



CITY OF SANTA MARIA
UTILITIES DEPARTMENT

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December 15, 2009

Department of Water Resources
Office of Water Use Efficiency
P.O. Box 942836
Sacramento, CA 94236-0001

SUBJECT: MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

By January 1, 2010, each local California agency is required to notify the Department of Water Resources, Office of Water Use Efficiency of its intent to either adopt DWR's updated model ordinance adopted pursuant to Section 65597 of the Government Code, or to submit a copy of the local agency's findings and evidence in the record that its water efficient landscape ordinance is at least as effective in conserving water as the Department's updated model ordinance.

The City of Santa Maria is confident that it has in place a water efficient landscape ordinance that is at least as effective in conserving water as the Department's updated model ordinance. The attached evaluation contains a comparison of each section of the Model Water Efficient Landscape Ordinance with applicable sections of the City of Santa Maria Municipal Code. Those sections of the Municipal Code that are referenced in the evaluation are included at the end of the evaluation.

As a result, the City of Santa Maria will maintain its existing landscape standards and will not adopt the Model Water Efficient Landscape Ordinance. If you have any questions or comments, please feel free to contact Shannon Sweeney, Water Resources Manager, at (805) 925-0951, extension 7416.

Sincerely,

RICHARD G. SWEET, P.E.
Director of Utilities

Attachment: Model Water Efficient Landscape Ordinance Evaluation

Attachment 1
Model Water Efficient Landscape Ordinance Evaluation

The Model Water Efficient Landscape Ordinance is broken down into sections below. Each section is summarized, with a description of how the City's landscape standards or other parts of the code compare. Portions of the code that are referenced are listed at the end of the evaluation.

Section 490 Purpose

The purpose is to promote water use efficiency in landscaping. This agrees with Section 12-44.01, of the City of Santa Maria (CSM) Municipal Code for creating a water conserving, functional, and aesthetic outdoor environment.

Section 490.1 Applicability

This ordinance applies to new and rehabbed landscapes greater than 2,500 ft² that requires some other type of permit review, or new homeowner installed landscapes greater than 5,000 ft². Section 12-44.03 of the CSM Municipal Code applies to projects of all sizes, with more stringent requirements for parcels greater than 10,000 square feet.

Section 491 Definitions

Definitions in each of the ordinances are relevant to their own text and do not necessarily agree with each other. The corresponding definitions in CSM Municipal Code are in Section 12-44.02

Section 492 Provisions for New Construction or Rehabilitated Landscapes

This section simply says that the local agency can work with water purveyors to define responsibilities. As a City that runs its own water system, this section is not relevant to the City.

Section 492.1 Compliance with Landscape Documentation Package

This talks about how the process for working with applicants occurs. This is not spelled out as clearly in the City's ordinance, but is described generally in Section 12-44.07 of the CSM Municipal Code.

Section 492.2 Penalties

This gives the local agency the right to establish penalties for noncompliance. For the City, submittals that don't meet the requirements will not be issued a permit. Water waste after the landscaping is installed is covered under Section 8-10.32 and 8-10.33 of the CSM Municipal Code.

Section 492.3 Elements of the Landscape Documentation Package

The documentation package shall include project information (contact information, project type), Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan, and Grading Design Plan. The City's documentation package includes a landscape design plan (includes contact information, plants), an Irrigation Design Plan, and Certificate of Substantial Completion, and for bigger projects, a Water Conservation Concept Statement and Maintenance Program. Additional City requirements for public landscaped areas are included on pages 10-11 of the CSM Recreation and Parks Department Landscape and Irrigation Standards.

Section 492.4 Water Efficient Landscape Worksheet

The worksheet includes the calculations for determining the water allowance for the proposed landscape project. The City's planned Fixed Base meter reading system will enable to City to apply water allowances to properties based on lot size and land use to track water use.

Section 492.5 Soil Management Report

Samples need to be collected and analyzed, and recommendations made for healthy plant growth. The CSM Municipal Code, Section 12-44.04 requires that plant materials be appropriate for the soils of the specific site.

Section 492.6 Landscape Design Plan

The model ordinance includes recommendations, no requirements, except that the maximum water allowance is not exceeded.

