



Community & Economic Development Department

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | [RiversideCA.gov](http://RiversideCA.gov)

Planning Division

**PLANNING COMMISSION HEARING DATE: OCTOBER 22, 2015**

**AGENDA ITEM NO.: 10**

**PROPOSED PROJECT**

<i>Case Numbers</i>	<b>P15-0824</b> (Zoning Code Text Amendment)
<i>Request</i>	Proposal by the City of Riverside to amend the Zoning Code (Title 19 of the Riverside Municipal Code) Chapter 19.570 – Water Efficient Landscaping and Irrigation to comply with Governor Brown’s Executive Order of April 1, 2015 (EO B-29-15) by adopting an ordinance that is at least as effective in conserving water as the State’s Model Water Efficient Landscape Ordinance approved by the California Water Commission on July 15, 2015. The proposed amendment would make the requirements of Chapter 19.570 applicable to new development projects that include landscape areas of 500 square feet or more, reducing existing landscape thresholds of 2,500 and 5,000 square feet. Proposed amendments include, 1) requirements for more efficient irrigation systems; 2) incentives for graywater use; 3) improvements in onsite stormwater capture; 4) limiting the portion of landscape that can be planted with high water use plants; 5) reporting requirements; and 6) a prescriptive checklist option for landscapes under 2,500 square feet.
<i>Applicant</i>	City of Riverside 3900 Main Street, 6th Floor Riverside, CA 92522 (951) 826-2372
<i>Project Location</i>	Citywide
<i>Project area</i>	Citywide
<i>Ward</i>	All Wards
<i>Staff Planner</i>	Doug Darnell, AICP, Senior Planner; 951-826-5219; <a href="mailto:ddarnell@riversideca.gov">ddarnell@riversideca.gov</a>

**RECOMMENDATIONS**

Pursuant to Chapters 2.40, 19.050, and 19.810 of the Riverside Municipal Code, the Planning Commission shall review the proposed project and, subject to its consistency with the General Plan, make a determination on the proposal. Specifically, staff recommends that the City Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that Planning Case P15-0824 (Zoning Code Text Amendment) is categorically exempt from the provisions of the California Environmental Quality Act per Sections 15307 and 15308 of the CEQA Guidelines as the proposed project consists of Actions by Regulatory Agencies for the Protection of Natural Resources and Actions by Regulatory Agencies for the for the Protection of the Environment; and exempt per Section 15061 (B)(3), as it can be seen with certainty that the code amendment does not have the potential to cause a significant effect on the environment (General Rule).
2. **RECOMMEND CITY COUNCIL APPROVAL** of Planning Case Number: P15-0824 (Zoning Code Text Amendment), based on the findings outlined in the staff report and summarized in the attached findings.

## BACKGROUND / HISTORY

In September 2006, State Assembly Bill 1881 (AB 1881) - the Water Conservation in Landscaping Act of 2006 - replaced prior water efficient legislation (Assembly Bill 325) and directed the State Department of Water Resources (DWR) to update the State's Model Water Efficient Landscape Ordinance (State Model WELO). In response to the State mandate, many local jurisdictions preferred at that time, to develop their own ordinance in lieu of adopting the State Model Ordinance. As a result, the Riverside County Water Task Force (RCWTF) developed a regionally-appropriate water efficient landscape ordinance to better reflect regional needs, and circumstances, yet remain consistent with AB 1881 by achieving or surpassing the water conservation goals of the State WELO. The RCWTF was established in 2004 by the Riverside County Board of Supervisors and various regional water agencies to address water availability issues and to develop conservation measures for Riverside County.

Recognizing the benefit of a regional ordinance, on June 8, 2009, the Western Riverside Council of Governments (WRCOG) formally endorsed the RCWTF-developed water efficient landscape ordinance and recommended that local jurisdictions adopt the ordinance to allow for uniform implementation throughout the region. Consistent with WRCOG's recommendation, on November 10, 2009, the City Council adopted the WRCOG endorsed and RCWTF-developed water efficient landscape ordinance (Ordinance No. 7061). The City's Ordinance became effective on December 17, 2009, and is the Ordinance that is currently in effect today.

In an effort to address severe drought conditions and to reduce the harmful impacts from water shortages and other impacts of the drought, on April 1, 2015, Governor Brown issued Executive Order EO B-29-15 (EO B-29-15) which included numerous water conservation mandates including directing the Department of Water Resources (DWR) to update the State's Model Water Efficient Landscape Ordinance through expedited regulation. An updated State Model Water Efficient Landscape Ordinance was approved by the California Water Commission on July 15, 2015.

The State's Model Water Efficient Landscape Ordinance effectively increases water efficiency standards for new and existing landscapes through more efficient irrigation systems, greywater usage, onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf.

## DETAILED PROJECT DESCRIPTION

The proposed amendment to Title 19 (Zoning Code) of the Riverside Municipal Code (RMC) will update to Chapter 19.570 – Water Efficient Landscaping and Irrigation of the Zoning Code consistent with Governor Brown's Executive Order of April 1, 2015 (EO B-29-15) and the State's

Model Water Efficient Landscape Ordinance revised on July 15, 2015. Proposed amendments include, 1) requirements for more efficient irrigation systems; 2) incentives for graywater use; 3) improvements in onsite stormwater capture; 4) limiting the portion of landscape that can be planted with high water use plants; 5) reporting requirements; and 6) a prescriptive checklist option for landscapes under 2,500 square feet.

**Timeline:**

Local agencies (cities and counties) have until December 1, 2015 to adopt the State Model Ordinance or adopt their own ordinance, which must be at least as effective in conserving water as the State's Ordinance. If a local agency does not take action on a water efficient landscape ordinance by the specified date, the State's Ordinance becomes effective by default.

**Approach:**

Short-term, there is an immediate need to adopt an updated ordinance as mandated by the State. The proposed amendment to the City's WELO serves to make the City's Code compliant with, and at a minimum, at least as effective in conserving water as the State Model Ordinance. The intent of this proposal is to establish and codify requirements as mandated by the State for a temporary period of time during which the Community Development Department and Riverside Public Utilities Department would work together on coordinated long-term approach to the WELO.

This long-term approach would involve a stakeholder input process to develop a coordinated WELO and water efficient landscape design guidelines tailored to the needs of the City, and that would dovetail in with RPU's "Less Water More Color" campaign effort. The goal of this approach would result in a water efficient landscape program to include further refinements and improvement to the WELO in conjunction with water efficient landscape design guidelines that supplement the requirements of the WELO. The accompanying water efficient guidelines would enhance upon and clarify the requirement of the WELO through narrative, illustrative, and photographic examples of best practices in water efficient landscape design.

Staff anticipates stakeholder input, and development of a subsequent landscape package to occur in the coming months and be completed for Planning Commission review by summer of 2016.

**Significant Revisions:**

New development projects that include landscape areas of 500 square feet or more are subject to the Ordinance which applies to residential, commercial, industrial and institutional projects that require a permit, plan check or design review. The previous landscape size threshold for new development projects ranged from 2,500 square feet to 5,000 square feet.

*More Efficient Irrigation Systems*

- Dedicated landscape water meters or submeters are required for residential landscapes over 5,000 square feet, and non-residential landscapes over 1,000 square feet.
- Irrigation systems are required to have pressure regulators and master shut-off valves.
- All irrigation emission devices must meet the national standard stated in the Ordinance to ensure that only high efficiency sprinklers are installed.

- Flow sensors that detect and report high flow conditions due to broken pipes and/or popped sprinkler heads are required for landscape areas greater than 5,000 sq. ft.
- The minimum width of areas that can be overhead irrigated has changed from 8 feet to 10 feet. Areas less than 10 feet wide must be irrigated with subsurface drip or other technology that produces no over spray or runoff.

*Incentives for Graywater Usage* - Landscapes under 2,500 square feet that are irrigated entirely with graywater or captured rainwater are subject only to the irrigation system requirements of Appendix D of the State Model Water Efficient Landscape Ordinance. This is provided as a prescriptive compliance option.

*Improvements in Onsite Stormwater Capture* – Friable soil is required in planted areas to maximize water retention and infiltration. Friable soil is soil that has a crumbly texture that is ideal for the root growth of plants. To satisfy the friable soil requirement, four yards of compost per 1,000 square feet of landscaped area must be incorporated. Other recommended measures for increasing onsite stormwater retention are listed in the Ordinance.

*Limiting the Portion of Landscapes that can be Planted with High Water Use Plants* – The maximum amount of water that can be applied to a landscape is reduced from 70% percent of the reference evapotranspiration (ET<sub>o</sub>) to 55% percent for residential landscape projects, and to 45% percent of ET<sub>o</sub> for non-residential projects. This water allowance reduces the landscape area that can be planted with high water use plants such as cool season turf. For residential projects, the coverage of high water use plants is reduced from 33% percent to 25% percent of the landscaped area. In non-residential landscapes, planting with high water use plants would not be feasible. However, there are provisions for extra water allowance for non-residential areas when used for specific functional areas, such as recreation and edible gardens. Extra water allowance is also made for landscapes irrigated with recycled water, as was the case in the previous State Model WELO.

The irrigation efficiency of devices used to irrigate landscapes is one of the factors that goes into determining the maximum amount of water allowed. Rather than having one default irrigation efficiency for the entire site, the revised Ordinance allows the irrigation efficiency to be entered for each area of the landscape. The site-wide irrigation efficiency of the previous ordinance was 0.71; the revised Ordinance defines the irrigation efficiency of drip as 0.81 and that of overhead spray as 0.75.

Median strips cannot be landscaped with high water use plants, precluding the use of cool season turf. Also because of the requirement to irrigate areas less than ten feet wide with subsurface irrigation or other means that produces no runoff or overspray, the use of cool season turf in parkways is limited.

*Reporting Requirements* – The State Model Ordinance requires all local agencies to report on the implementation and enforcement of their ordinances to the DWR by December 31, 2015. Reporting for all agencies will be due by January 31st of each year thereafter. The City will comply with this requirement of the State Model Ordinance; however, because this is a requirement of the City and is not applicable to proposed landscapes, it is not included as a requirement in the City's proposed WELO amendment.

