:

(325,829 gallons/43,560 square feet)/12 inches = (0.62)

325,829 gallons = one acre foot

43,560 square feet = one acre

12 inches = one foot

To convert gallons per year to 100 cubic feet per year, another common billing unit for water, divide gallons per year by 748 (748 gallons = 100 cubic feet).
"Ecological restoration project" means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.
"Effective precipitation" or "usable rainfall" means the portion of total precipitation that is used by the vegetation. Precipitation is not a reliable source of water, but can contribute to some degree toward the water needs of the landscape.
"Emitter" means drip irrigation fittings that deliver water slowly from the system to the soil.
"Established landscape" means the point at which plants in the landscape have developed roots into the soil adjacent to the root ball.
"Establishment period" means the first year after installing the plant in the landscape.
"Estimated applied water use" means the portion of the estimated total water use that is derived from applied water. The estimated applied water use shall not exceed the maximum applied water allowance. The estimated applied water use may be the sum of the water recommended through the irrigation schedule, as referenced in Section 17.38.030(C)(3).
"Estimated total water use" means the annual total amount of water estimated to be needed to keep the plants in the landscaped area healthy. It is based upon such factors as the local evapotranspiration rate, the size of the landscape area, the types of plants, and the efficiency of the irrigation system, as described in Section 17.38.030(C)(4).
"ET adjustment factor" means a factor of 0.8, 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. The irrigation efficiency for purposes of the ET adjust factor is 0.625.
Therefore, the ET adjustment Factor (0.8) = (0.5/0.625).
"Evapotranspiration" means the quantity of water evaporated from adjacent soil surfaces and transpired by plants during a specific time.

"Flow rate" means the rate at which water flows through pipes and valves (gallons per minute or cubic feet per second).

"Hydrozone" means a portion of the landscaped area having plants with similar water needs that are served by valve or set of valves with the same schedule. A hydrozone may be irrigated or nonirrigated.

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

"Irrigation efficiency" 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 systems characteristics and management practices. The minimum irrigation efficiency for purposes of this chapter is 0.625.

"Landscape irrigation audit" means a process to perform site inspections, evaluate irrigation systems, and develop efficient irrigation schedules.

"Landscaped area" means the entire parcel less the building footprint, driveways, nonirrigated portions of parking lots, hardscapes such as decks and patios, and other nonporous areas. Water features are included in the calculation of the landscaped area. Areas dedicated to edible plants, such as orchards or vegetable gardens are not included.

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

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

"Maximum applied water allowance" means, for design purposes, the upper limit of annual applied water for the established landscaped area as specified in Section 17.38.030(C)(2). It is based upon the area's reference evapotranspiration, the ET adjustment factor, and the size of the landscaped area. The estimated applied water use shall not exceed the maximum applied water allowance.

"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.

"Overspray" means the water which is delivered beyond the landscaped area, wetting pavement, walks, structures, or other nonlandscaped areas.

"Plant factor" means a factor that, when multiplied by reference evapotranspiration, estimates the amount of water used by plants. For purposes of this chapter, the average plant factor of low water using plants ranges from 0 to 0.3, for average water using plants the range is 0.4 to 0.6, and for high water using plants the range is 0.7 to 1.0.

"Rain sensing device" means a system, which automatically shuts off the irrigation system during rain.

"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.

"Recycled water," "reclaimed water," or "treated sewage effluent water" means treated or recycled waste water of a quality suitable for nonpotable uses such as landscape irrigation; not intended for human consumption.

"Reference evapotranspiration" or "ETo" means a standard measurement of environmental parameters which affect the water use of plants. The ETo of Mammoth Lakes six-month growing season is 33.0.

(Note: Section 17.38.020 was cited from the Department of Water Resources proposed model water efficient landscape ordinance.)

(Ord. 08-02 § 1 (Exh. A (part)), 2008)

17.38.030 Provisions for new or rehabilitated landscapes.

A. Applicability.

1. This section shall apply to:

a. All new and rehabilitated landscaping for public agency projects and private development projects that requires a permit;

b. Developer installed landscaping in single-family and multifamily projects.

2. Projects subject to exception from this section are as follows:

a. Homeowner provided landscaping at single-family and multifamily projects;

b. Cemeteries;

c. Registered historical sites;

d. Ecological restoration projects that do not require a permanent irrigation system;

e. Any project with a landscaped area less than two thousand five hundred square feet;

f. Single-family, duplex, triplex or quad-plex structures with no common area.

