

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

DATE: JANUARY 11, 2016

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: WATER EFFICIENT LANDSCAPE ORDINANCE UPDATE – ZONE TEXT AMENDMENT ZTA15-0002

RECOMMENDATION: That the Planning Commission approve the attached draft Resolution, recommending City Council approval and adoption of the proposed Zone Text Amendment.

APPLICANT: City of Dana Point – Community Development Department

REQUEST: Zone Text Amendment ZTA15-0002 amending the City's Water Efficient Landscape Standards and Requirements Ordinance by updating provisions of the previously adopted Orange County Model Water Efficient Landscape Ordinance (MVELO) in accordance with Governor Brown's April 1, 2015, Drought Executive Order (B-19-25).

LOCATION: Citywide

NOTICE: The Notice was published in the Dana Point News on December 31, 2016. Notices were posted on December 23, 2016, at the Dana Point City Hall, the Dana Point Post Office, the Capistrano Beach Post Office, and the Dana Point Library.

ENVIRONMENTAL: The proposed project is found not to have a significant effect on the environment and is therefore exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15307, Class 7 – Actions by Regulatory Agencies for Protection of Natural Resources.

ISSUES:

1. Consistency with the Dana Point General Plan, Zoning Ordinance, and Local Coastal Program.
2. Satisfaction of all findings required pursuant to the Zoning Ordinance for the approval of a Zone Text Amendment.

3. Compliance with Orange County Model Water Efficient Landscape Ordinance in Governor Brown's April 1, 2015, Drought Executive Order (B-19-25).

BACKGROUND: In 1992 the State enacted the Water Conservation in Landscaping Act requiring the adoption of water efficient landscape ordinances by local jurisdictions. The City included Chapter 9.55 (Landscaping Standards and Requirements) in the adoption of the first City formulated Zoning Code in 1993, which included provisions for water conservation at that time.

In 2006, the State subsequently adopted Assembly Bill 1881 (Laird, Water Conservation) amending the Water Conservation in the Landscape Act (Act). The City Council adopted Ordinance No. 09-08 on December 14, 2009, in response to AB 1881 and based on the Orange County MWELO and corresponding Guidelines that were formulated by a stakeholder group organized by the Orange County League of Californian Cities and headed by the Metropolitan Water District of Orange County (MWDOC). The City's ordinance was subsequently submitted to the California Department of Water Resources (DWR) and was deemed to be "at least as effective as" DWR's Model Ordinance as required by AB 1881.

On April 1, 2015 Governor Brown issued Executive Order No. B-19-25 proclaiming a state of emergency throughout the State due to the ongoing drought that has resulted in depleted water supplies. Among other things, Executive Order No. B-19-25 directed DWR to update the State MWELO to 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. The Executive Order also calls for reporting of the updated ordinance by local jurisdictions with the first report due by December 31, 2015, with subsequent report to follow annually. In response to this directive, MWDOC organized a Stakeholder Drafting Committee and met seven times over the summer and fall to formulate revisions to the Orange County MWELO and corresponding Guidelines. Stakeholders included Association of California Cities – Orange County, city planners, water agencies, Building Industry Association and irrigation consultants from throughout the County.

DISCUSSION: The primary changes to the ordinance are a reduction in the landscape area thresholds that trigger implementation of the water efficient landscape standards and removal of the application of the standards based on the entity implementing the landscape project (i.e. public agencies, HOA's, individual homeowners). The updated language derived from the State Model is silent on who implements the landscape project, and lowers the threshold for new and rehabilitated landscape projects to 500 and 2,500 square feet respectively (Supporting Document 2).

The ordinance also now includes a prescriptive compliance option for landscape projects with an area equal to or greater than 2,500 square feet as outlined in Appendix A of the corresponding Submittal Requirements and Guidelines. This alternative allows an


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applicant to eliminate many of the submittal requirements by simply using plant species that require little or no summer water covering 75% of the landscape area, and limiting the use of turf grass in residential projects to 25% of the landscape area and not at all in non-residential projects. The rationale being that by using low water use plants and severely reducing or eliminating the installation of high water use turf grasses in a landscape design would result in compliance with the maximum water use limitations. Specific irrigation controllers, manual shut-off valves, pressure regulators, and systems that retain programming data despite the loss of power are also required for the irrigation system to utilize this prescriptive compliance option. Any sites with 2,500 square feet or less landscape area can also use the prescriptive compliance option if using treated or untreated graywater or rainwater capture on site.

