



City of
Santa Monica®

Office of Sustainability and the Environment
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Santa Monica, California 90401-3126
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environment@smgov.net

January 20, 2010

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

Dear Mr Eching:

Enclosed please find the City of Santa Monica's landscape water conservation ordinance and accompanying documentation as required by AB 1881. The City of Santa Monica adopted its own local ordinance on November 8, 2009, which is at least as effective as the State's Model Water Efficient Landscape Ordinance.

Please contact Kim O'Cain at (310) 458-8459 if you have any questions.

Regards,

Dean Kubani, Director
Office of Sustainability and the Environment

ORDINANCE NUMBER 2302 (CCS)

(City Council Series)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA
UPDATING CHAPTER 8.108 SUBPART B OF THE SANTA MONICA MUNICIPAL
CODE RELATED TO LANDSCAPING, LANDSCAPE IRRIGATION AND WATER
CONSERVATION

WHEREAS, in recent years there has been both worldwide and local concerns raised about escalating water costs and the effects of global warming; and

WHEREAS, the State of California, including the City of Santa Monica, suffers from recurring severe drought conditions and even during non-drought periods water is a scarce resource throughout Southern California; and

WHEREAS, the City of Santa Monica receives on average less than 15 inches of precipitation annually and in some years precipitation can be as little as 3 inches; and

WHEREAS, in recent years the City of Santa Monica has relied almost exclusively on water imported from Northern California or from the Colorado River to meet its water needs; and

WHEREAS, the imported water supply from Northern California and from the Colorado River cannot be reliably depended upon by the City of Santa Monica due to reoccurring drought conditions throughout the western United States, and due to federal and state regulations limiting such water for urban uses; and

WHEREAS, conservation of water is critically important if the City of Santa Monica is to sustain itself, survive drought as well as emergencies and natural disasters; and

WHEREAS, water shortage conditions within the State of California and within the City of Santa Monica can arise on short notice as a result of drought, natural disaster, or other emergency events that critically impact the availability of water. As a result, the residents and business operators of the City of Santa Monica live under an almost constant threat of water shortage; and

WHEREAS, inefficient irrigation devices and watering practices, particularly related to maintenance of landscapes, result in the waste of ever scarcer water resources; and

WHEREAS, high water-demanding plant materials represent enormous drains on the City's already limited water resources; and

WHEREAS, the City is committed to reducing inefficient use of water resources for irrigation so as to maximize the availability of potable water for essential residential and business uses; and

WHEREAS, the standards and requirements set forth in this ordinance are consistent in principle with the goals, objectives, policies, land uses and programs specified in the adopted General Plan; and

WHEREAS, Government Code Section 65595 mandates the creation of an updated state-wide model water efficient landscape ordinance, which would apply to all municipalities in California, unless a local agency adopted a local water-efficient

landscape ordinance that is, based on evidence in the record, at least as effective in conserving water as the updated state-wide model ordinance; and

WHEREAS, the City of Santa Monica has a long standing commitment to leadership in water and other resource conservation; and

WHEREAS, the City of Santa Monica is committed to exceeding the standards set out in the state model water efficient landscape ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Chapter 8.108 Subpart B of the Santa Monica Municipal Code is hereby amended to read as follows:

Subpart B Landscape and Irrigation Efficiency, and Water Conservation

8.108.070 Purpose.

These regulations are intended to

1. Provide standards for quality and sustainability of Landscaping and Irrigation Systems related to Urban Runoff, water use efficiency, and landscape health and diversity in all areas of the City.
2. Reduce and conserve the amount of potable and recycled water used for landscape irrigation within the City.
3. Ensure that water used for landscape irrigation is used efficiently and effectively.

4. Reduce Urban Runoff, high water-demanding plant materials, inefficient Irrigation Systems, and inefficient watering practices.

Nothing in this Chapter shall be interpreted as requiring irrigation on any lot or premises or as repealing landscaping requirements that exist in other Sections of this Code. These requirements are consistent with the goals, objectives, and policies of the Sustainable City Plan and the General Plan.

8.108.090 Definitions

For purposes of Subpart B of this Chapter, the following words or phrases shall be defined as follows:

(a) Hydrozone. A portion of the Landscaped Area having plants that are grouped according to similar water needs based on microclimate, irrigation type and plant water requirements among other factors. A Hydrozone may or may not be irrigated.

(b) Impermeable Hardscape. Any form of pavement or other surface which is not designed to permit water to pass through it to the soil below.

(c) Irrigation System. Any system, excluding Water Features, for distribution of water through a pressurized system within the landscape area, including but not limited to any system in which any portion is installed below grade or affixed to any structure.

(d) Landscaped Area. Landscaped area, including Parkways, as defined by Section 9.04.02.030.430 of this Code.

(e) Landscaping. Modification of the ground surface with live planting materials such as trees, shrubs, turf, groundcover or other horticultural materials; as well as non-living materials such as mulch, synthetic turf, permeable hardscape, or stone.

(f) Major Remodel. Repair, alteration or rehabilitation of any existing building whereby the cost associated with such activities exceeds fifty percent of the building's replacement cost, as defined by Section 8.84.040 of this Code.

(g) Maintenance. The upkeep of any Landscaped Area, Landscaping or Irrigation System.

(h) Modifications. Replacement or addition to any existing Landscaping or Irrigation System.

(i) Mulch. Any organic material such as leaves, bark, wood chips, straw, compost, or inorganic mineral materials such as rocks, gravel, and decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.

(j) Parkway. The portion of the public right-of-way as defined by Section 7.24.030 of this Code.

(k) Permeable Hardscape. Any form of pavement or other surface that allows the passage of water and air through the material and into the underlying soil, such as but not limited to, driveways, walkways, patios, streets and alleys.

(l) Public Right-of-Way. As defined by Section 6.28.020 of this Code.

(m) Substantial Remodel. Alteration of or addition to an existing building as defined by Section 9.04.18.085.

(n) Urban Runoff. Water and suspended or dissolved materials deposited on surfaces and washed by storms or other sources of flowing water, through the flood control system to the ocean.

(o) Water Feature. A design element in which open water performs an aesthetic or recreational function. Water features may include ponds, lakes, waterfalls, fountains, and streams, where water is artificially supplied. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and are used solely for water treatment or stormwater retention are not water features. Hot tub, spa, permanent swimming or wading pool are not considered water features.

8.108.100 Requirements

(a) Major Remodel, Substantial Remodel or New Construction projects, including projects undertaken by a public agency, must comply with the following requirements:

(1) Compliance with the adopted Water-Efficient Landscape and Irrigation Standards.

(2) Submission of plans and reports to the City for review and approval prior to the installation of Landscaping and/or Irrigation System. The required plans under this subsection may include: Grading Plan, Urban Runoff Plan, Landscape Plan with Hydrozone matrix, Irrigation Plan, Street Tree Protection Plan, and any other plans or reports as deemed necessary by the Manager of the Office of Sustainability and the Environment, consistent with the purpose and requirements of this Subpart. Notwithstanding the above, single family properties installing no Landscaping, other than Mulch, and no Irrigation System are exempt from this plan submission requirement.

(3) No certificate of occupancy or final building permit shall be issued until the Landscaping and/or Irrigation System has been installed and demonstrated to operate in full compliance with this Code.

(b) Modifications to any existing Landscaping or Irrigation System or installation of any new Landscaping or Irrigation System not associated with Major Remodel, Substantial Remodel or New Construction projects, including such activities undertaken by a public agency, must comply with the adopted Water-Efficient Landscape and Irrigation Standards.

(c) Maintenance of any existing Landscaping or Irrigation System, including such Maintenance activities undertaken by a public agency, must comply with the

Maintenance Section of the adopted Water-Efficient Landscape and Irrigation Standards.

(d) Landscaped Areas maintained without an Irrigation System are exempt from all Irrigation requirements of the adopted Water-Efficient Landscape and Irrigation Standards.

8.108.110 Guidelines

The Manager of the Office of Sustainability and the Environment may issue Guidelines, consistent with this Subpart's purpose, to implement this Subpart and to implement the adopted Water-Efficient Landscape and Irrigation Standards.

Section 8.108.120 Penalties

(a) Civil Action. Any person, including the City, may enforce the provisions of this Subpart by means of a civil action.

(b) Administrative Remedies. Any person who violates any provision of this Subpart shall be subject to administrative fines and administrative penalties pursuant to Chapter 1.09 and Chapter 1.10 of this Code.

(c) Nonexclusive Remedies and Penalties. The remedies provided in this Subpart are not exclusive, and nothing in this Subpart shall preclude any person from seeking any other remedies, penalties or procedures provided by law.

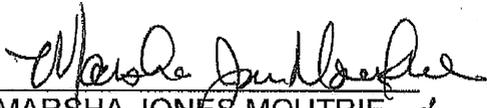
Section 2. Any provision of the Santa Monica Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such

inconsistencies and no further, is hereby repealed or modified to that extent necessary to effect the provisions of this Ordinance.

Section 3. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

Section 4. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published once in the official newspaper within 15 days after its adoption. This Ordinance shall become effective 30 days from its adoption.

APPROVED AS TO FORM:


MARSHA JONES MOUTRIE ✓
City Attorney

Approved and adopted this 8th day of November, 2009.


Pam O'Connor, Mayor Pro Tem

State of California)
County of Los Angeles) ss.
City of Santa Monica)

I, Maria Stewart, City Clerk of the City of Santa Monica, do hereby certify that the foregoing Ordinance No. 2302 (CCS) had its introduction on November 24th, 2009, and was adopted at the Santa Monica City Council meeting held on December 8th, 2009, by the following vote:

Ayes: Council members: Bloom, Davis, McKeown, Shriver
Mayor Pro Tem O'Connor

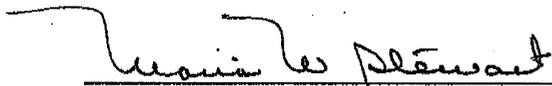
Noes: Council members: Holbrook

Abstain: Council members: None

Absent: Council members: Mayor Genser

A summary of Ordinance No. 2302 (CCS) was duly published pursuant to California Government Code Section 40806.

ATTEST:


Maria Stewart, City Clerk

RESOLUTION NUMBER 10442 (CCS)
(City Council Series)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA
SETTING STANDARDS FOR WATER-EFFICIENT LANDSCAPE AND IRRIGATION,
EFFECTIVE February 1, 2010**

WHEREAS, the proposed modifications to Chapter 8.108, Subpart B, of the Santa Monica Municipal Code require all landscaping and irrigation system projects to comply with an adopted Water-Efficient Landscape and Irrigation Standards; and

WHEREAS, in recent years there has been both worldwide and local concerns raised about escalating water costs and the effects of global warming;

WHEREAS, the State of California, including the City of Santa Monica, suffers from recurring severe drought conditions and even during non-drought periods water is a scarce resource throughout Southern California.