*Prescriptive Checklist Option for Landscapes under 2,500 square feet* – Projects with landscape areas under 2,500 square feet may comply with the performance requirements of the Ordinance or conform to the prescriptive measures contained in Appendix D of the State Model WELO.

## PROJECT SUMMARY

The proposed amendment satisfies the immediate need to update the City's existing WELO as mandated by the State consistent with, and at a minimum, at least as effective in conserving water as the State Model Ordinance. The DWR estimates that a typical California landscape will use 12,000 gallons less a year, or 20 percent less than allowed by the 2009 ordinance. Commercial landscapes will cut water use by 35%. Over the next three years, it is predicted that 472,000 new homes associated with 20,000 acres of landscape will be built in California. With proper implementation and enforcement by local agencies, the Ordinance will lead to substantial water savings.

## PUBLIC NOTICE AND COMMENTS

Pursuant to Section 19.670.040 (Notice of Hearing for Legislative Actions) of the Zoning Code, and California Government Code Section 65090 and 65091, a one-eighth page public notice advertisement was placed in the local newspaper of general circulation within the City (*The Press Enterprise*) twelve (12) 12 days prior to this hearing. As of the writing of this report, no public comment has been received.

## APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

## EXHIBITS LIST

1. Staff Recommended Findings
2. Proposed Chapter 19.570 – Water Efficient Landscaping and Irrigation

---

Report and Recommendations Prepared by:	Doug Darnell, AICP, Senior Planner
Report and Recommendations Reviewed by:	Jay Eastman, AICP, Interim City Planner
Report and Recommendations Approved by:	Rafael Guzman, Community & Economic Development Director



**EXHIBIT 1 – STAFF RECOMMENDED FINDINGS**

**PLANNING CASE:** P15-0824 (Zoning Code Text Amendment)

***Zoning Code Text Amendment Findings pursuant to Zoning Code Section 19.810.040***

- a. That the proposed Zoning Code Text or Map Amendment is generally consistent with the goals, policies, and objectives of the General Plan. Specifically, the Open Space and Conservation Element of the General Plan 2025 includes objectives and policies that focus on maximizing water conservation such as:
- Objective OS-10: Preserve the quantity and quality of all water resources throughout riverside.
  - Policy OS-10.1: Support the development and promotion of water conservation programs.
  - Policy OS-10.5: Establish standards for the use of reclaimed water for landscaping.

The proposed WELO is consistent with the above General Plan 2025 Objectives and Policies in that it will increase water efficiency standards for new and existing landscapes through more efficient irrigation systems, greywater usage, onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf;

- b. That the proposed Zoning Code Text Amendment will not adversely affect surrounding properties in that the proposed amendment aligns with State mandates and requirements to address severe drought conditions and to reduce the harmful impacts from water shortages and other impacts of the drought. To that end, the proposed amendment is a Citywide amendment that will establish greater water conservation restrictions on new and rehabilitated landscaping in compliance with Governor Brown's Executive Order of April 1, 2015 (EO B-29-15) and that is at least as effective in conserving water as the State's Model Water Efficient Landscape Ordinance approved by the California Water Commission on July 15, 2015. As such, the proposed WELO will increase water efficiency standards for new and existing landscapes through more efficient irrigation systems, greywater usage, onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf;

That the proposed Zoning Code Text or Map Amendment promotes public health, safety and general welfare and serves the goals and purposes of the Zoning Code in that the proposed amendment aligns with State mandates and requirements to address severe drought conditions and to reduce the harmful impacts from water shortages and other impacts of the drought. To that end, the proposed amendment is a Citywide amendment that will establish greater water conservation restrictions on new and rehabilitated landscaping in compliance with Governor Brown's Executive Order of April 1, 2015 (EO B-29-15) and that is at least as effective in conserving water as the State's Model Water Efficient Landscape Ordinance approved by the California Water Commission on July 15, 2015. As such, the proposed WELO will increase water efficiency standards for new and existing landscapes through more efficient irrigation systems, greywater usage, onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf.

## Chapter 19.570

## WATER EFFICIENT LANDSCAPING AND IRRIGATION

- 19.570.010 Purpose.  
19.570.020 Applicability.  
19.570.030 Provisions for the Review and Certification of Landscaping and Irrigation.  
19.570.040 Landscape Maintenance and Irrigation Schedules.  
19.570.050 Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis.  
19.570.~~050~~~~060~~ Certificate of Compliance.  
19.570.~~060~~~~070~~ Recycled Water.  
19.570.~~070~~~~080~~ Existing Landscapes.  
19.570.~~080~~~~090~~ Cemeteries.  
19.570.~~090~~100 Stormwater Management and Rainwater Retention.  
19.570.110 Public Education.  
19.570.120 Definitions.  
19.570.130 Appendix D of the State Model WELO – Sample Water Efficient Landscape Worksheet.

**19.570.010 Purpose.**

The City finds that:

- A. That the waters of the City and State are of limited supply and are subject to ever increasing demands;
1. That the continuation of the City's and State's economic prosperity is dependent on the availability of adequate supplies of water for future uses;
  2. That it is the policy of the City and State to promote the conservation and efficient use of water and to prevent the waste of this valuable resource;
  3. That landscapes are essential to the quality of life in the City and State by providing areas for active and passive recreation and as an enhancement to the environment by cleaning air and water, preventing erosion, offering fire protection, and replacing ecosystems lost to development;
  4. That landscape design, installation, maintenance, and management can and should be water efficient; and
  5. The City recognizes that Section 2 of Article X of the California Constitution specifies that the right to use water is limited to the amount reasonably required for the beneficial use to be served and the right does not and shall not extend to waste or unreasonable method of use.
- B. Consistent with these legislative findings, the purpose of this Chapter of the Zoning Code is to:

**19.570-1**

**Exhibit 2, P15-0824 – Proposed Chapter 19.570 – Water Efficient Landscaping and Irrigation**

1. Promote the values and benefits of landscaping practices that integrate and go beyond the conservation and efficient use of water; landscapes while recognizing the need to invest water and other resources as efficiently as possible;
2. Establish a structure for planning, designing, installing, maintaining, and managing water efficient landscapes in new construction and rehabilitated projects by encouraging the use of a watershed approach that requires cross-sector collaboration of industry, government and property owners to achieve the many benefits possible;
3. Reduce water demands from landscapes without a decline in landscape quality or quantity;
4. Retain flexibility and encourage creativity through appropriate design;
5. Establish provisions for water management practices and water waste prevention for existing landscapes; that eliminate water waste from overspray and/or runoff;
6. Use water efficiently without waste by setting a Maximum Applied Water Allowance (MAWA) as an upper limit for water use and reduce water use to the lowest practical amount;
7. Assure the attainment of water efficient landscape goals by requiring that landscapes not exceed a maximum water demand of seventy percent (70%) of its reference evapotranspiration (ET<sub>o</sub>) or any lower percentage as may be required;
8. Achieve water conservation by raising the public awareness of the need to conserve water through education and motivation to embrace an effective water demand management program; and
9. Promote the use of recycled water for landscaping.

C. Landscapes that are planned, designed, installed, managed and maintained with the watershed based approach can improve California's environmental conditions and provide benefits and realize sustainability goals. Such landscapes will make the urban environment resilient in the face of climatic extremes. Consistent with the legislative findings and purpose of this Chapter, conditions in the urban setting will be improved by:

1. Creating the conditions to support life in the soil by reducing compaction, incorporating organic matter that increases water retention, and promoting productive plant growth that leads to more carbon storage, oxygen production, shade, habitat and esthetic benefits.
2. Minimizing energy use by reducing irrigation water requirements, reducing reliance on petroleum based fertilizers and pesticides, and planting climate appropriate shade trees in urban areas.

## 19.570-2



3. Conserving water by capturing and reusing rainwater and graywater wherever possible and selecting climate appropriate plants that need minimal supplemental water after establishment.
4. Protecting air and water quality by reduction power equipment use and landfill disposal trips, selecting recycled and locally sourced materials, and using compost, mulch and efficient irrigation equipment to prevent erosion.
5. Protecting existing habitat and creating new habitat by choosing local native plants, climate adapted non-natives and avoiding invasive plants. Utilizing integrated pest management with least toxic methods as the first course of action.

**19.570.020 Applicability.**

A. Consistent with the Governor's Executive Order No. B-29-15, and the State Model Water Efficient Landscape Ordinance, this Chapter shall apply to all of the following landscape projects:

1. New development projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review.
2. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review.
- ~~1. New construction and rehabilitated landscapes for public agency projects and private development projects with a landscape area equal to or greater than 2,500 square feet requiring a building permit, plan check, or design review.~~
- ~~2. New construction and rehabilitated landscapes which are developer-installed in single-family and multi-family projects with a landscape area equal to or greater than 2,500 square feet requiring a building permit, plan check, or design review.~~
- ~~3. New construction landscapes which are homeowner-provided and/or homeowner-hired in single-family and multi-family residential projects with a total project landscape area equal to or greater than 5,000 square feet requiring a building permit, plan check, or design review.~~
43. Existing landscapes are limited to Section 19.570.0780 – Existing Landscapes.
54. Recognizing the special landscape management needs of cemeteries, new and rehabilitated cemeteries are limited to Section 19.570.0890 – Cemeteries (A). Existing cemeteries are limited to Section 19.570.0890 – Cemeteries (B).
- ~~6.5.~~ Notwithstanding Section 19.040.110 – Public Projects, all public projects shall comply with the provisions of this Chapter.

**19.570-3**

B. Any project with an aggregate landscape area of 2,500 square feet or less may comply with the performance requirements of this ordinance or conform to the prescriptive measures contained in Section 19.570.130 (State Model WELO Appendix D - Sample Water Efficient Landscape Worksheet).

C. For projects using treated or untreated graywater or rainwater captured on site, any lot or parcel within the project that has less than 2500 square feet of landscape and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with treated or untreated graywater or through stored rainwater captured on site is subject only to Section 19.570.130.B.5 (State Model WELO Appendix D – Sample Water Efficient Landscape Worksheet).