The City's existing Submittal Requirements and Guidelines referred to in the ordinance update have likewise been updated consistent with revisions made by the Stakeholder Drafting Committee, but are not a part of the ordinance (Supporting Document 3). The Submittal Requirements and Guidelines is an administrative document that is separate from the zone text amendment so that as advances in irrigation technology, species water use reference material, evapotranspiration data are made revisions can be made to the document without the necessitating subsequent zone text amendments.

It should be noted that updating the existing ordinance is necessary to meet the directive of Executive Order No. B-19-25, and that by not adopting the regional OC MWELO, the City would be subject to the requirements of the State MWELO. City Staff has updated Chapter 9.55 commensurate with the revisions made to the applicable sections of the Orange County Model Water Efficiency Landscape Ordinance, while retaining general provisions of the City's existing landscape ordinance relating to procedural requirements, maintenance, and aesthetics that neither conflict with the model ordinance nor reduce its effectiveness.

CONCLUSION: The proposed Zone Text Amendment is consistent with the General Plan, Local Coastal Program and Municipal Code. It updates Chapter 9.55 to include provisions for water efficient landscape installations to be at least as effective as DWR's model ordinance through the revision of project applicability thresholds, water use standards, and the corresponding Submittal Requirements and Guidelines document utilized to implement the requirements of the revised ordinance. Staff recommends that the Planning Commission recommend adoption and approval of the proposed Zone Text Amendment to the City Council and approve the attached draft resolution containing required findings for the approval of Zone Text Amendment ZTA15-0002.



Kurth B. Nelson III
Senior Planner



Ursula Luna-Reynosa
Director of Community Development

ACTION DOCUMENTS:

1. Draft Planning Commission Resolution 16-01-11-XX

SUPPORTING DOCUMENTS:

2. Exhibit "A": Zone Text Amendment ZTA
3. Submittal Requirements and Guidelines for Implementation of Chapter 9.55

RESOLUTION NO. 16-01-11-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT ZTA15-0002 OF CHAPTER 9.55 OF THE MUNICIPAL CODE UPDATING THE WATER EFFICIENT LANDSCAPE ORDINANCE OF THE CITY TO INCLUDE LOCAL WATER EFFICIENT LANDSCAPE PROVISIONS IN ACCORDANCE WITH THE STATE OF CALIFORNIA EXECUTIVE ORDER NO. B-19-25.

APPLICANT: City of Dana Point - Community Development Department

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, the City desires to amend the Zoning Ordinance to update the City's Water Efficient Landscape Standards and Requirements to include Water Efficiency Landscape provisions of the Orange County Model Water Efficiency Ordinance in accordance with the State of California Executive Order No. B-19-25; and

WHEREAS, the Planning Commission did, on the 11th of January, 2016, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors related to the Zone Text Amendment ZTA15-0002; and

WHEREAS, the City's proposed amendments are identified as Exhibit A, attached hereto and made a part of this Resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

- A) The above recitations are true and correct.
- B) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and recommends to the City Council, approval and adoption of Zone Text Amendment ZTA15-0002:
 - 1) The proposed amendment is consistent with the Dana Point General Plan and Local Coastal Program and state law.
 - 2) The proposed amendment complies with all other applicable requirements of state law and local ordinances.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 11th day of January, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

April O'Connor, Chairperson
Planning Commission

ATTEST:

Ursula Luna-Reynosa, Director
Community Development Department

Exhibit "A"

ZONE TEXT AMENDMENT ZTA15-0002

Chapter 9.55 – Landscaping Standards and Requirements, to be amended as follows (deletions are shown as ~~strikeout~~ and additions are underlined):

Chapter 9.55 WATER EFFICIENT LANDSCAPE STANDARDS AND REQUIREMENTS

9.55.010 Intent and Purpose.

This Chapter promotes and encourages high quality landscape improvements in Dana Point that recognize and respect the limited availability of water in the State of California. These provisions are intended to effect landscapes that can be maintained with low water use serviced by irrigation systems which will not overuse or waste the available water supply. This Chapter requires the consideration of water conservation measures through the appropriate design, installation and maintenance of landscape and irrigation systems in accordance with ~~California State Assembly Bill 1881 (AB 1881)~~ Governor Brown's April 1, 2015 Drought Executive Order (B-19-25) amending the State Water Conservation in Landscaping Act.