Section 492.7 Irrigation Design Plan

Section 12-44.05 of the CSM Municipal Code relates to the design of irrigation systems that are intended to promote water conservation.

Section 492.8 Grading Design Plan

This section requires that the project applicant submit a grading design plan that is friendly to landscaping. Section 9-1.101 of the City's municipal code requires that grading plans follow Appendix J of the California Building Code. Elements in Section 492.8 of the Model Efficient Water Landscape Ordinance are included in Appendix J.

Section 492.9 Certification of Completion

The Certificate of Completion says that the project applicant followed the ordinance and completed the landscape plan as submitted. Section 12-44-

03(e) of the CSM Municipal Code also requires that a Certificate of Substantial Compliance be submitted before a Certificate of Building Occupancy will be issued.

Section 492.10 Irrigation Scheduling

This section requires the use of automatic irrigation systems and restricted hours of irrigation system operation. Irrigation scheduling shall take into account various factors that affect water needs. Section 12-44.05 of the CSM Municipal Code requires the use of automatic irrigation systems, and recommends appropriate watering times.

Section 492.11 Landscape and Irrigation Maintenance Schedule

This section requires that a regular maintenance schedule be submitted with the Certificate of Completion. Section 12-44.06 (C) (ii) (5) includes a requirement for a maintenance program for Category II projects (parcels greater than 10,000 ft²)

Section 492.12 Irrigation Audit, Irrigation Survey and Irrigation Water Use Analysis

This section requires that audits be performed by certified landscape irrigation auditors, and that upon completion, project applicants submit an audit report indicating the status of the system. The requirement for certified landscape irrigation auditors is onerous. The effectiveness of the landscape system will be apparent upon assessment of the water use through the City's planned fixed base meter reading program, which will apply to both new and existing landscapes.

Section 492.13 Irrigation Efficiency

This section establishes an average irrigation efficiency of 71% for the purposes of calculating the water allowance. This is not necessary in the ordinance but rather is a technical point needed for the Water Resources Division to determine what accounts need to be reviewed and educated on water use.

Section 492.14 Recycled Water

This section says that recycled water shall be used unless it is not available. This is not relevant to the City, as recycled water is not, and is not expected to be available within the City. The City's wastewater is more cost effectively returned to the groundwater through percolation, and not through tertiary treatment.

Section 492.15 Stormwater Management

This section recommends BMP's that maximize rain water capture and infiltration. This same goal will be attained through the development of a Post-Construction Storm Water Ordinance, which is required as part of the City's Stormwater Management Plan, specifically Section 8.4.

Section 492.16 Public Education

The model ordinance requires the local agency to give information to the owners of new single-family homes on the efficient use of water in landscapes, and have model homes use signs and written information to demonstrate efficient use of water in landscape. The City has a water conservation program, using multiple media mechanisms to get information out to the public about water use efficiency.

Section 492.17 Environmental Review

This says that the local agency must comply with CEQA. All development within the CSM jurisdiction goes through extensive environmental review.

Section 493 Provisions for Existing Landscapes

This section only applies to landscapes installed before January 1, 2010 that are over one acre in size. The planned CSM fixed base meter reading program will apply to all water service accounts within the CSM jurisdiction.

Section 493.1 Irrigation Audit, Irrigation Survey and Irrigation Water Use Analysis

The agency shall administer water use analysis programs for existing landscapes over one acre, but how those programs are structured is up to the agency. Audits are to be conducted by a certified landscape irrigation auditor. This requires one year irrigation type work, fees, courses, and exams. The City can accomplish this outside its ordinance through its Fixed Base water data evaluation.

Section 493.2 Water Waste Prevention

This section prohibits runoff and allows the local agency to set penalties. Section 12-44.05 (c) combined with Section 8-10.33 of the CSM Municipal Code accomplishes the same goal.

Section 494 Effective Precipitation

The model ordinance allows the local agency to determine whether to calculate the water allowance solely on ETo or to subtract out effective precipitation. Unless the City is in severe water shortage, calculating based on

ETo should be sufficient. This language is more relevant to the City's implementation of the ordinance and does not affect the public.

