

## Article 2: General Development Regulations

### Division 4: Landscape Regulations

§142.0401 through §142.0402 [No change]

#### §142.0403 General Planting and Irrigation Requirements

All planting, irrigation, brush management, and landscape-related improvements required by this division must comply with the regulations in this section and with the Landscape Standards in the Land Development Manual.

(a) [No change]

(b) Plant Material Requirements

(1) through (14) [No change]

(15) Plant materials shall be grouped into hydrozones with plant species having similar water demand and by their, soil, sun, and shade requirements.

(16) Plant material shall be selected to meet a maximum applied water allowance (MAWA) as determined by the water budget formula and specifications in Section 142.0413(d).

(c) through (d) [No change]

§142.0404 through §142.0412 [No change]

#### §142.0413 Water Conservation

(a) Landscape Area. For purpose of Section 142.0413 landscape area means the entire premises less the area of building footprints, non-irrigated portions of parking lots, driveways, hardscapes, and areas designated for habitat preservation or brush management Zone 2.

(ab) Lawn Area-Requirements.

(1) Lawn areas shall not exceed 10 percent of the **planting landscape** area on a *premises*, excluding required common areas, active recreation areas, and areas located within the *public right-of-way* between the curb and public sidewalk. This restriction does not apply to *single dwelling unit* residential uses in residential zones.

- (2) The minimum dimension of a lawn bounded by impervious surfaces on two or more sides is 8 feet in all directions unless subsurface or low volume irrigation is used.
- (3) Lawn areas located on slopes, where the toe of slope is adjacent to hardscape, shall not exceed a gradient of 25 percent (4:1).
- (b)(c) Mulch Requirements. All required planting areas shall be covered with mulch to a minimum depth of 2 inches, excluding slopes requiring ~~revegetation and areas planted with ground cover~~. All exposed soil areas without vegetation shall also be mulched to this minimum depth.
- (d) Water Budget.
  - (1) Developments listed in Table 142-04I shall be subject to a water budget (maximum applied water allowance).

**Table 142-04I**  
**Water Budget Applicability**

<b><u>Type of Development Proposal</u></b>	<b><u>Landscape Area Threshold</u></b>
<i><u>New non residential development</u></i>	<i><u>1,000 square feet and greater</u></i>
<i><u>New multiple dwelling unit development</u></i>	<i><u>1,000 square feet<sup>1</sup> and greater</u></i>
<i><u>New single dwelling unit development Subdivisions</u></i>	<i><u>All subdivider installed landscape</u></i>

Footnote to Table 142-04I

<sup>1</sup> Total area of all common landscape in the development.

- (2) The water budget is calculated using the following formula (see Section 2.6 and Appendix E of the Landscape Standards for additional information):

$$\text{Water Budget} = (ET_o)(0.62) [(0.7)(LA) + (0.3)(SLA)]$$

Where:

ET<sub>o</sub> = Evapotranspiration (inches per year)

0.62 = Conversion Factor (to gallons)

0.7 = Evapotranspiration Adjustment Factor

LA = Landscaped Area (square feet)

0.3 = Evapotranspiration Adjustment Factor for Special Landscape Area and Reclaimed Water

SLA = Special Landscape Area

- (3) The irrigation system is required to be operated within the approved water budget.

- (4) The estimated total water use, as calculated in Section 2.6 of the Landscape Standards shall not exceed the water budget as calculated in Section 142.0413(d)(2).
- (e) Water Meters.
- (1) Dedicated landscape irrigation meters shall be required in all new development with a landscape area greater than or equal to 5,000 square feet. Except that this requirement shall not apply to new single dwelling unit development or to the commercial production of agricultural crops or livestock.
- (2) Landscape irrigation submeters shall be required in the following developments:
- (A) New single dwelling unit development;
- (B) Improvements to the following existing industrial, commercial and multiple dwelling unit development when:
- (i) The improvement requires a building permit and a landscape review as identified in Table 142-04A; and
- (ii) The landscape area is 1,000 square feet and greater.
- (f) Irrigation Audit. Development subject to the requirement for a water budget in Table 142-04I is required to conduct and submit to the City an irrigation audit consistent with Section 2.7 of the Landscape Standards.
- (1) All landscape irrigation audits shall be conducted by a California registered landscape architect, a licensed landscape contractor, or other professional licensed by the State to perform this work.
- (2) The landscape irrigation audit shall certify that all plant material, irrigation systems, and landscape features have been installed and operate as approved; and submitted to the City prior to occupancy and use.
- (g) Reclaimed water. New development in areas where reclaimed water is available and suitable for irrigation are to provide for a dual water distribution system for all landscaped areas so that only reclaimed water is used for irrigation purposes.