B. Landscape Documentation Package.

1. A copy of the landscape documentation package conforming to this chapter shall be submitted to the town of Mammoth Lakes. No permit shall be issued until the town reviews and approves the landscape documentation package.

2. A copy of the approved landscape documentation package shall be provided to the property owner or site manager along with the record drawings and any other information normally forwarded to the project owner or site manager.

3. The project manager shall send a copy of the water conservation concept statement and the certificate of substantial completion to the Mammoth Community Water District.

4. Each landscape documentation package shall include the following elements, which are described in subsection C of this section:

a. Water conservation concept statement;

b. Calculation of the maximum applied water allowance;

c. Calculation of the estimated applied water use;

d. Calculation of the estimated total water use;

e. Landscape design plan;

f. Irrigation design plan;

g. Irrigation schedules;

h. Maintenance schedule;

i. Landscape irrigation audit schedule;

j. Grading design plan;

k. Soil analysis;

l. Certificate of substantial completion, to be submitted after project installation.

5. If effective precipitation is included in the calculation of the estimated total water use, then an effective precipitation disclosure statement from the landscape professional and the property owner shall be submitted with the landscape documentation package.

C. Elements of Landscape Documentation Package.

1. Water Conservation Concept Statement. Each landscape documentation package shall include a cover sheet referred to as the water conservation concept statement, which shall be provided by the town of Mammoth Lakes. The statement serves as a checklist to verify that the elements of the landscape documentation package have been completed, and includes a narrative summary of steps towards conservation.
2. The Maximum Applied Water Allowance.
    a. The maximum applied water allowance of a project shall be calculated using the following formula:

TABLE INSET:

MAWA	=	(33.0) (0.8) (LA) (0.62) where:
MAWA	=	Maximum applied water allowance
33.0	=	Reference evapotranspiration of Mammoth Lakes (inches per year)
0.8	=	ET adjusted factor
LA	=	Landscaped area (square feet)
0.62	=	Conversion factor (to gallons per square foot)

b. Portions of landscaped areas in public and private projects such as parks, playgrounds, sport fields, golf courses or school yards where turf provides a playing surface or serves other recreational purposes may require water in addition to the MAWA. A statement shall be included with the landscape design plan, designating areas to be used for such purposes and specifying any needed amount of additional water above the MAWA.

3. Estimated Applied Water Use.
    a. The estimated applied water use shall not exceed the maximum applied water allowance.
    b. A calculation of the estimated applied water use shall be submitted with the landscape documentation package. It may be calculated by summing the amount of water recommended in the irrigation schedule.
4. Estimated Total Water Use.
    a. Calculations of the estimated total water use shall be submitted with the landscape documentation package. The estimated total water use may be calculated by summing the amount of water recommended in the irrigation schedule and

adding any amount of water expected from effective precipitation (not to exceed twenty-five percent of Mammoth Lakes' mean annual precipitation of twenty-three inches) or may be calculated from a formula such as the following:
The estimated total water use for the entire landscaped area equals the sum of the estimated water use of all hydrozones in that landscaped area.

TABLE INSET:

EWU (hydrozone)	=	$\frac{(33.0)\ (PF)\ (HA)\ (0.62)}{(IE)}$
EWU (hydrozone)	=	Estimated water use (gallons per year)
33.0	=	Reference evapotranspiration of Mammoth Lakes (in inches per six-month growing season)
PF	=	Plant factor
HA	=	Hydrozone area (square feet)
(0.62)	=	Conversion factor
IE	=	Irrigation efficiency (minimum 0.625)

b. If the estimated total water use is greater than the estimated applied water use due to precipitation being included as a source of water, an effective precipitation disclosure statement shall be included in the landscape documentation package.

5. Aesthetic Quality. Landscaping shall be of high aesthetic quality in order to improve the appearance of development in ways that harmonize and enhance the natural and built environments.

a. Aesthetic quality includes:

i. Lending texture and human scale to larger structures;
ii. Screening incompatible adjacent uses;
iii. Planting which provides interest and variety;
iv. Definition of special views;
v. Emphasis of focal points;
vi. Complement of man-made or natural features;
vii. Unification and organization of disparate site elements;
viii. Creation of visual continuity;
ix. Providing coherence among adjacent structures;
x. The ability to absorb change without losing visual character;

xi. Comfortable scale;
xii. Protecting continuity of the ground scale;
xiii. Preservation of natural features;
xiv. Minimizing the modification of natural terrain;
xv. Sunlight accessibility and wind barriers.