Section 495 Appendices

The appendices include Reference Evapotranspiration Tables. Only the line in this table referring to Santa Maria is relevant, and only for the purpose of establishing the calculation of the water allowance, which can be performed by the City, without publishing the table to the public. There are also templates for water budgeting calculations and the Certificate of completion. The water budget forms will be used internally and do not need to be included in an ordinance for public review.

Code Sections

Section 8-10.32. Waste: Leaking facilities.

- (a) Each and every consumer shall maintain in good repair all his water pipes, faucets, valves, plumbing fixtures or any other appliances, at all times to prevent waste of water.
- (b) Where any consumer willfully neglects to make such necessary repairs, the water shall be shut off and sealed by the Utilities Department and shall not be turned on again until repairs have been made to the satisfaction of the Department, and a turn-on fee as provided in the Schedule of Fees and Charges within this Code is paid by the consumer to the City. (Prior Code § 20-47 (part); Ord. 2005-01, eff. 3/3/05)

Section 8-10.33. Waste: Sprinkling.

Where any consumer willfully and negligently wastes water through the misuse of sprinklers or any other facilities, the water may be shut off and sealed by the Utilities Department, and shall not be turned on again until a turn-on fee as provided in the Schedule of Fees and Charges within this Code is paid by the consumer to the City. (Prior Code § 20-48; Ord. 2005-01, eff. 3/3/05)

CHAPTER 12-44 LANDSCAPE STANDARDS

Section 12-44.01. Purpose.

It is the purpose of this division to prescribe the policies and regulations for landscape development that will provide for the creation of a water conserving, functional and aesthetic outdoor environment, consistent with the Environmental Resource Management Element of the General Plan and Government Code Section 65590 et seq. (Water Conservation in Landscaping Act). (Ord. 92-20, eff. 01/14/93; Ord. 92-20, eff. 1/14/93)

Section 12-44.02. Definitions.

Unless the context requires otherwise, the following definitions shall apply to this chapter:

- (a) "Anti-drain valve or check valve" means a valve located under a sprinkler head to hold water in the system to minimize drainage from the lower elevation sprinkler heads.
- (b) "Application rate" means the depth of water applied to a given area, usually measured in inches per hour.
- (c) "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.
- (d) "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.
- (e) "Canopy dripline" means the line or ring that would be drawn on the soil around a tree directly under its most outermost branches.
- (f) "Certificate of Substantial Compliance" means a one (1) page document signed by the appropriate licensed or certified professional certifying that the improvements have been installed in accordance with the approved plans.
- (g) "Drought tolerant plants" means those plants that will, after becoming established, remain healthy in the proposed location on irrigation limited to a maximum of twelve (12) inches of water per square foot per year.
- (h) "Emitter" means a drip irrigation fitting that delivers water slowly from an irrigation system to the soil.
- (i) "Establishment period" means the first year after installing the plant in the landscape.
- (j) "Hydrozone" means a portion of landscaped area having plants with similar water needs that are served by a valve or set of valves with the same irrigation schedule.

- (k) "Infiltration rate" means the rate of water entry into the soil, expressed as a depth of water per unit of time (inches per hour).
- (l) "Irrigation efficiency" the measurement of the amount of water beneficially used, which is the amount of water stored in the root zone, divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices.
- (m) "Moisture sensing device" means a device that measures the amount of water present in the soil.
- (n) "Mulch" means any organic material such as leaves, bark or straw which is applied to the soil surface to reduce evaporation and erosion.
- (o) "Overspray" means the water which is delivered outside of the planted areas, wetting pavements, walks, structures or other planted areas.
- (p) "Parking areas" means areas that are paved with asphaltic or concrete surface and used for surface parking.
- (q) "Planting" means live vegetative material under permanent irrigation including live trees, shrubs, vines, ground covers, flowers and lawn.
- (r) "Rain sensing device" means a system which automatically shuts off the irrigation system during rain.
- (s) "Runoff" means water which is not absorbed by the soil or landscape to which it is applied and flows from the area or across property lines.
- (t) "Station" means planted area served by one valve or by a set of valves that operate simultaneously.
- (u) "Water Conservation Concept Statement" means a one (1) page checklist and a narrative summary of a development project; applies only to Category II projects. (Ord. 92-20, eff. 01/14/93; Ord. 92-20, eff. 1/14/93)

Section 12-44.03. Provisions and Applicability.