WHEREAS, the City of Santa Monica receives on average less than 15 inches of precipitation annually and in some years precipitation can be as little as 3 inches; and

WHEREAS, in recent years the City of Santa Monica has relied almost exclusively on water imported from Northern California or from the Colorado River to meet its water needs; and

WHEREAS, the imported water supply from Northern California and from the Colorado River cannot be reliably depended upon by the City of Santa Monica due to

reoccurring drought conditions throughout the western United States, and due to federal and state regulations limiting such water for urban uses; and

WHEREAS, conservation of water is critically important if the City of Santa Monica is to sustain itself, survive drought as well as emergencies and natural disasters; and

WHEREAS, water shortage conditions within the State of California and within the City of Santa Monica can arise on short notice as a result of drought, natural disaster, or other emergency events that critically impact the availability of water. As a result, the residents and business operators of the City of Santa Monica live under an almost constant threat of water shortage.

WHEREAS, inefficient irrigation devices and watering practices, particularly related to maintenance of landscapes, result in the waste of ever scarcer water resources;

WHEREAS, high water-demanding plant materials represent enormous drains on the City's already limited water resources;

WHEREAS, the City is committed to reducing inefficient use of water resources for irrigation so as to maximize the availability of potable water for essential residential and business uses;

WHEREAS, the standards and requirements set forth in this regulation are consistent in principle with the goals, objectives, policies, land uses and programs

specified in the adopted General Plan and the proposed updates to Chapter 8.180, Subpart B of the Santa Monica Municipal Code;

WHEREAS, Government Code Section 65595 mandates the creation of an updated state-wide model water efficient landscape ordinance, which would apply to all municipalities in California, unless a local agency adopted a local water efficient landscape ordinance that is, based on evidence in the record, at least as effective in conserving water as the updated state-wide model ordinance;

WHEREAS, the City of Santa Monica has a long standing commitment to leadership in water and other resource conservation;

WHEREAS, the City of Santa Monica is committed to exceeding the standards set out in the state model water efficient landscape ordinance

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1

The Water-Efficient Landscape and Irrigation Standards, as set forth in Attachment A, are hereby adopted.

SECTION 2

Any other resolution adopting, amending, or relating to the Water-Efficient Landscape and Irrigation Standards authorized by Chapter 8.108, Subpart B, is hereby repealed in its entirety as of February 1, 2010.

SECTION 3

The City Clerk shall certify to the adoption of this Resolution and the same shall be in full force and effect on February 1, 2010.

APPROVED AS TO FORM:



MARSHA JONES MOUTRIE

City Attorney

Attachment A Water-Efficient Landscape and Irrigation Standards

Water-Efficient Landscape and Irrigation Standards

Revised 11/3/09



The following standards are required for the design, installation and maintenance of landscape and irrigation systems in the City of Santa Monica per the Santa Monica Municipal Code (SMMC) 8.108.

These requirements are based on the California Department of Water Resources State Model Water Efficient Landscape Ordinance and the Irrigation Association's *Turf & Landscape Irrigation Best Management Practices*, 2005 edition and tailored to the ordinances, policies and climate of the City of Santa Monica.

Published by the City of Santa Monica
Office of Sustainability and the Environment
Watershed Management Section
200 Santa Monica Pier, Suite C
Santa Monica, CA 90401
www.sustainable-sm.org/landscape



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Appendix A: Green Building Ordinance Subpart B

Section 1: Definitions

For purposes of the Water-Efficient Landscape and Irrigation Standards, the following words or phrases shall be defined as follows:

- A. **Anti Siphon Valve.** Backflow device configured with a single moving part, a float, which moves up or down to allow atmospheric air into the piping system to prevent back siphoning of water from sprinkler lines into the drinking water. Must be installed at least 6 inches above the highest sprinkler, elevated piping or emission outlet in the valve.
 - B. **Bubbler.** Water emission device that tends to bubble water directly to the ground or that throw water a short distance, on the order of one foot, (300 mm) before water contacts the ground surface.
 - C. **Drip Irrigation.** Method of micro irrigation wherein water is applied to the soil surface as drops or small streams through emitters on or within polyethylene tubing at less than 2 gallons per hour.
 - D. **In-line Remote Control Valve.** Valve which is actuated by an automatic controller by electric or hydraulic means.
 - E. **Multi Outlet Emitter.** A point source emission device consisting of two or more drip emitters connected to 1/4 inch or 1/8 inch distribution tubing.
 - F. **New Landscaped Area.** A new landscaped area or modifications to an existing landscaped area as part of a major remodel or substantial remodel or new construction.
 - G. **Plant Material.** Living plants, trees, shrubs, groundcovers, grasses and edible plants.
 - H. **Point of Connection.** Location where irrigation system is connected to the water supply.
 - I. **Precipitation Rate.** The rate at which water is applied to a landscape area by an irrigation system or watering device measured in inches per hour.
 - J. **Spray head.** Sprinkler head that does not rotate.
 - K. **Sprinkler.** Any watering device which distributes water by projecting it into the air.
 - L. **Turfgrass.** Any plant listed as turfgrass in WUCOLS.
 - M. **Watering Device.** Any device for distribution of pressurized water to landscaping.
 - N. **WUCOLS.** Water Use Classification of Landscape Species published by the California Department of Water Resources.
 - O. **Valve.** A device that opens and closes to allow pressurized water to flow through pipes.
-

Section 2: Plan Submittal Requirements for Major Remodel, Substantial Remodel or New Construction Projects.

The following items will be required prior to the issuance of a building permit. Any revisions to the approved plans will require re-submittal and approval.

A. Landscape Plan.

- a. The landscape plan may be designed by an unlicensed landscape designer, licensed landscape architect, or licensed architect. The final landscape plan shall be signed by a licensed landscape architect or architect prior to submittal for approval.
- b. Include the name, size, quantity, location and water use needs of each plant; specify soil amendments as necessary; mulch type, depth and location. Include hydrozones for all plants.
- c. Include the following measurements in square feet: parcel size including parkway, total building footprints, total existing hardscape, total existing landscape area, and total area to be landscaped.
- d. If using non-fruiting, non-invasive, sterile varieties or cultivars of invasive plants, specify this on the plans.
- e. Include planting specifications.
- f. Include a **Hydrozone Matrix** with planting areas arranged into hydrozones according to watering needs. Describe for each zone the following: the square footage, percentage of total landscaped area, plant type, hydrozone basis, hydrozone description, exposure or micro-climate, irrigation method, irrigation devices (including manufacturer / model / number), zone pressure, precipitation rates, zone gallons per minute, and controller station number, and total feet of drip tubing used.
- g. Include a **Soil Analysis Report** which may include but is not limited to soil texture; infiltration rate or soil texture infiltration rate table; pH; total soluble salts; sodium; percent organic matter; and recommendations determined by laboratory test.
- h. Submitted plans must include the following notation:
 - i. "Landscape plans, when submitted, shall comply with SMMC 9.04.08.02.070(l)."

- ii. "For open-trench and final inspections, call Building and Safety at (310) 458-8355."
- iii. "Parkway permits must be obtained from and approved by the Public Works Department."
 - i. "Prior to construction of landscaped area or irrigation, the contractor must obtain and review a copy of the Water-Efficient Landscape and Irrigation Standards."
 - ii. "All landscaping and irrigation systems must comply with all local, state, and federal laws and regulations."

B. Irrigation Plan.

- a. The irrigation plan may be designed by an unlicensed landscape designer, unlicensed irrigation designer, licensed landscape architect, or licensed architect. The final irrigation plan shall be signed by a licensed landscape architect or architect prior to submittal for approval.
- b. Include point of connection, water supply type (potable, graywater, cistern, recycled).
- c. Include all parts and their make and model, including but not limited to: pressure regulators, valves, backflow prevention devices, filters, piping and piping depth, pressurized main lines and lateral lines, sprinkler heads showing head-to-head coverage, drip irrigation components and drip irrigation layout.
- d. Include a static pressure reading for the irrigation system measured from the point of connection.
- e. Include irrigation details, with applicable detailed drawings, and specifications.
- f. Irrigation design shall accommodate hydrozones accordingly. For example; separate zones may be required for trees, shrubs, flowers, shady or sunny areas, drip irrigation and/or sprinklers.
- g. Submitted plans must include the following notation:
 - i. "The irrigation system must comply with all local, state, and federal laws and regulations."
 - ii. "The irrigation designer or landscape architect or landscape designer shall perform one or more site observations during system installation to check for adherence to the design, including the proper installation of the

backflow prevention assembly, main line, laterals, valves, sprinkler heads, drip irrigation equipment, control wire, controllers, and sensors and should assure that the intent of the irrigation design has been preserved.”

C. Grading Plan.

- a. A grading plan shall be prepared by a civil engineer.
- b. Grade so that all irrigation and rainfall remains within property lines and does not sheet flow on to impermeable hardscapes.
- c. The project applicant shall submit a landscape grading plan that indicates finished configurations and elevations of the landscaped area including but not limited to:
 - i. Drainage patterns with arrows:
 - a. Slope of site
 - b. Slope of landscaped area and paved areas
 - c. Height of graded slopes
 - ii. Pad elevations
 - iii. Finished grade

D. Urban Runoff Reduction Plan.

- a. If urban runoff reduction is required per Section 7.10.050 no additional plans are required for compliance with these Standards.

E. Tree Protection Plan.

- a. Tree Protection Plan requirements can be found at on the City's website at <http://www01.smgov.net/cmd/landscape.htm>.
-

Section 3: Requirements for New Landscaped Areas for Major Remodel, Substantial Remodel or New Construction Projects**A. Plant Material Requirements**

- a. The maximum area permitted for installation of turfgrass and high water need plants defined for Region 3 in the current edition of the Water Use Classification for Landscape Species (WUCOLS) issued by the Department of Water Resources is twenty percent of the total landscaped area. Alternative documentation of water use may be presented for plants not listed in WUCOLS. Public agencies are exempt from this requirement.
- b. Turfgrass is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape and where 25% means 1 foot of vertical elevation change for every 4 feet of horizontal length (rise divided by run x 100 = slope percent).
- c. Plants listed in the current Invasive Plant Inventory for the southwest region by the California Invasive Plant Council are prohibited, except for known non-fruiting, non-invasive, sterile varieties or cultivars.
- d. Multi-family property units and commercial property units are subject to the requirements of SMMC Section 9.04.10.04.
- e. Single family properties are not required to install plant material.
- f. Plants shall be grouped together into hydrozones based on similar watering needs.
- g. Root vegetables shall not be irrigated with graywater.