The purpose of the City's Water Efficient Landscape Ordinance is to establish an alternative model acceptable under ~~AB 1881~~ Executive Order No. B-19-25 as being at least as effective as the State Model Water Efficient Landscape Ordinance in the context of conditions in the City in order to:

- (1) Promote the benefits of consistent landscape ordinances with neighboring local and regional agencies;
- (2) Promote the values and benefits of landscapes while recognizing the need to invest water and other resources as efficiently as possible;
- (3) Establish a structure for planning, designing, installing, and maintaining and managing water efficient landscapes in new construction and rehabilitated projects;
- (4) Establish provisions for water management practices and water waste prevention for existing landscapes;
- (5) Use water efficiently without waste by setting a ~~M~~maximum ~~A~~Applied ~~W~~water ~~A~~allowance (MAWA) as an upper limit for water use and reduce water use to the lowest practical amount; and
- (6) Encourage the use of economic incentives that promote the efficient use of water, such as a budget-based tiered-rate structure, providing rebate incentives and offering educational programs.

9.55.020 Applicability.

- (a) Beginning ~~February~~ January 1, 2016 ~~2010~~, and consistent with Executive Order No. B-29-15 all planting, irrigation, and landscape-related improvements shall comply with this Chapter and a landscape permit shall be required for the following types of landscape projects: Except as provided in Section 9.55.020(b), this Chapter shall apply to:

- (1) ~~New landscape installations or landscape rehabilitation projects by public agencies or non-residential development, except for cemeteries, with an aggregate landscaped area;~~

~~including pools or other water features but excluding hardscape, equal to or greater than two thousand five hundred (2,500) square feet, requiring a and which are otherwise subject to a discretionary approval of a building or landscape plan, or which otherwise require a ministerial permit, plan check for a landscape or water feature a discretionary permit;~~

- ~~(2) Rehabilitated New landscape installations or landscape rehabilitation projects by developers or property managers/homeowners associations of single family and multifamily residential projects or complexes with an aggregate landscaped area, including pools or other water features but excluding hardscape, equal to or greater than two thousand five hundred (2,500) square feet, requiring and which are otherwise subject to a discretionary approval of a building or landscape plan, or which otherwise require a ministerial permit, plan check for a landscape or water feature a discretionary permit;~~
- ~~(3) New or rehabilitated landscape installation projects by individual homeowners on single family or multifamily residential lots with an aggregate total project landscaped area, including pools or other water features but excluding hardscape, equal to or greater than five thousand (5,000) of 2,500 square feet, or less may comply with the performance requirements of this ordinance or conform to the prescriptive measures contained in Appendix A of the Submittal Requirements and Guidelines and which are otherwise subject to a discretionary approval of a landscape plan, or which otherwise require a ministerial permit for a landscape or water feature;~~
- ~~(4) New or rehabilitated projects using treated or untreated graywater or rainwater capture on site, any lot or parcels within the project that has less than 2,500 square feet of landscape area and meets the lot or parcel's landscape water requirement (Estimated Total Water Use - ETWU) entirely with the treated or untreated graywater or though stored rainwater capture on site is subject only to Appendix A of the Submittal Requirements and Guidelines. Sections 2.2, 2.8 and 2.9 of the Submittal Requirements and Guidelines shall apply to new landscape installations or landscape rehabilitation projects at cemeteries.~~
- ~~(5) At cemeteries, Sections 2.9, 2.10, and Appendix C of the Submittal Requirements and Guidelines shall apply to new landscape installations and Sections 2.9, 2.10, and 3 of the Submittal Requirements and Guidelines shall apply landscape rehabilitation projects.~~