- (a) Landscape standards are grouped according to project categories. All development, except as exempted herein, will fall under one of two categories, depending on the project size and type of planning review required. For example, basic landscape requirements are listed for Category I and apply to all smaller projects. Larger, more complex projects, where the potential for water saving is greater, must meet the additional set of requirements listed for Category II.
- (b) Project categories are as follows:
 - (1) CATEGORY I - All projects on parcels less than 10,000 square feet in size.
 - (2) CATEGORY II - All projects on parcels greater than 10,000 square feet in size.
- (c) This chapter shall apply to all new landscaping for public and private development with the exception of owner-provided landscaping on single-family lots (i.e. private yards), cemeteries, and registered historical sites.
- (d) The requirements of this chapter are intended to integrate with other regulations and conform to other sections of the Code pertaining to setbacks, open space and the treatment of exterior spaces. In the event of ambiguity between this chapter and another provision of this Code, the more restrictive provision shall control.
- (e) The Community Development Department shall evaluate all projects for conformance with these standards. A Certificate of Substantial Compliance shall be completed and submitted to the Community Development Department prior to issuance of the final Certificate of Building Occupancy or immediately upon installation of the landscaping.
- (f) Decisions of the Zoning Administrator are appealable to the Planning Commission. Decisions of the Planning Commission are appealable to the City Council, according to the appeal provisions of Chapter 41 of Title 12 of the Municipal Code. (Ord. 92-20, eff. 01/14/93; Ord. 92-20, eff. 1/14/93)

Section 12-44.04. Specific landscape design standards.

- (a) Plant materials shall be appropriate for the slope, soils, proposed use, and exposure (sun/shade) of the specific site. Plant materials including turf shall be water conserving species or varieties capable of surviving on minimal irrigation once established.
- (b) Passive and/or active solar access, for all proposed structures, as well as any adjacent existing structures, shall be considered in the placement of trees and selection of species.
- (c) Mowed turf shall not be used in narrow planters, raised beds, and other relatively small planters. However, it may be used when it serves as a landscape ground cover in a functional active recreation area, a retardation basin, a pedestrian accessway, a parkway, a front yard of a residence, or a highly visible planter area adjacent to the street.
- (d) Non-living organic or inorganic materials, such as mulch or decorative rock, may be used to accent or complement the overall planting but in no case shall serve as the primary ground cover treatment. The inclusion of non-living materials as ground cover is acceptable, provided the proportion of plants to areas is one 5-gallon plant per twenty-five (25) square feet of planter area, or one 1-gallon plant per ten (10) square feet of planter area.
- (e) Decorative paving and alternative ground covers, such as concrete, brick, wood pavers, pathway bark, wood chips, or turf block may be used to attractively landscape pathways, service areas, emergency vehicle accessways, or areas difficult to maintain.

(f) Curbs, headerboards, pavers, and other decorative materials shall be used to reduce irrigation runoff into non-planted areas and to define the boundaries of turf, planter areas, or property lines where fencing is not provided.

(g) Protection and preservation of native species and natural areas shall be encouraged.

(h) Water features shall be designed and maintained to use water efficiently and minimize water loss through evaporation. Pools, ponds, decorative fountains, and other similar ornamental water features shall use a recirculating water system.

(i) A layer of mulch shall be provided in all planted areas to reduce soil moisture evaporation and discourage weed growth. The thickness of mulch shall be determined at the plancheck stage based on the plant material proposed. The use of weed barrier cloth is encouraged.

(j) On planted slopes of 3:1 or steeper, jute mesh, straw matting, or comparable biodegradable material shall be used to control irrigation runoff, reduce soil erosion, and allow plants to become established.

(k) When building and boundary walls are adjacent to planters, a minimum of one 15-gallon size tree per thirty (30) linear feet of wall shall be provided.

(l) Parking areas shall be screened, softened and shaded by conformance to the following requirements:

(1) A minimum of one 15-gallon tree shall be provided per six (6) parking spaces. Trees in planters adjacent to the parking area, as required by other sections of this ordinance, may be utilized to meet this requirement.

(2) Parking areas shall be adequately landscaped to prevent large, uninterrupted expanses of paving. A minimum of two-hundred (200) square feet of planter areas shall be provided within the parking area per twenty (20) parking spaces.