B. Amendments and Mulch Requirements

- a. Soil amendments shall be added based upon soil analysis results and recommendations performed by a soil laboratory.
- b. A minimum two inch (2") layer of mulch shall be applied on all exposed soil surfaces, except in areas covered by groundcovers.
- c. No mulch shall be applied within twenty-four inches (24") of the base of trees.

C. Irrigation System Requirements**a. General Irrigation Requirements**

- i. Landscape areas may be watered by hand, manual or automatic irrigation systems. Permanent irrigation systems are not required. Hoses shall be equipped with an automated, shut off nozzle and a hose bibb vacuum breaker.
- ii. Irrigation systems must be designed and installed in such a manner that a precipitation rate of 0.75 inches per hour is not exceeded in any portion of the landscape.
- iii. Sprinklers, drip irrigation and bubblers must be on separate valves.
- iv. Design landscape and irrigation systems in parkways according to all local, state, and federal laws and regulations. Installation of an irrigation system

within a parkway cannot result in the damage of the roots of any existing street trees.

- v. Graywater irrigation systems must conform to Title 24, Part 5, Chapter 16A of the California Building Code as adopted by the City of Santa Monica.
- vi. Cistern irrigation systems must conform to all local, state, and federal laws and regulations.
- vii. Low head drainage is prohibited. Anti-drain valves or check valves in sprinkler heads and drip emitter devices are required as necessary to prevent low head drainage.
- viii. Specify pressure regulation to insure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
- ix. Pressure regulation may include a single master filter and/or master pressure regulator may be used for the entire system, located after the backflow device and/or master valve. In this case, if the system does not include a master valve, heavy-duty grade filters and pressure regulators that can tolerate constant pressurization must be used.

b. Water Supply & Meter

- i. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency (such as a main line break) or routine repair.
- ii. Cross-Connection Prevention (Backflow Prevention) as required by SMMC Section 7.12.370.

c. Pipes

- i. Specify main and lateral pipe sizes that will result in the velocity of water moving through these pipes at a rate not exceeding 7.5 feet per second.
- ii. Use Schedule 40 or Class 315 solvent weld-type PVC pipe for mains, below grade laterals, or piping under roadways. Class 125 pipe is not permitted.
- iii. IPS Flexible PVC Pipe may be substituted for rigid PVC pipe below grade (in lateral lines only) to avoid underground obstructions encountered during trenching or tunneling.
- iv. Above grade pipes use Schedule 80 or metal piping.
- v. Pipe laid in the same trench must be laid side-by-side and not overlapped. Provide 3 inch vertical and horizontal clearance between irrigation lines and 6 inch clearance between lines of other work. Do not install parallel lines directly over any other line.
- vi. PVC fittings must be of the same chemical compound as pipe on which they are installed.

- vii. PVC cement must be of an appropriate chemical compound for the pipe on which it is used.
- viii. Trench or tunnel depth must be sufficient to obtain a minimum depth of cover over the installed pipe and control wire which conforms to the following dimensions. Where pipe and/or conduit are placed below paving or hardscape the minimum burial depths are:

1. Pressure Lines ≤ 2 inches in landscaping	12"
2. Pressure Lines > 2 inches in landscaping	18"
3. Pressure Lines under non-vehicular paving	18"
4. Pressure Lines under vehicular paving	24"
5. Non-pressure Lines ≤ 2 inches in landscaping	8"
6. Non-pressure Lines > 2 inches in landscaping	12"
7. Non-pressure Lines under non-vehicular paving	12"
8. Non-pressure Lines under vehicular paving	18"
9. Conduit in landscaping	12"
10. Conduit under non-vehicular paving	18"
11. Conduit under vehicular paving	24"

d. Automatic Irrigation Controller

- i. Weather-based irrigation controllers (WBIC) are required. Only Smart Water Application Technologies tested and published WBICs are permitted.

e. Sprinkler Irrigation Requirements

- i. Sprinklers shall have a minimum operational lower quarter distribution uniformity of 71%.
- ii. No sprinklers shall be located within twenty-four inches (24") of any trees or impermeable hardscape, including but not limited to sidewalks, driveways, alleys, streets, walkways, fencing.
- iii. Irrigation shall not runoff nor overspray onto impermeable surfaces including but not limited to buildings, fencing, property line, public right-of-way.
- iv. Sprinkler heads on the same valve shall have matched precipitation rates. The precipitation rate shall not exceed 0.75 inches per hour.
- v. Spray heads with or without multi-stream, multi-trajectory rotating nozzles, shall have built-in pressure regulation in the body or stem or shall have pressure regulating swing joints.
- vi. Sprinkler heads shall have swing joints or other riser-protection components.
- vii. Sprinkler heads must have a minimum of head-to-head coverage (minimum of 50% of diameter). Wind derating, if used, should be based on wind criteria for the time period that the system is normally operated.

f. Drip Irrigation Requirements

- i. Drip irrigation shall have a minimum operational lower quarter emission uniformity of 80%.
- ii. Drip irrigation is required for all plants one-gallon or larger in size. Exception: Tree Bubblers emitting 0.5 gallons per minute or less may be used for 24" box or larger. Specify tree watering devices for below grade installation. A precipitation rate of 0.75 inches per hour cannot be exceeded.
- iii. Trees shall be irrigated on a separate valve.
- iv. Drip irrigation emitters shall emit no more than 2.0 gallons per hour.
- v. Multi-outlet emitters are prohibited.
- vi. Container Plantings and Raised Plant Beds may use 1/4" or 1/8" solid tubing (also referred to as "spaghetti" tubing,) nowhere else may 1/4" or 1/8" solid tubing be used for irrigation.
- vii. Drip irrigation valve assemblies are required for each drip zone and must include:
 1. Anti-siphon valve if a master backflow protection device is not specified;
 2. In-line remote control valves, only if there is a master backflow prevention device at the Point of Connection;
 3. pressure regulator;
 4. Filter with a 150 – 200 mesh, wye or tee filter with a stainless steel screen;
 5. Pressure regulator and remote control valve must have a minimum flow rate that is lower than the zone flow rate.
- viii. "Twist-lock" type fittings are prohibited.
- ix. Wire stakes shall be U-shaped galvanized steel wire stakes and shall be installed at minimum every 3 feet.
- x. Drip tubing shall be made of polyethylene.

g. Installation Requirements

- i. Contact all appropriate utility companies prior to beginning installation, to locate underground utilities including gas lines, electrical, telephone, cable, and so forth. State laws require anyone who digs to notify utility companies before starting. The installation should not be started until all underground utilities are located and marked and plans have been approved.
- ii. Install the irrigation system according to the approved design, specifications and manufacturer's published performance standards.
- iii. An open-trench inspection by city staff is required prior to covering below grade pipes, laterals and mains.
- iv. Installer shall test the irrigation system to verify that it meets the approved design and specifications.

- v. **Installer must program the WBIC.**
- vi. **Final inspection by city staff is required prior to certificate of occupancy to ensure that the system was built to approved plans and specifications.**
- vii. **Provide the property owner or his/her agent with keys, tools, warranties and operating instructions for all equipment.**

h. As-Built Plans

- i. **Provide a complete As-Built set of plans to the property owner.**
-

Section 4: Modifications to Any Existing Landscaped Areas Excluding Major Remodel, Substantial Remodel or New Construction Projects**A. New Landscaping Requirements - The following requirements apply when all new plant materials are installed, excluding street trees:****a. Plant Material**

- i. When installing all new plant material in the landscaped area, excluding street trees, the maximum area permitted for installation of turfgrass and high water need plants defined for Region 3 in the current edition of the Water Use Classification for Landscape Species (WUCOLS) issued by the Department of Water Resources is twenty percent of the total landscaped area. Alternative documentation of water use may be presented for plants not listed in WUCOLS. Public agencies are exempt from this requirement.
- ii. Turfgrass is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape and where 25% means 1 foot of vertical elevation change for every 4 feet of horizontal length (rise divided by run x 100 = slope percent).
- iii. Plants listed in the current Invasive Plant Inventory for the southwest region by the California Invasive Plant Council are prohibited, except for known non-fruiting, non-invasive, sterile varieties or cultivars.
- iv. Planted areas shall be covered with a minimum of two inches (2") of organic mulch, except in areas covered by groundcovers or within twenty-four (24") inches of the base of a tree.
- v. Root vegetables shall not be irrigated with graywater.
- vi. Multi-family property units and commercial property units are subject to the requirements of SMMC Section 9.04.10.04.
- vii. Single family residences are not required to have plant material.

b. Amendments and Mulch Requirements

- i. A minimum two inch (2") layer of mulch shall be applied on all exposed soil surfaces, except in areas covered by groundcovers.
- ii. No mulch shall be applied within twenty-four inches (24") of the base of trees:

B. Existing Landscaping Requirements - The following requirements apply when existing plant materials are replaced, excluding street trees:**a. Plant Material**

- i. For commercial and multi-family properties, plant replacements must comply with SMMC Section 9.04.10.04.100 (b).

- ii. Single family residences are not required to have plant material.
- iii. Root vegetables shall not be irrigated with graywater.

b. Mulch Requirements

- i. A minimum two inch (2") layer of mulch shall be applied on all exposed soil surfaces, except in areas covered by groundcovers.
- ii. No mulch shall be applied within twenty-four inches (24") of the base of trees.

c. Irrigation System Requirements

i. General System Requirements

- 1. Landscaped areas may be watered by hand, manual or automatic irrigation systems. Hoses shall be equipped with an automated, shut off nozzle and a hose bibb vacuum breaker.
- 2. All existing irrigation systems must conform to SMMC Section 7.12.370 Cross-Connection Prevention and SMMC 7.16.020 Water Conservation Requirements.
- 3. Specify pressure regulation to insure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
- 4. Pressure regulation may include a single master filter and/or master pressure regulator may be used for the entire system, located after the backflow device and/or master valve. In this case, if the system does not include a master valve, heavy-duty grade filters and pressure regulators that can tolerate constant pressurization must be used.
- 5. Design landscape and irrigation systems in parkways according to all local, state, and federal laws and regulations. Installation of an irrigation system within a parkway cannot result in the damage of the roots of any existing street trees.
- 6. New irrigation systems must be designed and installed in such a manner that a precipitation rate of 0.75 inches per hour is not exceeded in any portion of the landscape.
- 7. Low head drainage is prohibited. Anti-drain valves or check valves in sprinkler heads and drip emitter devices are required as necessary to prevent low head drainage.

ii. Requirements for New Sprinkler Irrigation or Replacement of Existing Sprinkler Irrigation

- 1. No sprinklers shall be located within twenty-four inches (24") of any trees or impermeable hardscape, including but not limited to sidewalks, driveways, alleys, streets, walkways, fencing. Public agencies are exempt from this requirement.