~~G.D.~~ This Chapter does not apply to:

1. ~~Any project with a total landscape area less than 2,500 square feet;~~
2. Registered local, state or federal historical sites;
3. Ecological restoration projects that do not require a permanent irrigation system and have an establishment period of less than 3 years;
4. Mined-land reclamation projects that do not require a permanent irrigation system; and
5. Existing Pplant collections, as part of botanical gardens and arboretums open to the public.

**19.570.030 Provisions for the Review and Certification of Landscaping and Irrigation.**

An applicant proposing any new or rehabilitated landscape subject to this Chapter shall prepare and submit an application to the Planning Division for review and approval by the Zoning Administrator. The planting plan, irrigation plan, and soils management plan shall be reviewed to ensure that all components of the plans adhere to the requirements of this Chapter. No certificate of occupancy or other final City approval shall be issued until the City reviews and approves the landscape and irrigation plans and the landscape and irrigation are installed in accordance with the approved plans. A copy of the approved landscape and irrigation plans and conditions of approval shall be provided to the property owner or site manager along with any other information normally forwarded to the property owner or site manager.

Applications submitted to the Planning Division shall include the following information:

A. Elements of a Landscape Document Package

The Landscape Documentation Package shall include the following six (6) elements:

1. Project information:

a. Date

**19.570-4**

**Exhibit 2, P15-0824 – Proposed Chapter 19.570 – Water Efficient Landscaping and Irrigation**

- b. Project applicant
  - c. Project address (if available, parcel and/or lot number(s))
  - d. Total landscape area (square feet)
  - e. Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
  - f. Water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well
  - g. Checklist of all documents in Landscape Documentation Package
  - h. Project contacts to include contact information for the project applicant and property owner
  - i. Applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package".
2. Water Efficient Landscape Worksheet with water budget calculations including:
- a. Maximum Applied Water Allowance (MAWA)
  - b. Estimated Total Water Use (ETWU)
3. Soil management report;
4. Landscape design plan;
5. Irrigation design plan; and
6. Grading design plan.

B. Water Efficient Landscape Worksheet.

1. A project applicant shall complete the Water Efficient Landscape Worksheet (Figure 19.570.030.B.2) which contains information on the plant factor, irrigation method, irrigation efficiency, and area associated with each hydrozone. Calculations are then made to show that the evapotranspiration adjustment factor (ETAF) for the landscape project does not exceed a factor of 0.55 for residential areas and 0.45 for non-residential areas, exclusive of Special Landscape Areas. The ETAF for a landscape project is based on the plant factors and irrigation methods selected. The Maximum Applied Water Allowance is calculated based on the maximum ETAF allowed (0.55 for residential areas and 0.45 for non-residential areas) and expressed as annual gallons required. The Estimated

**19.570-5**

Total Water Use (ETWU) is calculated based on the plants used and irrigation method selected for the landscape design. ETWU must be below the MAWA.

- a. In calculating the Maximum Applied Water Allowance and Estimated Total Water Use, a project applicant shall use the following ETo values from the Reference Evapotranspiration Table in Appendix A of the State Model Water Efficient Landscape Ordinance. Values for Riverside are:

<u>County &amp; City</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Annual ETo</u>
Riverside UC	2.5	2.9	4.2	5.3	5.9	6.6	7.2	6.9	5.4	4.1	2.9	2.6	56.4

Source: Appendix A – Reference Evapotranspiration (ETo) Table of the State Model Water Efficient Landscape Ordinance – ETo values for Riverside

2. Water budget calculations shall adhere to the following requirements:

- a. The plant factor used shall be from WUCOLS or from horticultural researchers with academic institutions or professional associations as approved by the California Department of Water Resources (DWR). The plant factor ranges from 0 to 0.1 for very low water using plants, 0.1 to 0.3 for low water use plants, from 0.4 to 0.6 for moderate water use plants, and from 0.7 to 1.0 for high water use plants.
- b. All water features shall be included in the high water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.
- c. All Special Landscape Areas shall be identified and their water use calculated as shown in Appendix B.
- d. ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.

Figure 19.570.030.B – Sample Water Efficient Landscape Worksheet

WATER EFFICIENT LANDSCAPE WORKSHEET							
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.							
Reference Evapotranspiration (ET <sub>o</sub> ) _____							
Hydrozone #/ Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>
<b>Regular Landscape Areas</b>							
				Totals	(A)	(B)	
<b>Special Landscape Areas</b>							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	
						Maximum Allowed Water Allowance (MAWA) <sup>e</sup>	

<sup>a</sup>Hydrozone #/Planting Description  
E.g.  
1.) front lawn  
2.) low water use plantings  
3.) medium water use planting

<sup>b</sup>Irrigation Method  
overhead spray  
or drip

<sup>c</sup>Irrigation Efficiency  
0.75 for spray head  
0.81 for drip

<sup>d</sup>ETWU (Annual Gallons Required) =  
ET<sub>o</sub> x 0.62 x ETAF x Area  
where 0.62 is a conversion  
factor that acre-inches per  
acre per year to gallons per  
square foot per year.

<sup>e</sup>MAWA (Annual Gallons Allowed) = (ET<sub>o</sub>) ( 0.62) [ (ETAF x LA)  
+ ((1-ETAF) x SLA)]  
where 0.62 is a conversion factor that acre-inches per  
acre per year to gallons per square foot per year, LA is  
the total landscape area in square feet, SLA is the total  
special landscape area in square feet,  
and ETAF is .55 for residential areas and 0.45 for non-  
residential areas.

**ETAF Calculations**

**Regular Landscape Areas**

Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

Average ETAF for Regular Landscape Areas must  
be 0.55 or below for residential areas, and 0.45 or  
below for non-residential areas.

**All Landscape Areas**

Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) ÷ (A+C)

Source: Appendix B – Sample Water Efficient Landscape Worksheet of the State Model Water Efficient Landscape Ordinance

### C. Soil Management Report.

In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the project applicant, or his/her designee, as follows:

1. Submit soil samples to a laboratory for analysis and recommendations. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
2. The soil analysis shall include:
  - a. soil texture;
  - b. infiltration rate determined by laboratory test or soil texture infiltration rate table;
  - c. pH;
  - d. total soluble salts;
  - e. sodium;
  - f. percent organic matter; and
  - g. recommendations
3. In projects with multiple landscape installations (i.e. production home developments) a soil sampling rate of 1 in 7 lots or approximately 15% will satisfy this requirement. Large landscape projects shall sample at a rate equivalent to 1 in 7 lots.

The project applicant, or his/her designee, shall comply with one of the following:

1. If significant mass grading is not planned, the soil analysis report shall be submitted to the local agency as part of the Landscape Documentation Package; or
2. If significant mass grading is planned, the soil analysis report shall be submitted to the local agency as part of the Certificate of Completion.

The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.

The project applicant, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the local agency with Certificate of Completion.

D. Landscape Design Plan.

For the efficient use of water, a landscape shall be carefully designed and planned for the intended function of the project. A landscape design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.

19.570-8

1. Plant Material

- a. Any plant may be selected for the landscape providing the Estimated Total Water Use in the landscape area does not exceed the Maximum Applied Water Allowance. Methods to achieve water efficiency shall include one or more of the following:
  - i. protection and preservation of native species and natural vegetation;
  - ii. selection of water-conserving plant, tree and turf species, especially local native plants;
  - iii. selection of plants based on local climate suitability, disease and pest resistance;
  - iv. selection of trees based on applicable local tree ordinances or tree shading guidelines, and size at maturity as appropriate for the planting area; and
  - v. selection of plants from local and regional landscape program plant lists.
  - vi. selection of plants from local Fuel Modification Plan Guidelines.
- b. Each hydrozone shall have plant materials with similar water use, with the exception of hydrozones with plants of mixed water use, as specified in Section 570.030.E.2.d.
- c. Plants shall be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site. Methods to achieve water efficiency shall include one or more of the following:
  - i. use the Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;
  - ii. recognize the horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure [e.g., buildings, sidewalks, power lines]; allow for adequate soil volume for healthy root growth and
  - iii. consider the solar orientation for plant placement to maximize summer shade and winter solar gain.

**19.570-9**



- d. Turf 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).
- e. High water use plants, characterized by a plant factor of 0.7 to 1.0, are prohibited in street medians.
- f. A landscape design plan for projects in fire-prone areas shall address fire safety and prevention. A defensible space or zone around a building or structure is required per Public Resources Code Section 4291(a) and (b). Avoid fire-prone plant materials and highly flammable mulches. Refer to the local Fuel Modification Plan guidelines.
- g. The use of invasive plant species, such as those listed by the California Invasive Plant Council, is strongly discouraged. When a project is located in the Sycamore Canyon, Canyon Springs, Mission Grove, and Canyon Crest Neighborhoods, consult Table 6-2 (Plants That Should be Avoided Adjacent to the MSHCP Conservation Area) of the Multiple Species Habitat Conservation Plan to avoid the use of invasive plant species.
- h. The architectural guidelines of a common interest development, which include community apartment projects, condominiums, planned developments, and stock cooperatives, shall not prohibit or include conditions that have the effect of prohibiting the use of low-water use plants as a group.

## 2. Water Features

- a. Recirculating water systems shall be used for water features.
- b. Where available, recycled water shall be used as a source for decorative water features.
- c. Surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.
- d. Pool and spa covers are highly recommended.

## 3. Soil Preparation, Mulch and Amendments

- a. Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.
- b. Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected (see Section 492.5).