(3) When the planter also serves as vehicular "overhang" area, a minimum width of four (4) feet of planting area per single row of parking and a minimum width of seven (7) feet of planting area per double row of parking shall be provided, unless more is required per other sections of Title 12, (i.e. setbacks).

(4) Three (3) foot high screening shall be provided using berms, shrubs, or a combination thereof, to screen parking areas from public streets. This does not preclude the use of trees in such areas as long as trees are planted a minimum of ten (10) feet from any driveway approach to avoid sight obstructions.

(5) Special consideration shall be given to the placement of trees and shrubs in parking lot planters to maintain safe distances from vehicular travel ways, driveways, and walkways for proper visibility.

(6) When selecting trees to be used in parking lot areas, the species chosen should be water conserving, low maintenance, litter-free, evergreen, and deep rooted. Whenever possible, trees species providing a shade canopy are encouraged to aid in reducing the amount of reflected heat in parking lot areas.

(m) Storm water retardation basins, when required, must be incorporated into the landscape scheme of a proposed project. The following requirements are intended to accomplish this objective:

(1) No more than fifty percent (50%) of the required front setback landscaped area along the street frontage shall be encumbered for a retardation basin area unless the basin is less than one foot in depth.

(2) The surface of the basin shall be provided with appropriate permanent ground cover and irrigation.

(3) Retardation basins should be designed for recreational purposes where possible. Banks of the basin shall not exceed a 4:1 slope. Basins shall be designed with a minimum bottom slope of one percent (1%) to drain properly, except that a slope of 0.2% is allowed if a low flow nuisance water bypass is used (either underground pipe or one (1) foot wide ribbon gutter). When used for active recreational purposes, the bottom of the basins shall be planted with turf and shall be accessible for maintenance.

(4) Retardation basins, when adjacent to public rights-of-way, shall receive tree and shrub planting at the ratio of one 15 gallon tree per twenty-five (25) linear feet of basin perimeter and one 5-gallon shrub per one-hundred (100) square feet of basin bank area to ensure a mitigating effect on visual impacts and integration with surrounding plantings.

(n) The location, size and species of all existing trees in excess of six (6) inches in diameter and any existing street trees, shall be indicated on landscape plans submitted to the City. Existing trees shall be retained unless the finding can be made by the City Parks Department staff that the preservation of the tree presents a hazard to the health, safety and general welfare of the public or cannot be reasonably accommodated by the proposed development.

(1) The grades around existing trees designated to remain shall not be altered more than three (3) inches within the area from the trunk to the canopy dripline.

(2) Pavement within the canopy dripline of existing trees should not exceed twenty-five percent (25%) of the area of the canopy.

(3) Existing trees that are approved for removal shall be replaced by suitable species sized as follows or as approved by the Zoning Administrator:

Size of Tree Removed Replace With

6" to 8" trunk diameter 2 24" box size trees

(at 4' 6" height) (3" to 5" trunk diameter)

9" to 12" trunk diameter 4 24" box size trees

(at 4' 6" height) (3" to 5" trunk diameter)

12"+ trunk diameter 6 24" box size trees

(at 4' 6" height) (3" to 5" trunk diameter)

(o) Existing or proposed parkways shall be provided with ground cover not to exceed three (3) feet in height as approved and determined at the time of landscape plan review or improved with permanent materials as approved by the Public Works Department. Loose non-living organic or inorganic materials, such as wood chips or decorative rock, shall not be used in parkway areas.

(p) Special landscaping requirements may be imposed by the Planning Commission and/or City Council on certain major streets, such as Miller Street and College Avenue. This may include special requirements for the design of plantings, irrigation systems, walkways, and walls within the public right-of-way.

(q) Backflow prevention devices, including fire sprinkler devices, shall be identified on the landscape plan and provided with adequate landscape screening.

(r) Clinging vines and/or vertical planting shall be provided on trash enclosure walls and any other masonry walls where appropriate to soften the visual effects of the built environment and discourage graffiti.

(s) All landscaping areas on the property and in the public parkway shall be permanently maintained with healthy, growing plant material, free from weeds, as shown on the approved landscape plan. Landscaping shall be watered in accordance with the approved maintenance and watering schedule that is incorporated into the landscape plan.