2. When a sprinkler head is changed, all of the sprinkler heads on the same irrigation valve must be changed to the same manufacturer make and type.
3. All new or replaced sprinkler heads on the same valve shall have matched precipitation rates. The precipitation rate shall not exceed 0.75 inches per hour.
4. All new or replaced sprinkler heads must have a minimum head-to-head coverage (minimum of 50% of diameter). Wind derating, if used, should be based on wind criteria for the time period that the system is normally operated.
5. All new or replaced spray heads, with or without multi-stream, multi-trajectory rotating nozzles, shall have built-in pressure regulation in the body or stem or shall have pressure regulating swing joints.
6. All new or replaced sprinkler heads shall have swing joints or other riser-protection components.

iii. Requirements for New Drip Irrigation or Replacement of Existing Drip Irrigation

1. Drip irrigation emitters shall emit no more than 2.0 gallons per hour.
2. Drip irrigation is required for all new plant materials that are 1 gallon or larger in size within a new hydrozone. Exception: Tree Bubblers emitting 0.5 gallons per minute or less may be used for existing trees.
3. For existing plant material that is 1 gallon or larger and a new irrigation system is installed for that hydrozone, the irrigation system must be a drip irrigation system. Exception: Tree Bubblers emitting 0.5 gallons per minute or less may be used for existing trees.
4. Newly planted trees shall be irrigated on a separate irrigation valve. Tree Bubblers emitting 0.5 gallons per minute or less may be used for new trees 24 inch box or larger. Specify tree watering devices for below grade installation. A precipitation rate of 0.75 inches per hour cannot be exceeded.
5. The installation of multi-outlet emitters is prohibited.
6. Container Plantings and Raised Plant Beds may use 1/4 inch or 1/8 inch solid tubing (also referred to as "spaghetti" tubing,) nowhere else may 1/4 inch or 1/8 inch solid tubing be used for irrigation.
7. The installation of new drip irrigation systems require drip valve assemblies for each drip zone and must include:
 - a. Anti-siphon valve if a master backflow protection device is not specified;

- b. In-line remote control valves only if there is a master backflow prevention device at the Point of connection;
 - c. pressure regulator;
 - d. Filter with a 150 – 200 mesh, wye or tee filter with a stainless steel screen;
 - e. Pressure regulator and remote control valve must have a minimum flow rate that is lower than the zone flow rate.
8. "Twist-lock" type fittings are prohibited.
9. Wire stakes shall be U-shaped galvanized steel wire stakes and installed every 3 feet.
10. Drip tubing shall be made of polyethylene.
-

Section 5 Water Features

- A. All fountains, ponds or other decorative water features in the landscaped area, excluding swimming pools or spas, shall have a maximum total cumulative exposed water surface area of twenty-five square feet.
 - B. All allowed water features shall use a water recirculation system.
 - C. All water sprayed into the air from allowed water features must remain within the water feature and shall not be allowed to spray or run onto surrounding landscape or impermeable hardscape areas.
 - D. Public agencies are exempt from all requirements of Section 5 of these Standards.
-

Section 6 Landscape and Irrigation System Maintenance

- A.** Irrigation systems must be maintained according to the manufacturers' specifications and in accordance with all local, state and federal laws and regulations.
 - B.** Landscapes shall be maintained to ensure water use efficiency using sustainable or environmentally-friendly practices for overall landscape maintenance.
 - C.** Repair of all irrigation equipment shall be done with the originally installed components or their equivalents.
 - D.** All landscaped areas shall be permanently maintained and kept free of weeds, debris, and litter. For single family properties, all plant materials shall be maintained in a healthy growing condition and diseased or dead plant materials shall be replaced, in kind, pursuant to the approved plans within thirty days. Alternatively, diseased or dead plant materials may be replaced with plant materials that have low water needs, as rated in the current edition of the Water Use Classification of Landscape Species published by the California Department of Water Resources, or equivalent documentation.
 - E.** Multi-family property units and commercial property units are subject to the requirements of SMMC Section 9.04.10.04.
 - F.** Chemical products used for plant pest control or fertilizing plant material shall meet EPA approval.
 - G.** Maintenance of parkways is the responsibility of the adjacent property owner, in accordance with SMMC 9.04.10.04.100j
-

Adopted and approved this 10th day of November, 2009.


Pam O'Connor, Mayor Pro Tem

I, Maria Stewart, City Clerk of the City of Santa Monica, do hereby certify that the foregoing Resolution No. 10442 (CCS) was duly adopted at a meeting of the Santa Monica City Council held on the 24th day of November, 2009, by the following vote:

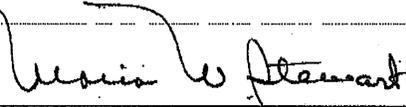
Ayes: Council members: Bloom, Davis, McKeown
Mayor Pro Tem O'Connor

Noes: Council members: Holbrook

Abstain: Council members: None

Absent: Council members: Shriver
Mayor Genser

ATTEST:


Maria M. Stewart, City Clerk

RESOLUTION NUMBER 10443 (CCS)
(City Council Series)

**A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA MONICA SETTING
FORTH THE
ADMINISTRATIVE CITATION SCHEDULE OF FINES FOR CERTAIN VIOLATIONS
OF THE
SANTA MONICA MUNICIPAL CODE, EFFECTIVE February 1, 2010**

WHEREAS, on May 15, 2002, the City Council adopted Ordinance Number 2043 (CCS) amending Chapter 1 of the Santa Monica Municipal Code relating to code enforcement; and

WHEREAS, this ordinance added Chapter 1.09 to the Municipal Code, which authorizes the imposition of fines for certain code violations through the issuance of administrative citations; and

WHEREAS, Section 1.09.040 states that the amount of fines for code violations imposed pursuant to this chapter shall be set forth in a schedule of fines established by resolution of the City Council and that the fine schedule shall specify any increased fines for repeat violations of the same code provision by the same person within thirty-six (36) months from the date of an administrative citation and specify the amount of any late payment charges imposed for the payment of a fine after thirty days from the date of issuance of the administrative citation; and

WHEREAS, on July 9, 2002, the City Council adopted Resolution 9780 (CCS), establishing an Administrative Citation Schedule of Fines, to be effective July 15, 2002, in accordance with Section 1.09.040; and

WHEREAS, on October 8, 2002, the City Council adopted Resolution 9802 (CCS), to be effective January 1, 2003, revising The Administrative Citation Schedule of Fines initially established by Council Resolution 9780; and

WHEREAS, on February 10, 2004, the City Council adopted Resolution 9926 (CCS) to be effective April 1, 2004, revising The Administrative Citation Schedule of Fines established by Council Resolution 9802; and

WHEREAS, on September 8, 2009, the City Council adopted Resolution 10425 (CCS) to be effective November 1, 2009, revising The Administrative Citation Schedule of Fines established by Council Resolution 9802; and

WHEREAS, effective code enforcement is vital to effectuation the City's commitment to protecting its residents', businesses' and visitors' health, safety, welfare, and quality of life; and

WHEREAS, effective enforcement of the City's water conservation requirements is a critical component of the City's overall commitment to save water;

WHEREAS, it is necessary to adopt this Resolution to revise the Administrative Citation Schedule of Fines in order to enhance Code enforcement efforts, to save water, and to better meet the City's commitments to the public.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES RESOLVE AS FOLLOWS:

SECTION 1. STANDARD FINE: Except as otherwise specifically set forth below in Section 4, the administrative citation fine amount for a first violation of the Santa Monica Municipal Code by a person shall be Seventy-Five and no/100 Dollars (\$75.00).

SECTION 2. REPEAT VIOLATIONS: The administrative citation fine amount for a second violation of the same Code provision by the same responsible party within thirty-six (36) months from the date of an administrative citation shall equal one hundred twenty-five percent (125%) of the fine amount listed in this resolution for a first violation of that Municipal Code section at the time of the second violation. The administrative citation fine amount for a third and any subsequent violation of the same Code provision by the same responsible party within thirty-six (36) months from the date of an administrative citation shall equal one hundred fifty percent (150%) of the fine amount listed in this resolution for a first violation of that Municipal Code section at the time of the third, or as applicable, subsequent violation.

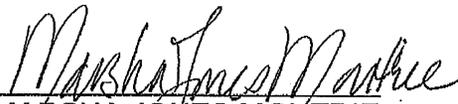
SECTION 3: LATE PAYMENT CHARGES: Payment of the administrative citation fine amount after thirty (30) days from the date of the administrative citation shall be subject to an additional late payment charge. The late payment charge shall equal ten percent (10%) of the administrative citation fine amount due the City, or ten percent (10%) of the amount remaining unpaid to the City if a portion of the fine amount was timely paid. Late payment charges shall be in addition to the amount of the administrative citation fine amount. In addition, interest shall accrue on all unpaid monies due, exclusive of late payment charges, at the rate of one half of one percent per month of the total amount due from the date the administrative citation fine amount becomes delinquent until the date that all delinquent amounts are paid to the City.

SECTION 4. NON-STANDARD FINES: The administrative citation fine amounts set forth in Attachment A are hereby established for any first violation.

SECTION 5. Resolution 10425 (CCS), and any other resolution adopting, amending, or relating to the administrative citation schedule of fines for certain violations of the Santa Monica Municipal Code authorized by Chapter 1.09, is hereby repealed in its entirety as of February 1, 2010.

SECTION 6. The City Clerk shall certify to the adoption of this Resolution and the same shall be in full force and effect on February 1, 2010.