19.570-10



- c. For landscape installations, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
  - d. A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to 5 % of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such.
  - e. Stabilizing mulching products shall be used on slopes that meet current engineering standards.
  - f. The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.
  - g. Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local Fuel Modification Plan Guidelines or other applicable local ordinances.
4. The landscape design plan, at a minimum, shall:
- a. Identify new and existing trees, shrubs, ground covers, and turf areas within the proposed landscape area;
  - b. Planting legend indicating all plant species by botanical name and common name, spacing, Water Use Classification of Landscape Species (WUCOLS) plant factor, and quantities of each type of plant by container size;
  - c. Delineate and label each hydrozone by number, letter or other methods;
  - d. Identify each hydrozone as low, moderate, high water, or mixed water use. Temporarily irrigated areas of the landscape shall be included in the low water use hydrozone for the water budget calculation;
  - e. Include area, in square feet, devoted to landscaping and a breakdown of the total area by landscape hydrozones;
  - f. Identify property lines, streets, and street names;

19.570-11

- g. Building locations, driveways, sidewalks, retaining walls, and other hardscape features;
- h. Include scale and north arrow;
- i. Identify recreational areas;
- j. Identify areas permanently and solely dedicated to edible plants; (5)
- k. Identify areas irrigated with recycled water::
- l. Identify type of mulch and application depth;
- m. Identify soil amendments, type and quantity;
- n. Identify type and surface area of any water features;
- o. Identify hardscapes (pervious and non-pervious);
- p. Include type and installation details of any applicable stormwater best management practices;
- q. Identify location, installation details, and 24-hour retention or infiltration capacity of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater. Project applicants shall refer to the local agency or regional Water Quality Control Board for information on any applicable stormwater technical requirements. Stormwater best management practices are encouraged in the landscape design plan and examples are provided in Section 19.570.100.
- r. Identify any applicable rain harvesting or catchment technologies as discussed in Section 19.570.100 and their 24-hour retention or infiltration capacity;
- s. Identify any applicable graywater discharge piping, system components and area(s) of distribution;
- t. Contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"; and
- u. Bear the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape. The Planting Plan shall be prepared, wet stamped, and signed by a landscape architect as defined in Section 19.570.120 – Definitions (HH). Any plans submitted without the signature of a licensed landscape architect shall not be accepted for review.

**19.570-12**

### Planting Plan Requirements

The following requirements shall be implemented in tandem with the landscape policies contained in the Citywide Design and Sign Guidelines.

1. The "Riverside County Guide to California Friendly Landscaping" (Landscaping Guide), Western Municipal Water District's Water-wise 140, or any other plant list that promotes the use of water efficient or California native plant materials is hereby incorporated by reference to assist with developing water efficient landscapes.
2. Plant types shall be grouped together in regard to their water, soil, sun, and shade requirements and in relationship to buildings. Plants with different water needs shall be irrigated separately. Plants with the following classifications shall be grouped accordingly, consistent with the Water Use Classification of Landscape Species (WUCOLS): high, moderate, low, and very low. Deviation from these groupings shall not be permitted.
3. Trees for shade shall be provided for residential, commercial and industrial buildings, parking lots and open space areas. These trees can be deciduous or evergreen and are to be incorporated for the purpose of energy and water conservation.
4. Plants shall be placed in a manner considerate of solar orientation to maximize summer shade and winter solar gain.
5. Plant selection for projects in fire-prone areas shall address fire safety and prevention. A defensible space or zone around a building or structure is required per Public Resources Code Section 4291(a) and (b). Fire-prone plant materials and highly flammable mulches shall be avoided.
6. Invasive species of plants shall be avoided especially near parks, buffers, greenbelts, water bodies, and open spaces because of their potential to cause harm to environmentally sensitive areas.
  - a. When a project is located in the Sycamore Canyon, Canyon Springs, Mission Grove, and Canyon Crest Neighborhoods Table 6-2 (Plants That Should be Avoided Adjacent to the MSHCP Conservation Area) of the Multiple Species Habitat Conservation Plan shall be consulted to avoid the use of invasive plant species.
7. All exposed surfaces of non-turf areas within the developed landscape area shall be mulched with a minimum three inch (3") layer of material, except in areas with groundcover planted from flats where mulch depth shall be one and one half inches (1 ½").
8. Stabilizing mulching products shall be used on slopes.

19.570-13

- ~~9. Turf areas shall be used in response to functional needs and in compliance with the water budget.~~
- ~~10. Decorative water features shall use recirculating water systems.~~
- ~~11. Recycled water shall be used where available as the source for irrigation and decorative water features consistent with the provisions of Section 19.570.060 – Recycled Water.~~
- ~~12. Planting Plans shall identify and site the following:~~
  - ~~a. New and existing trees, shrubs, ground covers, and turf areas within the proposed landscape area;~~
  - ~~b. Planting legend indicating all plant species by botanical name and common name, spacing, Water Use Classification of Landscape Species (WUCOLS) plant factor, and quantities of each type of plant by container size;~~
  - ~~c. Designation of hydrozones;~~
  - ~~d. Area, in square feet, devoted to landscaping and a breakdown of the total area by landscape hydrozones;~~
  - ~~e. Property lines, streets, and street names;~~
  - ~~f. Building locations, driveways, sidewalks, retaining walls, and other hardscape features;~~
  - ~~g. Appropriate scale and north arrow;~~
  - ~~h. Any special landscape areas;~~
    - ~~i. Type of mulch and application depth;~~
    - ~~j. Type and surface area of any water features;~~
    - ~~k. Type and installation details of any applicable stormwater best management practices;~~
    - ~~l. Planting specifications and details, including the recommendations from the soils analysis, pursuant to the provisions of this Section 19.570.030(C).~~

~~m. Maximum Applied Water Allowance (MAWA):~~

- ~~i. Planting Plans shall be prepared using the following Water Budget Formula:~~

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

~~Where:~~

~~MAWA — Maximum Applied Water Allowance (gallons per year)~~

~~ET<sub>o</sub> — Reference Evapotranspiration (inches per year)~~

~~0.62 — Conversion Factor (to gallons)~~

~~0.7 — ET Adjustment Factor (ETAF)~~

~~LA — Landscape Area including SLA (square feet)~~

~~0.3 — Additional Water Allowance for SLA~~

~~SLA — Special Landscape Area (square feet)~~

- ~~ii. For the purposes of determining the Maximum Applied Water Allowance (MAWA), average irrigation efficiency is assumed to be 0.71. Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.71.~~

~~n. Estimated Annual Water Use (EAWU):~~

- ~~i. EAWU for a given hydrozone is calculated as follows:~~

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

~~Where:~~

~~EAWU — Estimated Annual Water Use~~

~~ET<sub>o</sub> — Reference Evapotranspiration (inches per year)~~

~~PF — Plan Factor from Water Use Classification of Landscape Species (WUCOLS)~~

~~HA — Hydrozone Area [high, medium, and low water use areas] (square feet)~~

~~SLA — Special Landscape Area (square feet)~~

~~0.62 — Conversion Factor~~

~~IE — Irrigation Efficiency (minimum 0.71)~~

- ~~ii. Landscaping plans shall provide EAWU (in the same units as the MAWA) for each valve circuit in the irrigation hydrozone. The sum of all EAWU calculations shall not exceed the MAWA for the project.~~

- ~~iii. The plant factor used shall be from the Water Use Classification of Landscape Species (WUCOLS). The plant factor for high water~~

**19.570-15**

~~use plants range from 0.7 to 0.9, moderate water use plants range from 0.4 to 0.6, low water use plants range from 0.1 to 0.3, and very low water use plants are less than 0.1.~~

~~iv. The plant factor calculation is based on the proportions of the respective plant water uses and their plant factor, or the plant factor of the higher water using plant is used.~~

~~v. The surface area of water features shall be included in the high water use hydrozone area of the water budget calculation and temporarily irrigated areas in the low water use hydrozone.~~

~~13. Planting Plans and Irrigation Plans shall be drawn at the same size and scale.~~

~~14. The Planting Plan shall be prepared, wet-stamped, and signed by a landscape architect as defined in Section 19.570.090 — Definitions (CC). Any plans submitted without the signature of a licensed landscape architect shall not be accepted for review.~~

#### **B.E. Irrigation Design Plan Requirements**

This section applies to landscaped areas requiring permanent irrigation, not areas that require temporary irrigation solely for the plant establishment period. For the efficient use of water, an irrigation system shall meet all the requirements listed in this section and the manufacturers' recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.

##### **1. System**

- a. Landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 square feet but not more than 5,000 square feet (the level at which *Water Code* 535 applies), and residential irrigated landscapes of 5,000 square feet or greater. A landscape water meter may be either:
  - i. a customer service meter dedicated to landscape use provided by the local water purveyor; or
  - ii. a privately owned meter or submeter.
- b. Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be required for irrigation scheduling in all irrigation systems.

- c. If the water pressure is below or exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
- i. If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.
- ii. Static water pressure, dynamic or operating pressure and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.
- d. Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.
- e. 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.
- f. Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system. A project applicant shall refer to the applicable local agency code (i.e., public health) for additional backflow prevention requirements.
- g. Flow sensors that detect high flow conditions created by system damage or malfunction are required for all on non-residential landscapes and residential landscapes of 5000 sq. ft. or larger.
- h. Master shut-off valves are required on all projects except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.
- i. The irrigation system shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.

**19.570-17**

- j. Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.
- k. The design of the irrigation system shall conform to the hydrozones of the landscape design plan.
- l. The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria as described in Section 492.4 regarding the Maximum Applied Water Allowance.
- m. All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
- n. It is highly recommended that the project applicant or local agency inquire with the local water purveyor about peak water operating demands (on the water supply system) or water restrictions that may impact the effectiveness of the irrigation system.
- o. In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.
- p. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.
- q. Head to head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.
- r. Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turfgrass.
- s. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
- t. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produce no runoff or overspray.
- u. Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface. Allowable irrigation within the setback from non-

**19.570-18**



permeable surfaces may include drip, drip line, or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:

- i. the landscape area is adjacent to permeable surfacing and no runoff occurs; or
- ii. the adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping; or
- iii. the irrigation designer specifies an alternative design or technology, as part of the Landscape Documentation Package and clearly demonstrates strict adherence to irrigation system design criteria in Section 492.7 (a)(1)(I). Prevention of overspray and runoff must be confirmed during the irrigation audit.
- v. Slopes greater than 25% shall not be irrigated with an irrigation system with an application rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the Landscape Documentation Package, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.

