

Here are some comments regarding the DRAFT MWEL0 from the City of San Ramon:

(aaa) “parkway” means the area between a sidewalk and the curb or traffic lane. It may be planted or unplanted, and with or without pedestrian egress. – **there may be landscaping areas where there is no sidewalk and it is adjacent to the roadway – this definition may not cover that scenario.**

§ 490.1 Applicability

(a) After ~~January 1, 2010~~ November 1, 2015, this ordinance shall apply to all of the following landscape

projects:

(1) new construction projects with a landscape area greater than 500 square feet

requiring a building or landscape permit, plan check or design review;

(2) rehabilitated landscape projects with an aggregated landscape area equal to or greater than

2,500 square feet requiring a building or landscape permit, plan check, or design review;

(III) ~~(eee)~~ “rehabilitated landscape” means any re-landscaping project that requires a permit, plan check,

or design review, meets the requirements of Section 490.1, and the modified landscape area is equal to

or greater than 2,500 square feet, is 50% of the total landscape area, and the modifications are completed

within one year.

These two sections are confusing regarding the AND part in terms of projects done by government agencies. If a rehabilitated landscape is over 2500 square feet but does not require plan check or a permit, would this ordinance apply? The examples I can think of are, remove dead plants, put back new plants. This could occur due to a frost damage or insect infestation. So it is rehabilitated, may be over 2500 square feet, but does not require any permitting.

Should a definition of sub-surface irrigation be included, and are there any special provisions required when using that as it relates to the updated MWEL0.

Karen McNamara

Public Services Director

Interim Director Parks and Community Services