APPROVED AS TO FORM:


MARSHA JONES MOUTRIE
City Attorney

ATTACHMENT A: Administrative Citation Fine Amounts

Attachment A – Administrative Citation Fine Schedule

Code	Section	Violation Description(s)	Fine
SMMC	4.04.070	Permit required to keep certain animals	\$500
SMMC	4.04.080	Restrictions on keeping horses, mules, burros, or jacks	\$100
SMMC	4.04.090	Fowls, maximum number permitted	\$100
SMMC	4.04.100	Permit required to keep hogs, bulls, or billy goats	\$100
SMMC	4.04.110	Restrictions on keeping cow or goats	\$100
SMMC	4.04.120	Staking certain unfenced animals prohibited	\$100
SMMC	4.04.130	Keeping bees prohibited	\$100
SMMC	4.04.140	Conditional permit requirements for certain animals	\$100
SMMC	4.04.150	Animals at-large	\$100
SMMC	4.04.160	Dogs prohibited on schools, beaches and parks	\$100
SMMC	4.04.170	Licensing of dogs required	\$100
SMMC	4.04.200	Dog kennels, business license required	\$500
SMMC	4.04.210	Non-residents, dog license requirements	\$100
SMMC	4.04.230	Found animals, duty to surrender	\$100
SMMC	4.04.270	Sufficient sustenance and shelter required	\$150
SMMC	4.04.290	Quarantined animal, containment required	\$1,000
SMMC	4.04.300	Dogs, rabies vaccine required	\$250
SMMC	4.04.330	Veterinarians, duties of persons vaccinating dogs	\$250
SMMC	4.04.340	Dogs, rabies tag required	\$100
SMMC	4.04.350	Imported dogs, regulations	\$100
SMMC	4.04.360	Impounded dogs, proof of rabies required	\$100
SMMC	4.04.370	Dogs, public nuisance/fecal matter	\$100

Code	Section	Violation Description(s)	Fine
SMMC	4.04.385	Dogs in public, duty of person to possess clean-up materials	\$100
SMMC	4.04.410	Vicious dogs, restrictions	\$1,000
SMMC	4.12.060	Exterior Noise Standards	\$250
SMMC	4.12.070	Excessive Noise Near Special Uses	\$500
SMMC	4.12.080	Excessive Vibration	\$250
SMMC	4.12.100	Noisy Animals	\$250
SMMC	4.12.110	Public parks, beaches or recreational facilities restrictions	\$250
SMMC	4.12.120	Demolition, excavation, grading, spray painting, construction, maintenance or repair of building activity-hours & noise limits	\$250
SMMC	4.12.130	Failure to Post Construction Hours Sign	\$250
SMMC	4.12.160	Business Support Operations	\$250
SMMC	4.12.170	Interference with Enforcement	\$500
SMMC	4.12.190	Gardening/Landscaping Activities-Hours of Operation	\$250
SMMC	4.44.010	Smoking in Elevator or Public Restroom	\$500
SMMC	4.44.030	Smoking in public places, work places, and restaurants	\$500
SMMC	4.44.030	Sale of tobacco by vending machine or out of package	\$750
SMMC	4.68.040	Failure to Obtain Community Events Permit	\$250
SMMC	5.04.240	Dogs, Cats or Animals in Eating Places	\$100
SMMC	5.08.060	Unapproved Use of Privy (Port-a-potty)	\$100
SMMC	5.08.070	Failure to Clean Adjacent Sidewalk	\$250
SMMC	5.08.080	Failure to Maintain Clean Premises	\$500
SMMC	5.08.090	Failure to Properly Store Fertilizer	\$100
SMMC	5.08.100	Excessive manure/fertilizer as defined Near Residential	\$250
SMMC	5.08.110	Offensive Substance on Public Property	\$500
SMMC	5.08.140	Removal/Destruction of Building Officer's Posted Notice	\$500

Code	Section	Violation Description(s)	Fine
SMMC	5.08.170	Unauthorized Refuse Containers in the Public Way	\$250
SMMC	5.08.330	Obstruction of Water Meter/Gate Valves	\$250
SMMC	5.08.340	Unauthorized Private Dumping Ground	\$500
SMMC	5.08.370	Failure to Comply with County Health Department Standards	\$500
SMMC	5.08.380	Refuse Collection During Prohibited Hours	\$250
SMMC	5.20.040	Prohibited Discharge Standards	\$1,000
SMMC	5.20.050	Specific Pollutant Limitations	\$1,000
SMMC	5.20.070	Pretreatment Facilities	\$1,000
SMMC	5.20.080	Additional Pretreatment Measures	\$1,000
SMMC	5.20.090	Spill Prevention Plans	\$1,000
SMMC	5.20.100	Good Housekeeping Provision	\$1,000
SMMC	5.20.110	Requirements for Restaurants and other Commercial Cooking	\$1,000
SMMC	5.20.310	Periodic Compliance Reports	\$1,000
SMMC	5.20.320	Report of Changed Conditions	\$1,000
SMMC	5.20.330	Reports of Potential Problems/Slug control Plans	\$1,000
SMMC	5.20.370	Monitoring and Sampling Pre-notification	\$1,000
SMMC	5.20.390	Sample Collection	\$1,000
SMMC	5.20.400	Analytical Requirements	\$1,000
SMMC	5.20.420	Falsifying Information	\$1,000
SMMC	5.20.430	Inspection and Sampling	\$1,000
SMMC	5.20.440	Monitoring Facilities	\$1,000
SMMC	6.04.020	Operating Business without Proper City License	\$500
SMMC	6.04.270	Failure to Post Business License	\$250
SMMC	6.14.060	Service Business Activities Requiring Police Permits	\$500
SMMC	6.28.030	News rack-Operating and Maintenance Requirements	\$250

Code	Section	Violation Description(s)	Fine
SMMC	6.28.030	News rack Without Permit	\$500
SMMC	6.28.040	News rack-Maintenance and Installation Standards	\$250
SMMC	6.28.050	News rack-Standards for Materials Sold	\$500
SMMC	6.32.070	Soliciting Trade on Sidewalk	\$500
SMMC	6.46.020	Failure to Obtain Permit for Liquidation Sale	\$500
SMMC	6.46.100	Liquidation Sale-Failure to Post Permit	\$250
SMMC	6.48.020	Taxicabs-Non-motor Vehicles	\$500
SMMC	6.48.030	Taxicabs-Business License	\$500
SMMC	6.48.031	Taxicabs-Registration of Taxicab Rates Required	\$500
SMMC	6.48.040	Taxicabs -Police Permit Required	\$500
SMMC	6.48.050	Taxicabs -Rules and Regulations	\$500
SMMC	6.48.060	Taxicabs-Compulsory Insurance Coverage	\$1,000
SMMC	6.48.070	Taxicabs-Driving of Vehicles	\$250
SMMC	6.48.080	Taxicabs-Parking of Vehicles	\$250
SMMC	6.48.090	Taxicab-Signs	\$500
SMMC	6.48.100	Taxicabs-Taximeters	\$250
SMMC	6.48.110	Taxicabs-Full Use of Taxicab	\$500
SMMC	6.48.120	Taxicabs-Direct Route	\$500
SMMC	6.48.130	Taxicabs-License Decals Required	\$500
SMMC	6.116.040	Unauthorized Display on Municipal Pier	\$250
SMMC	6.120.030	Valet Parking without Permit	\$500
SMMC	6.120.060	Valet Parking-Operating Requirements	\$250
SMMC	6.120.070	Valet Parking- Penalties	\$250
SMMC	6.120.090	Valet Parking: Insurance Requirements	\$250
SMMC	6.120.110	Valet Parking-Regulations	\$250

Code	Section	Violation Description(s)	Fine
SMMC	6.120.120	Authorized Valet Parking Zones	\$250
SMMC	6.120.130	Valet Parking: Conformance with Applicable Laws	\$250
SMMC	6.120.140	Valet Parking-Conditions Imposed on Permit	\$250
SMMC	6.120.150	Valet Parking-Requirements for Downtown Valets	\$250
SMMC	7.04.010	Excavation in The Public Way Without Permit	\$500
SMMC	7.04.100	Location of Excavations	\$500
SMMC	7.04.160	Excavation in Public Way-Vehicle/Pedestrian Access	\$250
SMMC	7.04.210	Regulations for Resurfacing Work in Public Way	\$250
SMMC	7.04.230	Excavation in Public Way-Vehicle Crossing	\$250
SMMC	7.04.240	Excavation in the Public Way-Per Plat/Application	\$250
SMMC	7.04.240	Excavation in the Public Way-Due Diligence	\$500
SMMC	7.04.490	Connection of Sewer Without Permit	\$500
SMMC	7.04.650	Sewage from Vehicle into Sewer System Without Permit	\$500
SMMC	7.04.670	Materials/Equipment in Public Way Without Permit	\$500
SMMC	7.04.700	Revocation of Permits-Work to Cease	\$1,000
SMMC	7.04.710	Failure to Remove Materials/Equipment in Public Way	\$500
SMMC	7.04.720	Illumination of Building Materials Stored in Public Way	\$250
SMMC	7.04.730	Regulations for Building Material Deposits and Cranes	\$250
SMMC	7.04.740	Mixing/Storing Cementitious Materials On/Near Street	\$250
SMMC	7.04.750	Failure to Post Street Use Permit	\$250
SMMC	7.04.760	Construction Debris in Public Way	\$500
SMMC	7.10.040	Urban Runoff Pollution Control Practices-All Properties	\$500
SMMC	7.10.050	Urban Runoff Reduction Requirements	\$500
SMMC	7.10.060	Urban Runoff Requirements for Construction Sites	\$500
SMMC	7.12.060	Temporary Water Service Without Permit.	\$500

Code	Section	Violation Description(s)	Fine
SMMC	7.12.090	Additional Best Management Practices	\$500
SMMC	7.12.350	Unauthorized Use of City Water	\$500
SMMC	7.16.020	Excessive Water Use	\$250
SMMC	7.18.090	Violation of Plumbing Code Standards	\$500
SMMC	7.36.020	Moving Building/Structure on City Street Without Permit	\$500
SMMC	7.40.110	Planting of Tree in Parkway Without Permit	\$300
SMMC	7.40.110	Trim or Prune City Tree without Permit	\$500
SMMC	7.40.110	Injure/Interfere With City Tree-No Replacement Required	\$500
SMMC	7.40.110	Removal of City Tree without Permit	\$1,000
SMMC	7.40.110	Injure/Interfere With City Tree-Replacement Required	\$1,000
SMMC	7.40.130	Interference with City Tree Administration	\$500
SMMC	7.40.140	Intentional Damage to City Tree	\$1,000
SMMC	7.40.150	Unauthorized Attachment to City Tree	\$100
SMMC	7.40.160	Protection of Trees During Construction/Demolition	\$500
SMMC	7.44.020	Maintain Premises Free of Weeds	\$250
SMMC	7.48.020	Litter in Public Places	\$250
SMMC	7.48.050	Property Owner to Keep Adjacent Public Way Free of Litter	\$250
SMMC	7.48.060	Litter on Private Property	\$250
SMMC	7.48.070	Owner to Maintain Premises Free of Litter	\$250
SMMC	8.04.010	Failure to Maintain-Technical Codes	\$500
SMMC	8.08.030	Continuing Use after Order to Discontinue Use	\$1,000
SMMC	8.08.050	Construction Work Without Permit	\$500
SMMC	8.08.070	Construction Work with Expired Permit	\$500
SMMC	8.08.100	Failure to Provide Special Inspection as Required	\$1,000
SMMC	8.08.110	Installation of Work from Unapproved Fabricator	\$500