(t) For the purpose of buffering and screening between two adjoining incompatible land uses as defined in the Land Use Element of the General Plan, such as residential and non-residential, the required setback areas shall be landscaped.

(u) All required front, rear and side yard areas shall include planted areas suitable for mitigating glare, noise and adverse views, and provide a soft, pleasing environment. The minimum proportion of open space to gross site areas shall be in conformance with the requirements specified in other sections, but in no case shall the planted area be less than fifteen percent (15%) of the site area in commercial and manufacturing districts and twenty-percent (20%) of the site area in multi-family residential districts. These percentages of planted areas are minimums and additional area may be required through the planned development permit or conditional use permit process. In no case shall the total requirement for planted open space be met solely in the required front setback unless otherwise approved by the Zoning Administrator.

(v) A "Landscape Development Guidebook" and other information on drought tolerant plants, irrigation efficiency and water conservation measures is available at the Community Development Department to assist in planning water efficient landscapes. (Ord. 92-20, eff. 01/14/93; Ord. 92-20, eff. 1/14/93)

Section 12-44.05. Specific Irrigation Design Standards.

The following standards related to the design of the irrigation system are intended to promote water conservation.

(a) All projects shall include an automatic underground irrigation system. On-surface drip irrigation or temporary surface PVC pipe systems may be approved in special cases.

(b) Plants with similar needs for water usage shall be grouped together in distinct hydrozones and irrigated by separate valves and controller stations. For example, lawn areas shall be irrigated separately from ground cover areas. Areas with sunny exposures shall be watered separately from areas with shady exposures to prevent over watering.

(c) Soil type, slope, and infiltration rate shall be considered when designing irrigation systems and selecting equipment to limit wasteful runoff and overspray. All irrigation systems shall be designed to ensure the application of water at a rate that can be absorbed into the soil. Proper irrigation equipment and schedules, including features such as repeat cycles, shall be used to closely match application rates to infiltration rates, to minimize or eliminate runoff. Conditions such as water flowing onto adjacent property, into non-irrigated areas, structures, or hardscape areas are prohibited in accordance with Title 8, Section 8-10-33 of the Municipal Code.

(d) To promote irrigation efficiency, irrigation systems shall be designed, maintained, and managed using such techniques as low-precipitation heads, drip irrigation, moisture sensing devices, rain sensing devices, check valves, and other water conserving techniques where appropriate. Whenever possible, irrigation shall be scheduled between the hours of 2:00 a.m. and 10:00 a.m. to avoid irrigating during times of high wind or high temperature.

(e) Temporary irrigation systems may be used for undeveloped areas that have been hydroseeded with native or drought tolerant ground covers. These systems should be removed after the establishment period. (Ord. 92-20, eff. 01/14/93; Ord. 92-20, eff. 1/14/93)

Section 12-44.06. Submittal requirements.

(a) CATEGORY I PROJECTS (All projects on parcels less than 10,000 square feet in size).

The following is required to be submitted for all Category I Projects:

(1) Landscape Documentation Package that includes the elements described below:

(A) Landscape Design Plan.

The Landscape Design Plan shall be prepared by a professional in a landscape related field, consistent with State Law, and include the following:

(i) Scale, north arrow, property lines, existing and proposed structures, streets, major natural features, walls, fences, slopes, berms, retardation basins, drainage structures, such as concrete swales, trash enclosures, site lighting, sewer laterals, utility transformers, street hardware, concrete curbing, headerboard, decorative paving, and other site elements that relate to or affect the overall landscape.

(ii) Existing trees to be removed or retained noted by species, location, trunk diameter, height, overall condition and expected useful life.

(iii) Planting symbols illustrating locations and identifying proposed plantings.

(iv) Plant legend listing proposed plant materials and required street trees by common and botanical names, size, type, and quantity.

(v) Plant installation details.

(v) Name, address, and permit number if applicable, of the project.

(vi) Name, address, and telephone number of the applicant or the person who has prepared the plans.

(vii) The Landscape Design Plan shall be consistent with the approved site and grading plans for the project.

(B) Irrigation Design Plan.