6. Adaptability to Elements. Landscaping shall contain vegetation and materials that can reasonably withstand and adapt to elements common to the Mammoth Lakes area.

a. These elements include:

i. A climate that varies from harsh winters to warm summers;
ii. The potential use of reclaimed water for irrigation;
iii. Snow loads capable of destroying existing landscaping;
iv. Road chemicals and cinders introduced from automobiles and snow plows;
v. A high altitude in the Sierra Nevada ranging from eight thousand to nine thousand feet.

7. Landscape Design Plan. A landscape design plan meeting the following requirements shall be submitted as part of the landscape documentation package.

a. Plant Selection and Grouping.

i. Any plants may be used in the landscape, providing the estimated applied water use recommended does not exceed the maximum applied water allowance and that the plants meet the specifications set forth in subsections (C)(7)(a)(ii), (iii), (iv) and (v) of this section.
ii. Plants having similar water use shall be grouped together in distinct hydrozones.
iii. Plants shall be selected appropriately based upon their adaptability to the climatic, geologic and topographical conditions of Mammoth Lakes. Protection and preservation of native species and natural area shall be maintained whenever possible. The planting of trees is encouraged wherever it is consistent with the other provisions of this chapter.
iv. Fire prevention measures shall be addressed in areas that are fire prone.
v. All plant types shall be documented and subject to approval by the town of Mammoth Lakes.

b. Lawn Area Requirements. The landscape design plan shall identify all lawn, turf or sod to be used on a lot and any such lawn shall meet the following requirements:

i. No more than fifteen percent of the gross area of a lot may be lawn.
ii. Lawn may not be used on any area having a slope that is steeper than five to one, horizontal to vertical.
iii. The area of each section of lawn shall not exceed 2.5 when the length of the area is divided by its width.

iv. Lawn areas should not be directly adjacent to roadways, parking areas, or similar large paved areas.

v. When the community development director determines that lawn is an essential part of the proposed use of the development (such as playing fields, schools or parks), the community development director may approve variances from the above requirements.

c. Water Features.

i. Recirculating water shall be used for decorative water features.

ii. Pool and spa covers are encouraged.

d. Landscape Design Plan Specifications. The landscape design plan shall be drawn on project base sheets at a scale that accurately and clearly identifies the following physical characteristics:

i. Designation of hydrozones;

ii. Landscape materials, trees, shrubs, groundcover, turf and other vegetation. Planting symbols shall be clearly drawn and plants labeled by botanical name, common name, container size, spacing and quantities of each group of plants indicated;

iii. Property lines;

iv. Streets, street names, street rights-of-way, driveways, walkways, access easements, bike paths and other paved areas;

v. Existing and proposed buildings and structures including elevation, if applicable;

vi. Pools, ponds, water features, fences and retaining walls;

vii. Natural features including but not limited to, water courses, rock outcroppings, existing trees and shrubs that will remain;

viii. Tree staking, plant installation, soil preparation details, and any other applicable planting and installation details;

ix. A calculation of the total landscaped area;

x. Designation of recreational areas;

xi. Grading areas including top and toe of slopes, and slope direction;

xii. Utilities including, but not limited to, street lighting and fire hydrants;

xiii. Parking areas.

8. Irrigation Design Plan. An irrigation design plan meeting the following conditions shall be submitted as part of the landscape documentation package.

a. Irrigation Design Criteria.

i. Runoff and Overspray.

(A) Soil types and infiltration rate shall be considered when designing irrigation systems. All

irrigation systems shall be designed to avoid runoff, low head drainage, overspray, or other similar conditions where water flows onto adjacent property, nonirrigated areas, walks, roadways or structures. Proper irrigation equipment and schedules, including features such as repeated cycles, shall be used to closely match application rates to infiltration rates therefore minimizing runoff.

(B) Special attention shall be given to avoid runoff on slopes and to avoid overspray in planting areas with width less than ten feet and in median strips, providing winds shall be considered in the design.

(C) No overhead sprinkler irrigation systems shall be installed in median strips less than ten feet wide.

ii. Irrigation Efficiency. For the purpose of determining the maximum water allowance, irrigation efficiency is assumed to be 0.625. Irrigation systems shall be designed, maintained, and managed to meet or exceed 0.625 efficiency.

iii. Equipment.

(A) Water Meters. Separate landscape water meters shall be installed for all projects except for single-family homes or any project with a landscaped area of less than two thousand five hundred square feet.