Code	Section	Violation Description(s)	Fine
SMMC	8.08.120	Failure to Provide Structural Observation as Required	\$1,000
SMMC	8.08.130	Occupancy Prior to Issuance of Certificate of Occupancy/ Final Inspection Approval	\$500
SMMC	8.08.160	Connection to Utilities Without Approval	\$500
SMMC	8.08.160	Reconnecting Utilities after Order to Disconnect	\$1,000
SMMC	8.08.170	Sandblasting Regulations-General	\$500
SMMC	8.08.170	Sandblasting-Failure to Give Three (3) Day Notice	\$750
SMMC	8.08.190	Violation of Temporary Trailer Regulations	\$500
SMMC	8.08.200	Failure to Brace Water Heater	\$500
SMMC	8.52.020	Maintaining Pool/Spa/Fountain Water Clarity	\$250
SMMC	8.84.020	Maintaining Drainage	\$250
SMMC	8.96.030	Responsibility for Maintenance-Public Nuisances	\$1,000
SMMC	8.96.220	Abandoned, Wrecked, Dismantled and Inoperative Vehicles	\$500
SMMC	8.100.010	Violation of Means and Methods Plan	\$500
SMMC	8.100.040	Failure to Provide Construction Notice to Residential Tenant	\$500
SMMC	8.104.060	Underground Storage Tank (UST) Permit	\$500
SMMC	8.104.060	Underground Storage Tank Documentation On-Site	\$250
SMMC	8.104.140	Underground Storage Tank System Maintenance (Minor)	\$100
SMMC	8.104.140	Underground Storage Tank System Maintenance-(Intermed.)	\$250
SMMC	8.104.140	Underground Storage Tank System Maintenance (Major)	\$500
SMMC	8.104.180	Underground Storage Tank System Monitoring (Major)	\$500
SMMC	8.108.100	Landscape and Irrigation Requirements	\$250
SMMC	9.04.08.02.020	Excessive Yard Sales in the R-1 District	\$100
SMMC	9.04.08.04.020	Excessive Yard Sales in the R2R District	\$100
SMMC	9.04.08.06.020	Excessive Yard Sales in the R-2 District	\$100

Code	Section	Violation Description(s)	Fine
SMMC	9.04.08.08.020	Excessive Yard Sales in the R-3 District	\$100
SMMC	9.04.08.10.020	Excessive Yard Sales in the R-4 District	\$100
SMMC	9.04.08.42.020	Excessive Yard Sales in the R-MH District	\$100
SMMC	9.04.08.44.020	Excessive Yard Sales in the OP-1 District	\$100
SMMC	9.04.08.48.020	Excessive Yard Sales in the OP-Duplex District	\$100
SMMC	9.04.08.50.020	Excessive Yard Sales in the OP-2 District	\$100
SMMC	9.04.08.52.020	Excessive Yard Sales in the OP-3 District	\$100
SMMC	9.04.08.54.020	Excessive Yard Sales in the OP-4 District	\$100
SMMC	9.04.08.62.020	Excessive Yard Sales in the R2B District	\$100
SMMC	9.04.08.64.020	Excessive Yard Sales in the R3R District	\$100
SMMC	9.04.08.12.030	Unapproved sidewalk café in RVC district	\$500
SMMC	9.04.08.14.030	Unapproved sidewalk café in BCD district	\$500
SMMC	9.04.08.15.030	Unapproved sidewalk café in BSC, BSC3, BSC4 district	\$500
SMMC	9.04.08.16.030	Unapproved sidewalk café in C2 district	\$500
SMMC	9.04.08.18.030	Unapproved sidewalk café in C3 district	\$500
SMMC	9.04.08.20.030	Unapproved sidewalk café in C3C district	\$500
SMMC	9.04.08.22.030	Unapproved sidewalk café in C4 district	\$500
SMMC	9.04.08.26.030	Unapproved sidewalk café in C6 district	\$500
SMMC	9.04.08.28.030	Unapproved sidewalk café in CM district	\$500
SMMC	9.04.08.30.030	Unapproved sidewalk cafe in CP district	\$500
SMMC	9.04.10.02.080	Over Height Hedge	\$250
SMMC	9.04.10.02.090	Hazardous Visual Obstructions	\$500
SMMC	9.04.10.02.150	Refuse and Recycling Storage Areas	\$250
SMMC	9.04.10.02.270	Outdoor Commercial Lighting Standards	\$250
SMMC	9.04.10.02.280	Glare Beyond Property	\$250

Code	Section	Violation Description(s)	Fine
SMMC	9.04.10.02.300	Humidity, Heat, and Cold Beyond Property	\$250
SMMC	9.04.10.02.310	Excessive Noise-Loudspeaker, Buzzer, Etc.	\$250
SMMC	9.04.10.02.320	Storage in Required Front/Side Yard or Vacant Lot	\$500
SMMC	9.04.10.02.330	Commercial/Industrial Vibration	\$250
SMMC	9.04.10.02.340	Unpermitted Outdoor Uses	\$500
SMMC	9.04.10.02.420	Restaurant-Failure to Post Seating Capacity	\$250
SMMC	9.04.10.08.050	Number of Bicycle, Vanpool, Carpool Spaces Required	\$250
SMMC	9.04.10.08.060	Storage in Parking Space	\$250
SMMC	9.04.10.08.120	Marking of Parking Spaces	\$250
SMMC	9.04.10.08.130	Wheel Stops	\$250
SMMC	9.04.10.08.220	Maintain Use of Required Off-street Parking Space	\$250
SMMC	9.04.10.10.030	Maintain Existing Loading Space	\$250
SMMC	9.04.12.040	Auto Dealership-Parking and Vehicle Storage	\$250
SMMC	9.04.12.040	Auto Dealership-Failure to Control Noise	\$250
SMMC	9.04.12.040	Auto Dealership-Vehicles Awaiting Repair in Street/Alley	\$500
SMMC	9.04.12.040	Auto Dealership-Test Driving on Unapproved Streets	\$500
SMMC	9.04.12.040	Auto Dealership-Loading And Unloading of Vehicles	\$1,000
SMMC	9.04.12.040	Auto Dealership-Hours of Operation Near Residential District	\$1,000
SMMC	9.04.12.050	Auto Rental- Parking and Vehicle Storage	\$250
SMMC	9.04.12.050	Auto Rental-Failure to Control Noise	\$250
SMMC	9.04.12.050	Auto Rental-Loading and Unloading Vehicles	\$1,000
SMMC	9.04.12.060	Private Tennis Courts-Lighting	\$250
SMMC	9.04.12.070	Senior Group Housing-Lighting	\$250
SMMC	9.04.12.090	Game Arcades Bicycle Racks	\$250
SMMC	9.04.12.150	Outdoor Antique Markets	\$250

Code	Section	Violation Description(s)	Fine
SMMC	9.04.13.030	Outdoor Newsstands-Zoning Regulations	\$250
SMMC	9.04.14.040	Service Station-Vehicle for Repair in Street/Alley	\$500
SMMC	9.04.14.050	Auto Repair-Open Door for Noise/Body& Fender	\$500
SMMC	9.04.14.050	Auto Repair-Outdoor Repair Work	\$1,000
SMMC	9.04.14.050	Auto Repair-Operating Hours	\$1,000
SMMC	9.04.14.050	Auto Repair- Litter	\$500
SMMC	9.04.14.050	Auto Repair-Sound	\$250
SMMC	9.04.14.050	Auto Repair-Onsite Storage of Vehicles Awaiting Repair	\$500
SMMC	9.04.14.050	Auto Repair-Test Driving on Unapproved Streets	\$500
SMMC	9.04.14.050	Auto Repair-Vehicles Awaiting Repair	\$500
SMMC	9.04.14.060	Auto Dealership-Failure to Control Noise	\$250
SMMC	9.04.14.060	Auto Dealership-Vehicles Awaiting Repair	\$500
SMMC	9.04.14.060	Auto Dealership-Test Driving on Unapproved Streets	\$500
SMMC	9.04.14.060	Auto Dealership-Loading And Unloading of Vehicles	\$1,000
SMMC	9.04.14.070	Automobile Rental-Failure to Control Noise	\$250
SMMC	9.04.14.070	Automobile Rental-Loading and Unloading Vehicles	\$1,000
SMMC	9.04.14.080	Neighborhood Grocery Store-Delivery Hours	\$1,000
SMMC	9.04.14.090	Restaurant-Drive-up or Drive-through Speaker System	\$250
SMMC	9.04.14.090	Restaurant-Hours of Operation Near Residential	\$1,000
SMMC	9.04.14.130	Auto Wash-Vehicles in Public Way	\$500
SMMC	9.04.14.130	Auto Wash-Hours of Operation Near Residential	\$1,000
SMMC	9.04.18.070	Illegal Nonconforming Occupancy/Use	\$1,000
SMMC	9.04.20.30.030	Conditions of Approval for Permits/Approvals for Land Use	\$500
SMMC	9.08.050	Residential Building Record-Failure to Deliver to Buyer	\$500
SMMC	9.16.080	Requirements for Employers of Ten to Forty-Nine Employees	\$250

