

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.

(b) Lawn Requirements.

(1) Lawn areas shall not exceed 10 percent of the 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).
- (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**

Type of Development Proposal	Landscape Area Threshold
New industrial, commercial, and <i>multiple dwelling units development</i>	≥ 1,000 square feet
Common landscape areas within new <i>single dwelling unit development</i>	≥ 1,000 square feet ¹
Model homes within <i>single dwelling unit development</i>	Applies to All

Footnote to Table 142-04I

¹ Total area of 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):

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

Where:

 - ETo = Evapotranspiration (inches per year)
 - 0.62 = Conversion factor (to gallons)
 - 0.7 = Evapotranspiration Adjustment Factor
 - LA = Landscaped Area (square feet)
 - 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 industrial, commercial and *multiple dwelling unit development* with a landscape area greater than or equal to 5,000 square feet. Except that this requirement shall not apply to 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 between 1,000 and 5,000 square feet.
- (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 be certified as accurate by the licensed professional 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.