## 2. Hydrozone

- a. Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.
- b. Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.
- c. Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when designing irrigation for the tree.
- d. Individual hydrozones that mix plants of moderate and low water use, or moderate and high water use, may be allowed if:
  - i. plant factor calculation is based on the proportions of the respective plant water uses and their plant factor; or
  - ii. the plant factor of the higher water using plant is used for calculations.
- e. Individual hydrozones that mix high and low water use plants shall not be permitted.

**19.570-19**

- f. On the landscape design plan and irrigation design plan, hydrozone areas shall be designated by number, letter, or other designation. On the irrigation design plan, designate the areas irrigated by each valve, and assign a number to each valve. Use this valve number in the Hydrozone Information Table (see Figure 19.570.030.B Section A). This table can also assist with the irrigation audit and programming the controller.
3. The irrigation design plan, at a minimum, shall contain:
- a. location and size of separate water meters for landscape;
  - b. location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices;
  - c. static water pressure at the point of connection to the public water supply;
  - d. flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station;
  - e. recycled water irrigation systems as specified in Section 19.570.070;
  - f. the following statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan"; and
  - g. the signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system.
- ~~1. Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.71.~~
- ~~2. All irrigation systems shall be designed to prevent runoff, over-spray, lowhead drainage and other similar conditions where water flows off-site on to adjacent property, non-irrigated areas, walk, roadways, or structures. Irrigation systems shall be designed, constructed, managed, and maintained to achieve as high an overall efficiency as possible. The irrigation system shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.~~
- ~~3. Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. The planting areas shall be grouped in relation to moisture control zones based on similarity of water requirements (i.e.,~~

**19.570-20**

~~turf separate from shrub and groundcover, full sun exposure areas separate from shade areas, top of slope separate from toe of slope). Additional water conservation technology (i.e., soil moisture sensors) may be required, where necessary, at the discretion of the Zoning Administrator.~~

- ~~4. Water systems for common open space areas shall use non-potable water, if approved facilities are made available by the water purveyor. Provisions for the conversion to a non-potable water system shall be provided within the landscape plan. Water systems designed to utilize non-potable water shall be designed to meet all applicable standards of the California Regional Water Quality Control Board, the Riverside County Health Department, and the water purveyor.~~
- ~~5. Separate valves shall be provided for separate water use planting areas, so that plants with similar water needs are irrigated by the same irrigation valve. All installations shall rely on highly efficient state of the art irrigation systems to eliminate runoff and maximize irrigation efficiency.~~
- ~~6. Static water pressure, dynamic or operating pressure and flow reading of the water supply shall be measured. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at the installation.~~
- ~~7. The capacity of the irrigation system shall not exceed:~~
  - ~~a. the capacity required for peak water demand based on water budget calculations;~~
  - ~~b. meter capacity; or~~
  - ~~c. backflow preventer type and device capacity.~~
- ~~8. Sprinkler heads and other emission devices shall have matched precipitation rates.~~
- ~~9. In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.~~
- ~~10. Slopes greater than 25% shall not be irrigated with an irrigation system with a precipitation rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the submittal, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.~~
- ~~11. Long narrow, or irregularly shaped areas including turf less than eight (8) feet in width in any direction shall be irrigated with subsurface irrigation or low-volume irrigation technology.~~

19.570-21

- ~~12. Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:~~
- ~~a. the landscape area is adjacent to permeable surfacing and no runoff occurs; or~~
  - ~~b. the adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping; or~~
  - ~~c. the irrigation designer specifies an alternative design or technology, as part of the submittal and clearly demonstrates strict adherence to the irrigation design plan requirements. Prevention of overspray and runoff must be confirmed during the irrigation audit.~~
- ~~13. Overhead irrigation shall be limited to the hours between 7 p.m. and 9 a.m.~~
- ~~14. All irrigation systems shall be equipped with the following:~~
- ~~a. A smart irrigation controller as noted in this Section 19.570.030(B)(3) of this Chapter;~~
  - ~~b. A rain sensing device to prevent irrigation during rainy weather;~~
  - ~~c. Anti-drain check valves installed at strategic points to minimize or prevent low-head drainage;~~
  - ~~d. A manual shut-off valve shall be required as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair;~~
  - ~~e. A pressure regulator when the static water pressure is above or below the recommended operating pressure of the irrigation system;~~
  - ~~f. Backflow prevention devices; and~~
  - ~~g. Riser protection components for all risers in high-traffic areas.~~
- ~~15. Dedicated landscape water meters shall be required for all projects with a landscape area equal to or greater than 5,000 square feet. Single-family residences and properties used for the commercial production of agricultural crops or livestock are exempt from this provision (California Water Code, Section 535).~~
- ~~16. Irrigation Design Plans shall identify and site the following:~~

**19.570-22**

- a. ~~Hydrozones.~~
    - i. ~~Each hydrozone shall be designated by number, letter or other designation~~
    - ii. ~~A Hydrozone Information Table shall be prepared for each hydrozone~~
  - b. ~~The areas irrigated by each valve;~~
  - c. ~~Irrigation point of connection (POC) to the water system;~~
  - d. ~~Static water pressure at POC;~~
  - e. ~~Location and size of water meter(s), service laterals, and backflow preventers;~~
  - f. ~~Location, size, and type of all components of the irrigation system, including automatic controllers, main and lateral lines, valves, sprinkler heads and nozzles, pressure regulator, drip and low volume irrigation equipment;~~
  - g. ~~Irrigation legend with the manufacturer name, model number, and general description for all specified equipment, separate symbols for all irrigation equipment with different spray patterns, spray radius, and precipitation rate;~~
    - (1) ~~Total flow rate (gallons per minute), and design operation pressure (psi) for each overhead spray and bubbler circuit, and total flow rate (gallons per minute) and design operating pressure (psi) for each drip and low volume irrigation circuit; and~~
    - (2) ~~Precipitation Rate (inches per hour) for each overhead spray circuit.~~
  - h. ~~Irrigation system details for assembly and installation; and~~
  - i. ~~Recommended irrigation schedule for each month, including number of irrigation days per week, number of start times (cycles) per day, minutes of run time per cycle, and estimated amount of applied irrigation water, expressed in gallons per month and gallons per year, for the established landscape.~~
17. ~~For each valve, two irrigation schedules shall be prepared, one for the initial establishment period of six months and one for the established landscape, which incorporate the specific water needs of the plants and turf throughout the calendar year.~~

~~18. Planting Plans (Section 19.570.030(A)) and Irrigation Design Plans (Section 19.570.050(B)) shall be drawn at the same size and scale.~~

~~19. The Irrigation Design Plan shall be prepared, wet-stamped, and signed by a certified irrigation designer, as defined in Section 19.570.090—Definitions (D), or a licensed landscape architect, as defined in Section 19.570.090—Definitions (CC).~~

~~C. Soil Management Plan Requirements~~

~~1. After mass grading, the project applicant or his/her designee shall:~~

~~a. perform a preliminary site inspection;~~

~~b. determine the appropriate level of soil sampling and sampling method needed to obtain representative soil sample(s);~~

~~c. conduct a soil probe test to determine if the soil in the landscape area has sufficient depth to support the intended plants; and~~

~~obtain appropriate soil sample(s).~~

~~2. The project applicant or his/her designee shall submit soil sample(s) to a laboratory for analysis and recommendation. The soil analysis shall include:~~

~~a. Soil texture;~~

~~b. Infiltration rate determined by laboratory test or soil texture infiltration rate tables;~~

~~c. pH;~~

~~d. Total soluble salts;~~

~~e. Sodium; and~~

~~f. Soil amendment recommendations.~~

~~3. The project applicant or his/her designee shall prepare documentation describing the following:~~

~~a. Soil type;~~

~~b. Identification of limiting soil characteristics;~~

~~c. Identification of planned soil management actions to remediate limiting soil characteristics; and~~

- ~~d. Submit the soil analysis report and documentation verifying implementation of soil analysis report recommendations to the Planning Division.~~

**D.F.** Grading Design Plan Requirements (if applicable)

1. The project submittal shall include rough/precise grade elevations in accordance with Title 17 (Grading) of the Riverside Municipal Code and be prepared by a licensed civil engineer.
2. For the efficient use of water, grading of a project site shall be designed to minimize soil erosion, runoff, and water waste. A grading plan shall be submitted as part of the Landscape Documentation Package. A comprehensive grading plan prepared by a civil engineer for other local agency permits satisfies this requirement.
  - a. The project applicant shall submit a landscape grading plan that indicates finished configurations and elevations of the landscape area including:
    - i. height of graded slopes;
    - ii. drainage patterns;
    - iii. pad elevations;
    - iv. finish grade; and
    - v. stormwater retention improvements, if applicable.
  - b. To prevent excessive erosion and runoff, it is highly recommended that project applicants:
    - i. grade so that all irrigation and normal rainfall remains within property lines and does not drain on to non-permeable hardscapes;
    - ii. avoid disruption of natural drainage patterns and undisturbed soil; and
    - iii. avoid soil compaction in landscape areas.
  - c. The grading design plan shall contain the following statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the grading design plan" and shall bear the signature of a licensed professional as authorized by law.

**19.570.040 Landscape Maintenance and Irrigation Schedulinginges.**

- A. Irrigation Schedulinginges. For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:
6. Irrigation scheduling shall be regulated by automatic irrigation controllers.

7. Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it. If allowable hours of irrigation differ from the local water purveyor, the stricter of the two shall apply. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
8. For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, emission device, flow rate, and current reference evapotranspiration, so that applied water meets the Estimated Total Water Use. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance (MAWA). Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data.
9. Parameters used to set the automatic controller shall be developed and submitted for each of the following:
  - a. The plant establishment period;
  - b. The established landscape; and
  - c. Temporarily irrigated areas.
10. Each irrigation schedule shall consider for each station all of the following that apply:
  - a. Irrigation interval (days between irrigation);
  - b. Irrigation run times (hours or minutes per irrigation event to avoid runoff);
  - c. Number of cycle starts required for each irrigation event to avoid runoff;
  - d. Amount of applied water scheduled to be applied on a monthly basis;
  - e. Application rate setting;
  - f. Root depth setting;
  - g. Plant type setting;
  - h. Soil type;
  - i. Slope factor setting;
  - j. Shade factor setting; and
  - k. Irrigation uniformity or efficiency setting.
- ~~1. Two irrigation schedules shall be prepared which incorporate the specific water needs of the plants and turf throughout the calendar year;~~
- ~~2.~~
- ~~3. One irrigation schedule shall be prepared for the initial establishment period (first six months); and~~
- ~~4.~~
- ~~5. One irrigation schedule for the established landscape (after six months);~~
- ~~6.~~
- ~~7.2. The irrigation schedules shall:~~
- ~~8.~~
- ~~9.a. take into account the recommendations of the Soil Management Plan (Section 19.570.030 (C));~~
- ~~10. be continuously available on site to those responsible for the landscape maintenance;~~

**19.570-26**



- ~~11.~~  
~~12.c. contain specifics as to optimum run time and frequency of watering and irrigation hours per day.~~  
~~13.~~  
~~14. The irrigation schedule currently in effect shall be posted at the controller and be protected to withstand all weather conditions so as to remain legible over time.~~

B. Landscape and Irrigation Maintenance Schedule. Landscapes shall be maintained to ensure water use efficiency. A regular maintenance schedule shall be submitted with the and Certificate of ~~Compliance Completion~~ shall be submitted to the Planning Division, property owner, and water purveyor (if applicable). A regular maintenance schedule shall include, but not be limited to:

1. Routine inspection, auditing, adjustments, and repair of the irrigation system and its components;
2. Aerating and dethatching of turf areas;
- ~~3. Topdressing with compost;~~
- ~~3.4.~~ Replenishing mulch;
- ~~4.5.~~ Fertilizing;
- ~~5.6.~~ Pruning, weeding in all landscape areas, and removing any obstruction to irrigation devices.

Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.

~~C. All model homes that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscapes described in this ordinance.~~

~~D. Information shall be provided to owners of new, single-family residential homes regarding the design, installation, management, and maintenance of water efficient landscapes.~~

~~C. Repair of all irrigation equipment shall be done with the originally installed components or their equivalents or with components with greater efficiency.~~

~~D. A project applicant is encouraged to implement established landscape industry sustainable Best Practices or environmentally-friendly practices for overall all landscape maintenance activities.~~

#### **19.570.050 Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis**

~~A. All landscape irrigation audits shall be conducted by a local agency landscape irrigation auditor or a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape~~

- B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% will satisfy this requirement.
- C. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in Section 19.570.020:
1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune-up, system test with distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programming;
  2. The City shall administer programs that may include, but not be limited to, irrigation water use analysis, irrigation audits, and irrigation surveys for compliance with the Maximum Applied Water Allowance.

**19.570.0650 Certificate of Completion**

- A. Prior to issuance of a certificate of occupancy or final inspection for a project subject to this Chapter, a regular maintenance schedule and a Certificate of Completion shall be submitted to the Planning Division certifying that the landscaping has been completed in accordance with the approved planting, irrigation, soil management, and grading design plans for the project. The Certificate of Completion shall be signed by a licensed landscape architect and Certified Irrigation Auditor and shall ~~indicate~~include the following:
1. Project information sheet that contains:  
Date  
  
Project information
    - a. Date
    - b. Project Name
    - c. Project applicant name, telephone, and mailing address
    - d. Project address and location; and
    - e. Property owner name, telephone, and mailing address
  2. Certification by either the signer of the landscape design plan, the signer of the irrigation design plan, or the licensed landscape contractor that the landscape project has been installed per the approved Landscape Documentation Package;
    - a. where there have been significant changes made in the field during construction, these "as-built" or record drawings shall be included with the certification;

- b. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
3. Irrigation scheduling parameters used to set the controller (see Section 19.570.040.A);
4. Landscape and irrigation maintenance schedule (see Section 19.570.040.B);
5. Irrigation audit report (see Section 19.570.050); and
6. Soil analysis report, if not submitted with Landscape Documentation Package, and documentation verifying implementation of soil report recommendations (see Section 19.570.030.C).

B. The project applicant shall:

1. Submit the signed Certificate of Completion to the local agency for review;
2. Ensure that copies of the approved Certificate of Completion are submitted to the local water purveyor and property owner or his or her designee.

C. The City shall:

1. Receive the signed Certificate of Completion from the project applicant;
2. Approve or deny the Certificate of Completion. If the Certificate of Completion is denied, the City shall provide information to the project applicant regarding reapplication, appeal, or other assistance.

~~Prior to backfilling, evidence that the party responsible for irrigation installation conducted a preliminary field inspection of the irrigation system (evidence of field inspection shall be attached).~~

~~The landscape has been installed in conformance with the approved planting and irrigation plans;~~

~~Irrigation audit report performed by a certified irrigation auditor after project installation (audit report shall be attached);~~

~~The smart irrigation controller has been set according to the irrigation schedule;~~

~~The irrigation system has been adjusted to maximize irrigation efficiency and eliminate overspray and runoff;~~

~~A copy of the approved landscape and irrigation design plans, the irrigation schedule, and the maintenance schedule has been given to the property owner and local water purveyor; and~~

~~Verification that the maintenance schedule has been provided to the Planning Division.~~

- ~~B. At a minimum, all landscape irrigation audits shall comply with the Irrigation Association's "Certified Landscape Irrigation Auditor Training Manual" and shall be conducted by a certified landscape irrigation auditor. This document can be found online at the Irrigation Association's website (<http://www.irrigation.org/default.aspx>).~~
- ~~C. The Zoning Administrator or his/her designee shall have the right to enter upon the project site at any time before, during and after installation of the landscaping, to conduct inspections for the purpose of enforcing this Chapter.~~

Figure 19.570.060.C – Sample Certificate of Completion

**CERTIFICATE OF COMPLETION**  
This certificate is filled out by the project applicant upon completion of the landscape project.

**PART 1. PROJECT INFORMATION SHEET**

Date		
Project Name		
Name of Project Applicant		Telephone No.
		Fax No.
Title		Email Address
Company		Street Address
City	State	Zip Code

**Project Address and Location:**

Street Address		Parcel, tract or lot number, if available.
City		Latitude/Longitude (optional)
State	Zip Code	

**Property Owner or his/her designee:**

Name		Telephone No.
		Fax No.
Title		Email Address
Company		Street Address
City	State	Zip Code

**Property Owner**  
"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

\_\_\_\_\_

Property Owner Signature Date

**Please answer the questions below:**

1. Date the Landscape Documentation Package was submitted to the local agency \_\_\_\_\_
2. Date the Landscape Documentation Package was approved by the local agency \_\_\_\_\_
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor \_\_\_\_\_

Source: Appendix C – Sample Certificate of Completion of the State Model Water Efficient Landscape Ordinance

**19.570-30**

**Exhibit 2, P15-0824 – Proposed Chapter 19.570 – Water Efficient Landscaping and Irrigation**

**ATTACHMENT 1**

**PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE**

"I/we certify that based upon periodic site observations, the work has been ~~substantially~~ completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print)	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

\*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

**PART 3. IRRIGATION SCHEDULING**

Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

**PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE**

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

**PART 5. LANDSCAPE IRRIGATION AUDIT REPORT**

Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

**PART 6. SOIL MANAGEMENT REPORT**

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.65.

Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.65.

Source: Appendix C – Sample Certificate of Completion of the State Model Water Efficient Landscape Ordinance

**19.570.060070. Recycled Water.**

- A. The installation of recycled water irrigation systems shall allow for the current and future use of recycled water. (dual distribution systems) may be required by the Zoning Administrator to allow for the current and future use of recycled water.
- B. All Recycled water irrigation systems shall be designed and operated in accordance with local and State ~~codes~~laws.
- C. Chapter 14.28 – The Mandatory Use of Recycled Water is hereby incorporated by reference.
- D. Landscapes using recycled water are considered Special Landscape Areas. The ET Adjustment Factor for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.

19.570-31

**Exhibit 2, P15-0824 – Proposed Chapter 19.570 – Water Efficient Landscaping and Irrigation**

E. Graywater Systems.

Graywater systems promote the efficient use of water and are encouraged to assist in on-site landscape irrigation. All graywater systems shall conform to the California Plumbing Code (Title 24, Part 5, Chapter 16) and any applicable local ordinance standards. Refer to Section 19.570.020.C for the applicability of this ordinance to landscape areas less than 2,500 square feet with the Estimated Total Water Use met entirely by graywater.

**19.570.08070 Existing Landscapes.**

- A. This section shall apply to all existing landscapes that were installed before January 1, 2010 and are over one acre in size.
1. For all landscapes that have a dedicated water meter, the water purveyor shall administer programs that may include, but not be limited to, irrigation water use analyses, irrigation surveys, irrigation audits, and irrigation equipment rebates to evaluate water use and provide recommendations as necessary to reduce landscape water use to a level that does not exceed the Maximum Applied Water Allowance (MAWA) for existing landscapes. The MAWA for existing landscapes shall be calculated as:  $MAWA = (0.8)(ET_o)(LA)(0.62)$ .
  2. For all landscapes that do not have a dedicated water meter, the water purveyor shall administer programs that may include, but not be limited to, irrigation water use analyses, irrigation surveys, irrigation audits, and irrigation equipment rebates to evaluate water use and provide recommendations as necessary in order to prevent water waste.
- B. Water waste resulting from inefficient landscape irrigation shall be prevented by prohibiting runoff from leaving the target landscape due to low head drainage, overspray, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, parking lots, or structures.

**19.570.08019.570.090 Cemeteries.**

- A. New cemeteries shall comply with the provisions of Section 19.570.030 – Provisions for the Review and Certification of Landscaping and Irrigation (A) and (B), 19.570.040 – Landscape Maintenance and Irrigation Schedules (A) and (B), and 19.570.050 – Certificate of Compliance.
- B. Existing cemeteries shall comply with the provisions of Section 19.570.070 – Existing Landscapes.