Code	Section	Violation Description(s)	Fine
SMMC	9.16.090	Submission of Emission Reduction and Worksite Plans	\$250
SMMC	9.16.130	Enforcement of Employers with 10 or more Employees	\$250
SMMC	9.52.200	Sign On Street, Alley or Public Place	\$250
SMMC	9.52.210	Failure to Remove Prohibited Nonconforming Sign	\$1,000
The following code sections are from the 2007 Edition of the California Fire Code (CFC), Title 19 of the California Code of Regulation (T19) and the 2007 Edition of the California Building Code Building Code Standards (CBC) adopted pursuant to Santa Monica municipal code sections 8.40.010 and 8.12.010 and state law.			
T19	563.8	Post Signs Indicating Location of Fire Extinguisher	\$125
T19	567	Mount Fire Extinguisher within 75 Feet Travel Distance	\$125
T19	575.1	Failure to Service Fire Extinguisher	\$250
T19	904	Service Fire Sprinkler / Standpipe System	\$500
T19	904	Service Exhaust Hood and Duct Extinguishing System	\$500
SMMC	5.24.040	Business is required to submit Hazardous Material Release Response Plan (Business Plan)	\$1000
SMMC	5.24.050	Elements of Business Plan not met	\$250
SMMC	5.24.060	Copy of Business Plan not maintained at business location	\$250
SMMC	5.24.080	Failure to report hazardous material release and /or implement Business Plan	\$1000
SMMC	5.24.110	Failure to provide amendments to Business Plan as designated	\$250
SMMC	5.24.120	Business fails to establish Risk Manage./Prevention Program	\$1000
SMMC	8.104.060(a)(3)(A)	Owner/Operator Agreement	\$500
SMMC	8.104.060(a)(3)(C)	Change of Operator Notification	\$250
SMMC	8.104.060(c)	Assumption of new ownership	\$250
SMMC	8.104.170	Maintenance of Financial Responsibility	\$250
SMMC	8.104.240(a)(1)	Tank operation without permit	\$1000
SMMC	8.104.240(a)(2)	Failure to abide by requirements of permit	\$1000

Code	Section	Violation Description(s)	Fine
SMMC	8.104.240(a)(3)	Failure to permit inspection, perform monitoring, testing, rpting	\$500
SMMC	8.104.240(a)(6)	Failure to properly close tank	\$500
CFC	105.6.34	Permit Required to Operate a Place of Public Assembly	\$500
CFC	107.1	Maintenance of safeguards	\$125
CFC	107.2	Testing and operation of equipment	\$250
CFC	107.2.1	Availability of test and inspection records to Fire Dept.	\$125
CFC	107.6	Overcrowding-Exceed Maximum Occupant Load	\$1,000
CFC	109.1	Unlawful Acts	\$500
CFC	109.2.4	Removal/Destruction of Sign/Tag	\$250
CFC	110.1.1	Eliminate Unsafe Condition	\$500
CFC	110.2	Stopping Use, Evacuation	\$500
CFC	110.1.1	Unsafe Building	\$1000
CFC	111.1	Stop Order	\$250
CFC	111.4	Fail to Comply with Order / Notice	\$500
CFC	301.1	Clothes Dryer Free of Lint	\$250
CFC	303.5	Fire Protection for Asphalt Kettles	\$250
CFC	304.1	Removal of Rubbish in Building	\$250
CFC	304.1.2	Combustible Vegetation	\$250
CFC	304.3.3	Location of Rubbish Dumpsters	\$250
CFC	305.1	Clearance from Ignition Sources	\$250
CFC	308.1	Open/Illegal Burning	\$500
CFC	308.3	Candles/Open flame Prohibited	\$250
CFC	308.3.2	Improper Use of Candle/Open Flame	\$250
CFC	308.6	Improper Use of Flaming Food/Beverage	\$250

Code	Section	Violation Description(s)	Fine
CFC	310.3	No Smoking Signs Posted and Enforced	\$250
CFC	311.1	Maintain Vacant Building/Property	\$1000
CFC	311.3	Combustible/Hazardous Material in Vacant Building	\$1000
CFC	315.2	Store Combustible Storage in Orderly Manner	\$250
CFC	315.2	Provide Clearance Of Heat Producing Appliances and Combustible Materials (keep area lint free)	\$250
CFC	315.2.1	Required Ceiling Clearance	\$250
CFC	315.2.2	Combustibles Stored in Exit	\$500
CFC	315.2.3	Combustible Material in Elec/Mech/Boiler Room	\$500
CFC	315.2.4	Storage Combustible Materials in Attic or Under floor	\$500
CFC	315.2.4	Storage Combustible Materials under Building	\$500
CFC	315.3	Outside Storage Locations	\$250
CFC	401.3	Failure to Report Emergency	\$500
CFC	401.3.1	Report False Alarm	\$500
CFC	404.2	Egress Plan Posted	\$500
CFC	405.1	Emergency Plans/Fire Drills	\$500
CFC	408.3	Fire Drills Required (Educational Occupancy)	\$250
CFC	503.4	Obstruct Fire Access Road/Lane	\$250
CFC	504.1	Maintain Required Access to Building	\$250
CFC	504.2	Maintain Exterior Doors/Openings	\$500
CFC	505.1	Premises Identification Required	\$250
CFC	506	Provide Knox Box	\$250
CFC	506.1	Knox Key box/Switch Required	\$250
CFC	506.2	Key Box Maintenance / Key Inventory	\$250
CFC	508.5.5	Obstruction of Hydrant/Fire Protection Equipment	\$250

Code	Section	Violation Description(s)	Fine
CFC	510.1	Provide Identification Sign On Room/Door	\$250
CFC	603.5.2	Maintain Heating Equipment/Appliance	\$250
CFC	603.6	Spark Arrestor Required	\$250
CFC	603.9	Protect Gas Meters/Piping	\$250
CFC	604.2.3	Failure to Provide Exit Signs with Emergency Power	\$500
CFC	604.2.4	Failure to Maintain Exit Illumination	\$500
CFC	604.3	Maintain Emergency Power Equipment	\$500
CFC	605.1	Abate Electrical Hazard	\$250
CFC	605.3	Obstruct Electrical Switchboard/Panel	\$250
CFC	605.3	Access to Electrical Switchboard/Panel	\$250
CFC	605.3.1	Label Electrical Room/Switchboard/Panel	\$250
CFC	605.4	Provide Listed Power Tap With Over-current Protection	\$250
CFC	605.4.1	Improper Use/Power Taps	\$250
CFC	605.5	Extension Cords Prohibited	\$250
CFC	605.5	Improper Use of Extension Cords	\$250
CFC	703.1	Maintain Fire Resistant Construction	\$500
CFC	703.1	Maintain Fire Assemblies/Doors	\$500
CFC	703.2.1	Obstruction of Fire Assembly/Door	\$500
CFC	703.4	Test Fire Doors	\$250
CFC	704.2	Protection of Floor Openings	\$500
CFC	807.1	Maintain Flame Resistant Treatment	\$500
CFC	901.6	Maintain Fire Protection System/Appliance	\$1000
CFC	901.8	Tamper with Fire Department Equipment	\$1000
CFC	901.8	Tamper with Fire Hydrant/Appliance	\$1000

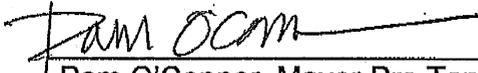
Code	Section	Violation Description(s)	Fine
CFC	901.8.1	Tamper with Barriers/Locks/Signs/Seals	\$1000
CFC	901.10 901.11	Fire Watch Required-Problematic Systems	\$750
CFC	903.4	Identify sprinkler control valves and secure or lock in the open position	\$250
CFC	904.11	Hood Fire Extinguishing System Required to Protect all Areas	\$1000
CFC	904.11.5.2	Provide a Type K Fire Extinguisher	\$250
CFC	904.11.6	Clean Grease in Hood, Filter or Ducts	\$500
CFC	906.1	Provide Fire Extinguisher	\$250
CFC	906.3	Provide Fire Extinguisher (2A-10:BC or Greater)	\$250
CFC	907.1 907.2	Fire Alarm System Required to be Installed and Maintained	\$1000
CFC	907.20 907.20.1	Install and Maintain Smoke Detectors (Existing R-1)	\$500
CFC	912.3	Maintain Access To and Operation of Standpipes, FDC and Sprinkler control valves	\$500
CFC	1004.3	Post Occupant Load	\$500
CFC	1008.1.8.3 (2.2)	Signage-Doors Unlocked During Business Hours	\$250
CFC	1008.1.8.4	Exit Door Locked/Secured with Non-approved Lock	\$1,000
CFC	1008.1.9	Panic Hardware Required	\$500
CFC	1008.2	Locks on Exit Gates	\$1,000
CFC	1009	Maintain Stairways and Handrails	\$500
CFC	1009.10	Maintain Stairways and Handrails	\$500
CFC	1009.5.3	Storage Under Stairways	\$500
CFC	1014.4	Aisles Required	\$500
CFC	1014.4	Obstruct Aisle or Exitway	\$500

Code	Section	Violation Description(s)	Fine
CFC	1017.1	Maintain Corridor	\$500
CFC	1025.12 ex. 3	Bonding of Chairs Required	\$500
CFC	1026.4	Equip Bars/Grates On Sleeping Room With Approved Interior Release Devices	\$1000
CFC	1027.16.7	Obstruct/Maintain Fire Escape	\$1000
CFC	1028.1	Failure to Maintain Exit Doors	\$1000
CFC	1028.3	Exit Obstructions	\$500
CFC	1028.4	Exit Sign Illumination Required	\$500
CFC	1028.6	Obstruct/Maintain Emergency Escapes	\$1000
CFC	1413.1	Standpipe System Required During Construction	\$1000
CFC	1504.2	Spray-Finish Operations Prohibited	\$1000
CFC	1504.4	Fire Protection System Required	\$1000
CFC	2604.1.1	Hot Work-Clearance to Combustibles	\$250
CFC	2604.1.7	Hot Work-Non Approved Location	\$250
CFC	2604.2.6	Fire Protection Equipment for Hot Work	\$250
CFC	2605.2	Storage of Welding Equipment	\$250
CFC	2701.3.3	Performance requirements of equipment/documentation	\$250
CFC	2701.5.1	Hazardous Material Management Plan	\$1000
CFC	2701.5.2	Hazardous Materials Inventory Statement	\$1000
CFC	2701.6.1	Permit/Monitoring requirements for out-of-service facilities	\$250
CFC	2703.1	General/Hazardous Materials	\$500
CFC	2703.2	Design/maintenance of equipment for hazardous materials	\$250
CFC	2703.2.2.1(4)	Provide Emergency Shut-off Valves and Signs	\$250
CFC	2703.3	Release of Hazardous Materials	\$1000
CFC	2703.3.1.2	Provide Approved Method to Control Unauthorized Spills	\$250