(B) Controllers. Automatic control systems shall be required for all irrigation systems and must be able to accommodate all aspects of the design. Automatic control systems will be exempt for single-family homes or any project with a landscaped area of less than two thousand five hundred square feet.

(C) Valves. Plants, which require different amounts of water, shall be irrigated by separate valves. If one valve is used for a given area, only plants with similar water use shall be used in that area. Anti-drain (check) valves shall be installed in strategic points to minimize or prevent low-head drainage.

(D) Sprinkler Heads. Heads and emitters shall have consistent application rates within each control valve circuit. Sprinkler heads shall be selected for proper area coverage, application rate, operating pressure, adjustment capability, and ease of maintenance.

(E) Rain Sensing Override Devices. Rain sensing override devices shall be required to all irrigation systems.

(F) Soil Moisture-Sensing Devices. It is recommended that soil moisture-sensing devices be considered where appropriate.

b. Recycled Water.

i. The installation of recycled water irrigation systems (dual distribution systems) shall be required to allow for the current and future use of recycled water, unless a written exemption has been granted as described in subsection (C)(8)(b)(ii) of this section.

ii. Irrigation systems shall make use of recycled water unless a written exemption has been granted by the Mammoth County Water District, stating that recycled water meeting all health standards is not available and will not be available in the foreseeable future.

iii. The recycled water irrigation systems shall be designed and operated in accordance with all local and state codes.

c. Irrigation Design Plan Specifications.

i. Irrigation systems shall be designed to be consistent with hydrozones.

ii. The irrigation design plan shall be drawn on project base sheets. It should be separate from, but use the same format as the landscape design plan. The scale shall be the same as that used for the landscape design plan described in subsection (C)(7)(d) of this section.

iii. The irrigation design plan shall accurately and clearly identify:

(A) Location and size of separate water meters for the landscape;

(B) Location, type and size of all components of the irrigation system, including automatic controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, 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 (PSI) for each station;

(E) Recycled water irrigation systems as specified in subsection (C)(8)(b)of this section.

9. Irrigation Schedules. Irrigation schedules satisfying the following conditions shall be submitted as part of the landscape documentation package.

a. An annual irrigation program with monthly irrigation schedules shall be required for the plant establishment period, for the established landscape, and for any temporary irrigated areas.

b. The irrigation schedule shall:

i. Include run time (in minutes per cycle), suggested number of cycles per day, and frequency of irrigation for each station; and

ii. Provide the amount of applied water recommended on a monthly and annual basis.

c. The total amount of water for the project shall include water designated in the estimated total water use calculation plus water needed for any water features which shall be considered as a high water using hydrozone.

d. Recreational areas designated in the landscape design plan shall be highlighted and the irrigation schedule shall indicate if any additional water is needed above the maximum applied water allowance because of high plant factors, but not due to irrigation inefficiency.

e. Whenever possible, irrigation scheduling shall incorporate the use of evapotranspiration data such as those from the California Irrigation Management Information Systems (CIMIS) weather stations to apply the appropriate levels of water for different climates.

f. Whenever possible, landscape irrigation shall be scheduled between ten p.m. and two a.m. to avoid irrigation during times of high wind or high temperature.

g. All irrigation shall be subject to restrictions put forth by the Mammoth Community Water District during periods of drought.

10. Maintenance Schedules. A regular maintenance schedule satisfying the following conditions shall be submitted as part of the landscape documentation package:

a. Landscapes shall be maintained to ensure water efficiency. A regular maintenance schedule shall include, but not be limited to: checking, adjusting and repairing irrigation equipment; resetting the automatic controller; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning and weeding in all landscaped areas.

b. Whenever possible, repair of irrigation equipment shall be done with the originally specified materials of their equivalents.

11. Landscape Irrigation Audit Schedules. A schedule of landscape irrigation audits, for all but single-family residences, satisfying the following conditions, shall be submitted to the town of Mammoth Lakes as part of the landscape documentation package.

a. At a minimum, audits shall be in accordance with the state of California Landscape Water Management Program as described in the Landscape Irrigation Auditor Handbook, the entire document, which is incorporated by reference. (See Landscape Irrigation Auditor Handbook as referenced in Section 17.38.040).

b. The schedule shall provide for landscape irrigation audits to be conducted by certified landscape irrigation auditors at least once every five years.