**19.570.100 Stormwater Management and Rainwater Retention.**

- A. Stormwater management practices minimize runoff and increase infiltration which recharges groundwater and improves water quality. Implementing stormwater best management practices into the landscape and grading design plans to minimize runoff and to increase on-site rainwater retention and infiltration are encouraged.

**19.570-32**



- B. Project applicants shall refer to the local agency or Regional Water Quality Control Board for information on any applicable stormwater technical requirements.
- C. All planted landscape areas are required to have friable soil to maximize water retention and infiltration. Refer to Section 19.570.030.D.3.
- D. It is strongly recommended that landscape areas be designed for capture and infiltration capacity that is sufficient to prevent runoff from impervious surfaces (i.e. roof and paved areas) from either: the one inch, 24-hour rain event or (2) the 85th percentile, 24-hour rain event, and/or additional capacity as required by any applicable local, regional, state or federal regulation.
- E. It is recommended that storm water projects incorporate any of the following elements to improve on-site storm water and dry weather runoff capture and use:
- Grade impervious surfaces, such as driveways, during construction to drain to vegetated areas.
  - Minimize the area of impervious surfaces such as paved areas, roof and concrete driveways.
  - Incorporate pervious or porous surfaces (e.g., gravel, permeable pavers or blocks, pervious or porous concrete) that minimize runoff.
  - Direct runoff from paved surfaces and roof areas into planting beds or landscaped areas to maximize site water capture and reuse.
  - Incorporate rain gardens, cisterns, and other rain harvesting or catchment systems.
  - Incorporate infiltration beds, swales, basins and drywells to capture storm water and dry weather runoff and increase percolation into the soil.
  - Consider constructed wetlands and ponds that retain water, equalize excess flow, and filter pollutants.

**19.570.110 Public Education.**

- A. Publications. Education is a critical component to promote the efficient use of water in landscapes. The use of appropriate principles of design, installation, management and maintenance that save water is encouraged in the community. The State requires that, a local agency or water supplier/purveyor shall provide information to owners of permitted renovations and new single-family residential homes regarding the design, installation, management, and maintenance of water efficient landscapes based on a water budget. The City is committed to providing information and resources to the public in conformance with the above State requirement.

B. Model Homes. All model homes shall be landscaped and that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscapes described in this ordinance.

1. Signs shall be used to identify the model as an example of a water efficient landscape featuring elements such as hydrozones, irrigation equipment, and others that contribute to the overall water efficient theme. Signage shall include information about the site water use as designed per the local ordinance; specify who designed and installed the water efficient landscape; and demonstrate low water use approaches to landscaping such as using native plants, graywater systems, and rainwater catchment systems.
2. Information shall be provided about designing, installing, managing, and maintaining water efficient landscapes

19.570-34

Exhibit 2, P15-0824 – Proposed Chapter 19.570 – Water Efficient Landscaping and Irrigation

ATTACHMENT 1



**19.570.120 Definitions.**

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

- A. “applied water” means the portion of water supplied by the irrigation system to the landscape.
- ~~B.~~ “automatic irrigation controller” means a timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers are able to self-adjust and schedule irrigation events using either evapotranspiration (weather-based) or soil moisture data.
- ~~BC.~~ “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.
- ~~CD.~~ “Certificate of Compliance” means the document required under Section 19.570.050.
- ~~DE.~~ “certified irrigation designer” means a person certified to design irrigation systems by an accredited academic institution, a professional trade organization, or other program such as the US Environmental Protection Agency’s WaterSense irrigation designer certification program and Irrigation Association’s Certified Landscape Irrigation Designer program.
- ~~EF.~~ “certified landscape irrigation auditor” means a person certified to perform landscape irrigation audits by an accredited academic institution, a professional trade organization, or other program such as the US Environmental Protection Agency’s WaterSense irrigation auditor certification program and Irrigation Association’s Certified Landscape Irrigation Auditor program.
- ~~FG.~~ “check valve” or “anti-drain valve” means a valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.
- ~~H.~~ “common interest developments” mean community apartment projects, condominium projects, planned developments, and stock cooperatives per Civil Code Section 1351. “compost” means the safe and stable product of controlled biologic decomposition of organic materials that is beneficial to plant growth.
- ~~G-I.~~ “controller” means an automatic timing device used to remotely control valves to operate an irrigation system. A smart irrigation controller is a *weather-based* irrigation controller or a *self-adjusting* irrigation controller. A *weather-based* controller is a controller that uses evapotranspiration or weather data to determine when to irrigate. A *self-adjusting* irrigation controller is a controller that uses sensor data (i.e., soil moisture sensor).
- ~~H-J.~~ “conversion factor (0.62)” means the number that converts acre-inches per acre per year to gallons per square foot per year.

**19.570-35**

- K. “distribution uniformity” means the measure of the uniformity of irrigation water over a defined area.
- H. “drip irrigation” means any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.
- J.M. “ecological restoration project” means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.
- K.N. “effective precipitation” or “usable rainfall” (Eppt) means the portion of total precipitation which becomes available for plant growth.
- L.O. “emitter” means a drip irrigation emission device that delivers water slowly from the system to the soil.
- M.P. “established landscape” means the point at which plants in the landscape have developed significant root growth into the soil. Typically, most plants are established after one or two years of growth.
- N.Q. “establishment period of the plants” means the first year after installing the plant in the landscape or the first two years if irrigation will be terminated after establishment. Typically, most plants are established after one or two years of growth. Native habitat mitigation areas and trees may need three to five years for establishment.
- O.R. “Estimated ~~Annual-Total~~ Water Use” (EATWU) means the total water used for the landscape as described in Section 19.570.030 – Provisions for the Review and Certification of Landscaping and Irrigation (A)(12)(n).
- P.S. “ET adjustment factor” (ETAF) means a factor of ~~0.70.55 for residential areas and 0.45 for non-residential areas~~, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape.
- ~~A combined plant mix with a site-wide average of 0.5 is the basis of the plant factor portion of this calculation. For purposes of the ETAF, the average irrigation efficiency is 0.71. Therefore, the ET adjustment factor is (0.7) = (0.5/0.71). The ETAF for afor new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0. The ETAF for existing, non-rehabilitated landscapes is 0.8.~~
- Q.T. “evapotranspiration rate” means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time.
- R.U. “flow rate” means the rate at which water flows through pipes, valves, and emission devices, measured in gallons per minute, gallons per hour, or cubic feet per second.

**19.570-36****Exhibit 2, P15-0824 – Proposed Chapter 19.570 – Water Efficient Landscaping and Irrigation**

- V. “flow sensor” means an inline device installed at the supply point of the irrigation system that produces a repeatable signal proportional to flow rate. Flow sensors must be connected to an automatic irrigation controller, or flow monitor capable of receiving flow signals and operating master valves. This combination flow sensor/controller may also function as a landscape water meter or submeter.
- W. “friable” means a soil condition that is easily crumbled or loosely compacted down to a minimum depth per planting material requirements, whereby the root structure of newly planted material will be allowed to spread unimpeded.
- X. “Fuel Modification Plan Guideline” means guidelines from a local fire authority to assist residents and businesses that are developing land or building structures in a fire hazard severity zone.
- Y. “graywater” means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. “Graywater” includes, but is not limited to, wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers. Health and Safety Code Section 17922.12.
- ~~S-Z.~~ “hardscapes” means any durable material (pervious and non-pervious).
- ~~T.~~ “homeowner-provided landscaping” means any landscaping either installed by a private individual for a single family residence or installed by a licensed contractor hired by a homeowner. A homeowner, for the purposes of this Chapter, is a person who occupies the dwelling he or she owns. This excludes speculative homes, which are not owner-occupied dwellings.
- ~~U-AA.~~ “hydrozone” (HA) means a portion of the landscaped area having plants with similar water needs and rooting depth. A hydrozone may be irrigated or non-irrigated.
- ~~V-BB.~~ “infiltration rate” means the rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).
- ~~W-CC.~~ “invasive plant species” means species of plants not historically found in California that spread outside cultivated areas and can damage environmental or economic resources. Invasive species may be regulated by County agricultural agencies as noxious species. “Noxious” weeds means any weed designated by the Weed Control Act and identified on a Regional District noxious weed control list. Lists of invasive plants are maintained at the California Invasive Plant Inventory and USDA invasive and noxious weeds database.
- ~~X-DD.~~ “irrigation audit” means an in-depth evaluation of the performance of an irrigation system conducted by a Certified Landscape Irrigation Auditor. An irrigation audit includes, but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule. The audit must be conducted in a manner

**19.570-37**

consistent with the Irrigation Association's Landscape Irrigation Auditor Certification program or other U.S. Environmental Protection Agency "Watersense" labeled audition program.

~~Y.EE.~~ "irrigation efficiency" (IE) means the measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The ~~minimum average~~ irrigation efficiency for purposes of this Chapter is 0.740.75 for overhead spray devices and 0.81 for drip systems. ~~Greater irrigation efficiency can be expected from well designed and maintained systems.~~

~~Z.FF.~~ "irrigation survey" means an evaluation of an irrigation system that is less detailed than an irrigation audit. An irrigation survey includes, but is not limited to: inspection, system test, and written recommendations to improve performance of the irrigation system.

~~AA.GG.~~ "irrigation water use analysis" means an analysis of water use data based on meter readings and billing data.

~~BB.HH.~~ "landscape architect" means a person who holds a license to practice landscape architecture in the State of California Business and Professions Code, Section 5615.

~~CC.II.~~ "landscape area" means all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel, or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

~~DD.JJ.~~ "landscape contractor" means a person licensed by the State of California to construct, maintain, repair, install, or subcontract the development of landscape systems.

~~EE.KK.~~ "landscape project" means the total area of landscape in a project as defined in "landscape area" for the purposes of this Chapter.

~~LL.~~ "landscape water meter" means an inline device installed at the irrigation supply point that measures the flow of water into the irrigation system and is connected to a totalizer to record water use.