Code	Section	Violation Description(s)	Fine
CFC	2703.4	MSDS Forms Required	\$250
CFC	2703.5	Provide Hazardous Identification Signs	\$250
CFC	2703.5.1	Provide Markings or Labels on Containers or Packages	\$250
CFC	2703.9	Testing frequency	\$125
CFC	2703.9.3	Provide Guard Posts to Protect Storage Area or Tanks	\$250
CFC	2703.9.5	Provide Approved Means to Prevent Static Electricity Charge	\$250
CFC	2703.9.8	Separate Containers of Incompatible Materials	\$500
CFC	2703.9.9	Provide Shelves with Lip or Guard	\$250
CFC	2704.1	General Storage of Hazardous Materials	\$500
CFC	2704.2.2	Provide Secondary Containment for Hazardous Materials	\$500
CFC	2704.2.2.5	Approved monitoring method	\$250
CFC	2704.11	Keep Storage Area or Tanks Clear of Combustible Material	\$250
CFC	2705.2.1.4	Secondary Containment for Liquid Used in Open Systems Inside a Building	\$500
CFC	2705.3.5	Secondary Containment for Liquid Used in Open Systems Outside a Building	\$500
CFC	2903.5 & 3606.5.3	Dust Collection Required	\$500
CFC	3003.4.3	Provide Labels on Gas Piping	\$250
CFC	3003.5.3	Secure Compressed Gas Cylinders	\$250
CFC	3309	Fireworks Prohibited	\$1000
CFC	3403.3	Site Assessment	\$500
CBC	3404	Provide Fire Escape Certification	\$500
CFC	3404.2.7.10	Leak Reporting	\$1000
CFC	3404.2.11.1	Compatibility	\$500

Code	Section	Violation Description(s)	Fine
CFC	3404.2.11.4	Overfill prevention system	\$125
CFC	3404.2.11.5.2	Approved method of leak detection	\$500
CFC	3404.2.13.1.2	Conditions for tanks out of service for 90 days	\$500
CFC	3404.2.13.1.3	Conditions for tanks out of service for 1 year	\$1000
CFC	3404.3.1.1	Store Flammable/Combustible Liquids in Approved Container	\$250
CFC	3404.3.2	Store Flammable/Combustible Liquid in Approved Cabinet(s)	\$500
CFC	3404.3.3.3	Remove Flammable Liquids Near Exits	\$1000
CFC	3405.2.4(4)	Discontinue Gravity Dispensing	\$250
CFC	3405.3.6	Discontinue Cleaning Inside Building with Flammable Liquids	\$1000
CFC	3405.3.7.5.3	Provide Secondary Containment—Flammable and Combustible Liquids	\$500

Adopted and approved this 10th day of November, 2009.


Pam O'Connor, Mayor Pro Tem

I, Maria Stewart, City Clerk of the City of Santa Monica, do hereby certify that the foregoing Resolution No. 10443 (CCS) was duly adopted at a meeting of the Santa Monica City Council held on the 24th day of November, 2009, by the following vote:

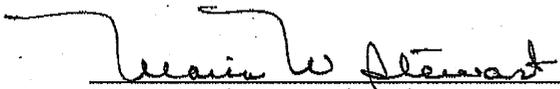
Ayes: Council members: Bloom, Davis, McKeown
Mayor Pro Tem O'Connor

Noes: Council members: Holbrook

Abstain: Council members: None

Absent: Council members: Shriver
Mayor Genser

ATTEST:


Maria M. Stewart, City Clerk

The City of Santa Monica's adopted Green Building Ordinance (Ordinance) and Water-Efficient Landscape and Irrigation Standards (Standards) are at least as effective as the State's Model Water Efficient Landscape Ordinance. This table includes specific sections from the City's Ordinance and Standards that reflect the State's requirements or evidence that the City's Ordinance is at least as effective as the State's.

State Model Water Efficient Landscape Ordinance Section Number	Green Building Ordinance Section Section Number	Water-Efficient Landscape and Irrigation Standards Section Number	Green Building Ordinance Evidence of the Record for Compliance with State Model Water Efficient Landscape Ordinance
§490. Purpose	8.108.070		Yes
§ 490.1 Applicability			<u>At least as effective as:</u> All landscaping in Santa Monica must comply with the Ordinance and Standards, thus all landscaping and irrigation systems are subject to water conservation requirements. The State's Ordinance only applies to landscapes 2,500 square feet or larger if the local agency requires review or permits for landscaping or irrigation.
§ 491. Definitions	8.108.090	Section 1	Yes
§ 492. Provisions for New Construction or Rehabilitated Landscapes	8.108.100	Section 2, 3, 4, 5 and 6	Yes
§ 492.1 Compliance with Landscape Documentation Package	8.108.100	Section 2	<u>At least as effective:</u> The City is a retail water agency. All plans will be submitted to the appropriate departments, including the Water Resources Division, during the review process. The applicant will not submit a separate set of plans to the Water Resources Division.
§492.2 Penalties	8.108.120		Yes
§492.3 Elements of the Landscape Documentation Package	8.108.100	Section 2	<p><u>At least as effective as:</u> City requires State required elements, except water budget calculations. Water budget not included for these documented reasons:</p> <ol style="list-style-type: none"> 1. The most efficient irrigation equipment currently available is required, thereby, requiring more water-efficient irrigation than the State, (i.e. the city requires drip irrigation for all plants 1 gallon or larger; drip irrigation can't emit more than 2 gallons per hour, precipitation rate can't exceed 0.75 inches per hour in any part of the irrigation system, runoff and overspray are prohibited). 2. Based on data collected for 5 years on the irrigation usage of a City operated demonstration garden that meets the City's minimum requirements, this garden uses 22,000 gallons less than the State's requirement. On average the City's demonstration garden used 16,000 gallons per year. Compared to the State's water budget requirement which would allow the landscape to use 38,000 gallons per year*.

			<p>The State's water budget requirement allows the applicant to use more water than the City's irrigation requirements allow.</p> <ol style="list-style-type: none"> Weather-based irrigation controllers with sensors are required. These controllers automatically calculate the water needs for the landscape, thus providing and implementing a water budget. The City's retail water department does not currently have the capability to provide water budgets for dedicated irrigation meters for landscapes.
§492.4 Water Efficient Landscape Worksheet	8.108.100	Section 2	<p><u>At least as effective:</u></p> <ol style="list-style-type: none"> Water features are limited to a total of 25 square feet of water surface area, thus saving water. Overspray is not permitted. Water budgets for landscapes are not required based on data collected for 5 years on the irrigation usage of a City operated demonstration garden that meets the City's minimum requirements, this garden uses 22,000 gallons less than the State's requirement. On average the City's demonstration garden used 16,000 gallons per year. Compared to the State's water budget requirement which would allow the landscape to use 38,000 gallons per year*. The State's water budget requirement allows the applicant to use more water than the City's irrigation requirements allow.
§492.5 Soil Management Report	8.108.100	Section 2	Yes
§492.6 Landscape Design Plan	8.108.100	Section 2	<u>At least as effective as:</u> Elements required per State Ordinance except fire prone areas as this not applicable and water features are limited to 25 square feet of water surface area, thus saving water.
§492.7 Irrigation Design Plan.	8.108.100	Section 2	Yes
§492.8 Grading Design Plan.	8.108.100	Section 2	Yes
§492.9 Certificate of Completion.	8.108.100	Section 2	<u>At least as effective as:</u> The City's Building and Safety Division will perform an open-trench inspection after the underground pipes and valves have been installed and a final inspection where the irrigation system will be inspected and operated for compliance with the Ordinance, Standards and the approved plans. As-built plans will be obtained, if necessary. The Certificate of Occupancy will not be granted until the landscape and irrigation system are

			in compliance. This is more stringent than the State's requirement for an audit to be performed by a certified irrigation auditor whose audit results are only documented but does not require the landscape or irrigation system to comply with the requirements or approved set of plans.
§492.10 Irrigation Scheduling.		Section 3	Yes
§492.11 Landscape and Irrigation Maintenance Schedule.		Section 3	Yes
§492.12 Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis		Section 3	<u>At least as effective as:</u> The City's Building and Safety Division will perform an open-trench inspection after the underground pipes and valves have been installed and a final inspection where the irrigation system will be inspected and operated for compliance with the ordinance and the approved plans. As-built plans will be obtained, if necessary.
§492.13 Irrigation Efficiency		Section 3 and 4	Yes
§492.14 Recycled Water		Section 3 and 4	Yes, if available.
§492.15 Stormwater Management.		Section 2	Yes – SMMC 7.10
§492.16 Public Education.			Yes – SMMC 7.16
§492.17 Environmental Review.			Yes
§493. Provisions for Existing Landscapes.	8.108.100	Section 4, 5 and 6	Yes
§493.1 Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis.			<u>At least as effective as:</u> SMMC 7.16 allows the City to provide water conservation programs. The city currently provides free landscape workshops for residents and landscape professionals; provides sustainable landscape grants; provides rebates for water-efficient irrigation equipment; surveys public landscaping for potential retrofits; provides funding for city public landscape retrofits; provides information on its website regarding water-efficient landscapes and irrigation systems.
§493.2 Water Waste Prevention.			Yes – SMMC 7.16.020
§494 Effective Precipitation.			Not required

***1718/1724 Pearl St. Santa Monica, CA garden/garden demonstration site**

Our native plant garden at 1718 Pearl Street has 1,998 square feet of landscaping. The installation meets all the requirements of SMMC 8.108 Subpart B.

If we use the California State Model Water-Efficient Landscape Ordinance water budget we would be allotted:

$$\begin{aligned} \text{MAWA} &= (\text{Eto}) (0.62) [(0.7 \times \text{LA}) + (0.3 \times \text{SLA})] \\ &= 44.2 \times .62 [(0.7 \times 1998) + (0.3 \times 0)] \\ &= 27.404 (1398.6 + 0) \\ &= \mathbf{38,327.23 \text{ gallons per year}} \end{aligned}$$

With an Estimated Total Water Use of:

$$\begin{aligned} \text{ETWU} &= (\text{Eto})(0.62) [(PF \times \text{HA} / \text{IE}) + \text{SLA}] \\ &= 44.2 \times .62 [(0.3 \times 1998) / .71] + 0] \\ &= 27.404 (599.4 / .71) + 0] \\ &= \mathbf{23, 135.15 \text{ gallons per year}} \end{aligned}$$

Actual Water Usage

- Feb 2004-Dec 31st 2004 = 13440 gallons (including establishment period)
- Jan 2005-Dec 31st, 2005 = **5344** gallons
- Jan 2006-Dec 31st, 2006 = **5968** gallons
- Jan 2007-Dec 31st, 2007 = 38,922 gallons (irrigation system undetected leak)
- Jan 2008-Dec 31st, 2008 = 17,856 gallons