12. Grading Design Plan. Grading design plans satisfying the following conditions shall be submitted as part of the landscape documentation package.

a. A grading design plan shall be drawn on project base sheets. It should be separate from but use the same format as the landscape design plan.

b. The grading design plan shall indicate finished configurations and elevations of the landscaped area, including the height of the graded slopes, drainage patterns, pad elevations, finished grade, and meet all requirements of the town grading regulations.

13. Soils.

a. A soil analysis satisfying the following conditions shall be submitted as part of the landscape documentation package.

i. Determination of soil texture, indicating artificial soil amendments per manufacturer's recommendation or a minimum of fifty percent organic matter by volume for:

(A) Lawn to a depth of six inches;

(B) Other one to eight cubic feet around.

ii. An approximate soil infiltration rate, either measured or derived from soil texture/infiltration rate tables, not to exceed two inches per hour. A range of infiltration rates should be noted where appropriate.

iii. A measure of pH levels within an acceptable range of 5.5 and 7.5;

iv. A measure of soluble salts not to exceed 3.0 mmhos/cm.

b. A mulch of at least three inches shall be applied to all planting areas except turf.

14. Certification.

a. Upon completing the installation of the landscaping and the irrigation system, an irrigated audit shall be conducted by a certified landscape irrigation auditor prior to the final field observation. (See Landscape Irrigation Auditor Handbook as referenced in Section 17.38.040.)

b. A licensed landscape architect or contractor, certified irrigation designer or other licensed or certified professional in a related field shall conduct a final field observation and shall provide a certificate of substantial completion to the town of Mammoth Lakes. The certificate shall specifically indicate that plants were installed as specified, that the irrigation system was installed as designed, and that an irrigation audit has been performed, along with a list of any observed deficiencies.

c. Certification shall be accomplished by completing a certificate of substantial completion and delivering it to the town of Mammoth Lakes and to the owner of record.

D. Fees. The town of Mammoth Lakes will collect a fee for costs reasonably borne as established through resolution by the town council pursuant to Section 3.39.030 of the Town Municipal Code.

E. Penalties. Penalties for excess water use shall be set forth by the town of Mammoth Lakes Municipal Code.

F. Public Education.

1. Publications.

a. Local agencies shall provide information to residents and property owners regarding the design, installation, and maintenance of water efficient landscapes.

b. Information about the efficient use of landscape water shall be provided to water users throughout the community.

2. Model Homes. At least one model home that is landscaped in each project consisting of eight or more homes shall demonstrate via signs and information the principles of water efficient landscapes described in this chapter.

a. Signs shall be used to identify the model as an example of a water efficient landscape and featuring elements such as hydrozones, irrigation equipment, and others, which contribute to the overall water efficient theme.

b. Information shall be provided about designing, installing and maintaining water efficient landscapes.

(Note: Authority Cited: Section 65594, Government Code. Reference: Section 65597.)

(Ord. 08-02 § 1 (Exh. A (part)), 2008)

17.38.040 Provisions for existing landscapes.

A. Water Management. All existing landscaped areas to which the Mammoth County Water District provides water that are one acre or more, including golf courses, green belts, common areas, multifamily housing, schools, businesses, parks, cemeteries, and publicly owned landscapes shall have a landscape irrigation audit at least every five years. At a minimum, the audit shall be in accordance with the California Landscape Water Management Program as described in the Landscape Irrigation Auditor Handbook, the entire document which is incorporated by reference. (See Landscape Irrigation Auditor Handbook, Department of Water Resources, Water Conservation Office (June 1990) version 5.5, formerly Master Auditor Training).

1. If the project's water bills indicate that the project is using less than or equal to maximum applied water allowance for that project site, an audit shall not be required.

2. Recognition of projects that stay within the maximum applied water allowance is encouraged.

B. Water Waste Prevention. Mammoth Lakes Water District shall prevent water waste resulting from inefficient landscape irrigation by prohibiting runoff, low-head drainage, overspray or other similar conditions where water flows onto adjacent property, nonirrigated areas, walks, roadways or structures. Penalties for violation of these prohibitions shall be established locally.

(Authority Cited: Section 65594, Government Code. Reference: Section 65597 Government Code.)

(Ord. 08-02 § 1 (Exh. A (part)), 2008)

17.38.050 Effective precipitation.

If effective precipitation is included in the calculation of the estimated total water use, an effective precipitation disclosure statement shall be completed, signed and submitted with the landscape documentation package. No more than twenty-five percent of Mammoth Lakes' annual mean precipitation of twenty-three inches shall be considered effective precipitation in the calculation of the estimated total water use.

(Ord. 08-02 § 1 (Exh. A (part)), 2008)