~~FF.MM.~~ "lateral line" means the water delivery pipeline that supplies water to the emitters or sprinklers from the valve.

~~GG.NN.~~ "local agency" means a city or county, including charter city or charter county, that is responsible for adopting and implementing this Chapter. The local agency is also responsible for the enforcement of this ordinance, including but not limited to, approval of a permit and plan check or design review of a project.

~~HH.OO.~~ "local water purveyor" means any entity, including a public agency, city, county, or private water company that provides retail water service.

## 19.570-38

### Exhibit 2, P15-0824 – Proposed Chapter 19.570 – Water Efficient Landscaping and Irrigation

~~II~~.PP. “low volume irrigation” means the application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

~~JJ~~.QQ. “main line” means the pressurized pipeline that delivers water from the water sources to the valve or outlet.

~~RR.~~ “master shut-off valve” is an automatic valve installed at the irrigation supply point which controls water flow into the irrigation system. When this valve is closed water will not be supplied to the irrigation system. A master valve will greatly reduce any water loss due to a leaky station valve.

~~KK~~.SS. “Maximum Applied Water Allowance” (MAWA) means the upper limit of annual applied water for the established landscaped area. It is based upon the area’s reference evapotranspiration, the ET Adjustment Factor, and the size of the landscape area. The Estimated Total Water Use shall not exceed the Maximum Applied Water Allowance. Special Landscape Areas, including recreation areas, areas permanently and solely dedicated to edible plants such as orchards and vegetable gardens, and areas irrigation with recycled water are subject to the MAWA with an ETAF not to exceed 1.0. MAWA = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)].

~~TT.~~ “median” is an area between opposing lanes of traffic that may be unplanted or planted with trees, shrubs, perennials, and ornamental grasses.

~~UU.~~ “microclimate” means the climate of a small, specific area that may contrast with the climate of the overall landscape area due to factors such as wind, sun exposure, plant density, or proximity to reflective surfaces.

~~MM~~.VV. “mined-land reclamation projects” means any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.

~~NN~~.WW. “mulch” means any organic material such as leaves, bark, 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.

~~OO~~.XX. “new construction” means, for the purposes of this Chapter, a new building with a landscape or other new landscape, such as a park, playground, or greenbelt without an associated building.

~~YY.~~ “non-residential landscape” means landscapes in commercial, institutional, industrial and public settings that may have areas designated for recreation or public assembly. It also includes portions of common areas of common interest developments with designated recreational areas.

## 19.570-39

~~PP.ZZ.~~ “operating pressure” means the pressure at which the parts of an irrigation system are designed by the manufacturer to operate.

~~QQ.AAA.~~ “overhead sprinkler irrigation systems” means systems that deliver water through the air (e.g., spray heads and rotors).

~~RR.BBB.~~ “overspray” means the irrigation water which is delivered beyond the target area.

~~SS.CCC.~~ “permit” means an authorizing document issued by local agencies for new construction or rehabilitated landscapes.

~~TT.DDD.~~ “pervious” means any surface or material that allows the passage of water through the material and into the underlying soil.

~~UU.EEE.~~ “plant factor” or “plant water use factor” (PF) is a factor, when multiplied by  $ET_o$ , estimates the amount of water needed by plants. For purposes of this Chapter, the plant factor range for very low water use plants is 0 to 0.1, the plant factor range for very low water use plants is 0 to 0.1, the plant factor range for low water use plants is 0.1 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. for high water use plants range from 0.7 to 0.9, moderate water use plants range from 0.4 to 0.6, low water use plants range from 0.1 to 0.3, and very low water use plants are less than 0.1. Plant factors cited in this Chapter are derived from the ~~Department of Water Resources 2000~~ publication, “Water Use Classification of Landscape Species.” Plant factors may also be obtained from horticultural researchers from academic institutions or professional associations as approved by the California Department of Water Resources (DWR).

~~VV.~~ ~~“precipitation rate” means the rate of application of water measures in inches per hour.~~

~~WW.FFF.~~ “project applicant” means the individual or entity submitting a landscape documentation package to request a permit, plan check, or design review from the local agency. A project applicant may be the property owner or his or her designee.

~~XX.GGG.~~ “rain sensor” or “rain sensing shutoff device” means a component which automatically suspends an irrigation event when it rains.

~~YY.HHH.~~ “recreational area” means areas, excluding private single family residential areas, dedicated to designated for active play, recreation or public assembly such as in parks, sports fields, picnic grounds, amphitheaters, and or golf courses tees, fairways, roughs, surrounds and greens where turf provides a playing surface.

~~ZZ.III.~~ “recycled water,” “reclaimed water,” or “treated sewage effluent water” means treated or recycled waste water of a quality suitable for non-potable uses such as landscape irrigation and water features. This water is not intended for human consumption.

~~AAA.JJJ.~~ “reference evapotranspiration” or “ $ET_o$ ” means a standard measurement of environmental parameters which affect the water use of plants.  $ET_o$  is ~~given~~ expressed in inches per day, month, or year, and is an estimate of the evapotranspiration of a large

## 19.570-40

### Exhibit 2, P15-0824 – Proposed Chapter 19.570 – Water Efficient Landscaping and Irrigation



field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of determining the Maximum Applied Water Allowances so that regional differences in climate can be accommodated. ~~Refer to the CIMIS Reference Evapotranspiration Zones Map, Department of Water Resources, 1999.~~

~~KKK.~~ Regional Water Efficient Landscape Ordinance” means a local Ordinance adopted by two or more local agencies, water suppliers and other stakeholders for implementing a consistent set of landscape provisions throughout a geographical region. Regional ordinances are strongly encouraged to provide a consistent framework for the landscape industry and applicants to adhere to.

~~BBB.LLL.~~ “rehabilitated landscape” means an re-landscaping project that requires a permit, plan check, or design review, and where 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.~~

~~MMM.~~ “residential landscape” means landscapes surrounding single or multifamily homes.

~~CCC.NNN.~~ “runoff” means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a slope.

~~DDD.OOO.~~ “soil moisture sensing device” or “soil moisture sensor” means a device that measures the amount of water in the soil. The device may also suspend or initiate an irrigation event.

~~EEE.PPP.~~ “soil texture” means the classification of soil based on its percentage of sand, silt, and clay.

~~FFF.QQQ.~~ “Special Landscaped Area” (SLA) means an area of the landscape dedicated solely to edible plants, recreational areas, areas irrigated with recycled water, or water features using recycled water, ~~and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.~~

~~GGG.RRR.~~ “sprinkler head” means a device which delivers water through a nozzle.

~~HHH.SSS.~~ “static water pressure” means the pipeline or municipal water supply pressure when water is not flowing.

~~III.TTT.~~ “station” means an area served by one valve or by a set of valves that operate simultaneously.

~~JJJ.UUU.~~ “swing joint” means an irrigation component that provides a flexible, leak-free connection between the emission device and lateral pipeline to allow movement in any direction and to prevent equipment damage.

## 19.570-41

### Exhibit 2, P15-0824 – Proposed Chapter 19.570 – Water Efficient Landscaping and Irrigation

~~VVV.~~ “submeter” means a metering device to measure water applied to the landscape that is installed after the primary utility water meter.

~~KKK.WWW.~~ “turf” means a ground cover surface of mowed grass. Annual blue grass, Kentucky blue grass, Perennial rye grass, Red fescue, and Tall fescue are cool-season grasses. Bermuda grass, Kikuyu grass, Seashore Paspalum, St. Augustine grass, Zoysia grass, and Buffalo grass are warm-season grasses.

~~LLL.XXX.~~ “valve” means a device used to control the flow of water in the irrigation system.

~~MMM.YYY.~~ “water conserving plant species” means a plant species identified as having a very low, or low plant factor.

~~NNN.ZZZ.~~ “water feature” means a design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features and, therefore, are not subject to the water budget calculation.

~~OOO.AAAA.~~ “watering window” means the time of day irrigation is allowed.

~~PPP.BBBB.~~ “WUCOLS” means the Water Use Classification of Landscape Species published by the University of California Cooperative Extension, and the Department of Water Resources, ~~and the Bureau of Reclamation, 2000 2014.~~



**19.570.130 State Model WELO Appendix D – Sample Water Efficient Landscape Worksheet.****Appendix D – Prescriptive Compliance Option**

- A. This appendix contains prescriptive requirements which may be used as a compliance option to the Model Water Efficient Landscape Ordinance.
- B. Compliance with the following items is mandatory and must be documented on a landscape plan in order to use the prescriptive compliance option:
1. Submit a Landscape Documentation Package which includes the following elements:
    - a. Date
    - b. Project applicant
    - c. Project address (if available, parcel and/or lot number(s))
    - d. Total landscape area (square feet), including a breakdown of turf and plant material
    - e. Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
    - f. Water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well
    - g. Contact information for the project applicant and property owner
    - h. Applicant signature and date with statement, "I agree to comply with the requirements of the prescriptive compliance option to the MWELO".
  2. Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area (unless contra-indicated by a soil test);
  3. Plant material shall comply with all of the following:
    - a. For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water; For non-residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water;

- b. A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
  - 4. Turf shall comply with all of the following:
    - a. Turf shall not exceed 25% of the landscape area in residential areas, and there shall be no turf in non-residential areas;
    - b. Turf shall not be planted on sloped areas which exceed a slope of 1 foot vertical elevation change for every 4 feet of horizontal length;
    - c. Turf is prohibited in parkways less than 10 feet wide, unless the parkway is adjacent to a parking strip and used to enter and exit vehicles. Any turf in parkways must be irrigated by sub-surface irrigation or by other technology that creates no overspray or runoff.
  - 5. Irrigation systems shall comply with the following:
    - a. Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data.
    - b. Irrigation controllers shall be of a type which does not lose programming date in the event the primary power source is interrupted.
    - c. Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturers recommended pressure range.
    - d. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.
    - e. All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014. "Landscape Irrigation Sprinkler and Emitter Standard," All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
- C. At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.