The Irrigation Design Plan shall be prepared by a professional in a landscape related field, consistent with State Law, and include the following:

(i) Scale, north arrow, property lines, existing and proposed structures, streets, major natural features, existing trees, walls, fences, slopes, berms, retardation basins, drainage structures, such as concrete swales, and underground utilities.

(ii) Design of proposed irrigation system including location, size, and type of components such as main and lateral lines, sprinkler heads, drip emitters, backflow prevention devices, automatic controllers, sleeves, electrical conduit, and moisture sensing devices, if utilized.

(iii) Schedule identifying proposed irrigation equipment by symbol, manufacturer, model, and type.

(iv) Irrigation equipment installation details.

(v) Notes identifying available pressure and circuit flow rates.

(vi) Statistics listing total paved area, designation of hydrozones, and percentages of total site area devoted to irrigated turf.

(vii) Name, address, and permit number if applicable, of the project.

(viii) Name, address, and telephone number of the applicant or the person who has prepared the plans.

(C) Certificate of Substantial Compliance.

(i) Certificate of Substantial Compliance shall be prepared and signed by a professional in a landscape related field, consistent with State Law, certifying that the landscape planting and irrigation installation complies with City approved plans. The completed Certificate shall be submitted to the City and the owner of record prior to issuance of the Certificate of Occupancy. Copies of this form are available at the City of Santa Maria Community Development Department.

(ii) CATEGORY II PROJECTS (All projects on parcels greater than ten-thousand (10,000) square feet in size).

The following is required to be submitted for all Category II Projects:

(1) Landscape Documentation Package described in Section 12-44-06(a)(1).

(2) Water Conservation Concept Statement which is a narrative summary of the project and a checklist verifying that the elements of the Landscape Documentation Package have been completed. Copies of this form are available at the City of Santa Maria Community Development Department.

(3) Planting notes describing the water conservation measures taken and how the landscape design meets the aesthetics or functional requirements of the site and of the proposed land use, including landscape screening, solar access, climate modification and erosion control.

(4) Section/elevation view through the site showing the relationships between planting design, buildings, site improvements and design.

(5) Maintenance program describing general maintenance procedures, such as watering frequency and responsibilities, replanting, pruning, irrigation equipment repair and programming, weed control, and fertilizing. (Ord. 92-20, eff. 01/14/93; Ord. 92-20, eff. 1/14/93)

Section 12-44.07. Other Plan requirements and review.

Preliminary, conceptual landscape plans may be required for Planned Development (PD) and Conditional Use Permit (CUP) applications, and multiple family residential applications greater than four (4) units. These plans must be submitted to the Community Development Department for review and include the following:

- (a) A scaled plan indicating the general locations of all existing and proposed trees, shrub massings, and ground covers. Actual plant names are not required to be specified at this time.
- (b) Illustration of all walls, fences, sloped banks, berms, retardation basins, trash enclosures, site lighting, sewer laterals, utility transformers, street hardware, and other site elements that relate to or affect the overall landscape.
- (c) Notes describing the proposed method of irrigation. (Ord. 92-20, eff. 01/14/93; Ord. 92-20, eff. 1/14/93)

Storm Water Management Plan, Section 8.4 Post-Construction Storm Water Ordinance

Implementation Details: The Public Works and Community Development Departments, with the assistance of the City Attorney's Office, will develop a Post-Construction Storm Water Ordinance intended to address post-construction runoff from new development and redevelopment projects. The purpose of this ordinance shall be the establishment of minimum storm water management requirements and controls to protect water quality, receiving waters, and the watershed from impacts of the City's MS4 storm water discharges. This ordinance will be developed with the following considerations:

- Minimize increases in storm water runoff from any new development or significant redevelopment in order to reduce flooding, siltation and stream bank erosion, and maintain the integrity of stream channels;
- Minimize increases in non-point source pollution caused by storm water runoff from new development and significant redevelopment which would otherwise degrade local water quality;
- Minimize the volume of surface water runoff and discharge rate that flows from any specific site during the following new development and significant redevelopment to not exceed the pre-development hydrologic regime to the MEP, and
- Reduce storm water runoff rates and volumes, soil erosion, and non-point source pollution, wherever possible, through storm water management controls are properly maintained and pose no threat to public safety.