(b) Section 9.55.050(b) of the Landscape Water Use Standards of this Chapter shall apply to:

- ~~(1) All landscaped areas, whether installed prior to or after January 1, 2010; and~~
- ~~(2) All landscaped areas installed after February January 1, 2016 2010 to which Section 9.55.020(a) is applicable.~~

(c) This Chapter does not apply to:

- ~~(1) Registered local, State, or Federal historical sites;~~
- ~~(2) Ecological restoration projects that do not require a permanent irrigation system;~~
- ~~(3) Mined-land reclamation projects that do not require a permanent irrigation system; or~~
- ~~(4) Plant collections, as part of botanical gardens and arboretums open to the public.~~

9.55.030 General Provisions.

- (a) Landscape design and construction shall emphasize water conservation through the appropriate use and groupings of plant materials that are well adapted to particular sites and to local climatic, geological, or topographical conditions.
- (b) All landscape plan approvals are subject to and dependent upon the applicant complying with all applicable City ordinances, codes, regulations, adopted policies, and the payment of all applicable fees.
- (c) All landscaped areas shall be maintained in an orderly, attractive and healthy condition. This shall include proper pruning, mowing of turf areas, weeding, removal of litter, fertilization, replacement of plants when necessary and the regular application of appropriate quantities of water to all landscaped areas.
- (d) All irrigation systems shall be maintained in proper operating condition. Water line breaks, head/emitter ruptures, overspray or runoff conditions and other irrigation system failures shall be repaired immediately.

9.55.040 Procedures.

The submittal, review, revision and approval of all required landscape and irrigation plans shall be in compliance with the following provisions:

- (a) Prior to the issuance of grading permits or building permits, whichever occurs first, a Landscape Documentation Package shall be submitted to the City for review and approval and a landscape permit shall be issued for ~~of~~ all landscape projects subject to the provisions of this Chapter. Any Landscape Documentation Package submitted to the City shall comply with the provisions of the Submittal Requirements and Guidelines.
- (b) The Landscape Documentation Package shall include a certification by a professional appropriately licensed to prepare landscape and irrigation plans in the State of California stating that the landscape design and water use calculations have been prepared by or under the supervision of the licensed professional and are certified to be in compliance with the provisions of this Chapter and the Submittal Requirements and Guidelines.
 - (1) Landscape and irrigation plans shall be submitted to the City for review and approval with appropriate water use calculations. Water use calculations shall be consistent with calculations contained in the Submittal Requirements and Guidelines and shall be provided to the local water purveyors, as appropriate, under procedures determined by the City.
 - (2) Verification of compliance of the landscape installation with the approved plans shall be obtained through a Certification of Completion in conjunction with a Certificate of Use and Occupancy or Permit Final process, as provided in the Submittal Requirements and Guidelines. The Certification of Completion shall be prepared by the record professional that prepared the landscape design certification required in Section 9.55.040(a) and in accordance with the provisions of Submittal Requirements and Guidelines.
- (c) Conceptual landscape and irrigation plans shall be required for all projects subject to this Chapter pursuant to Section 9.55.020, which also require discretionary approval. Conceptual landscape and irrigation plans shall be included as part of the application package submitted to the Community Development Department, and required for discretionary permits, and shall incorporate the principles of this Chapter. Final landscape and irrigation plans shall be required for all projects subject to this Chapter pursuant to Section 9.55.020.

- (d) All required landscape and irrigation plans shall be prepared in accordance with the Submittal Requirements and Guidelines available from the Community Development Department.
- (e) All final landscape and irrigation plans shall be prepared by a professional appropriately licensed in the State of California.
- (f) Conceptual landscape and irrigation plans shall be acted upon in conjunction with the specific discretionary approval application.
- (g) Final landscape and irrigation plans shall be submitted for review, and approved, by the Community Development Department prior to the issuance of grading permits or building permits, whichever occurs first.
- (h) Any modification to an approved final landscape or irrigation plan must first be approved by the Director of Community Development prior to the installation of the subject landscaping or irrigation.

9.55.050 Landscape Water Use and Design Standards.

The design and installation of all proposed landscape improvements subject to this Chapter shall be in compliance with the following general provisions:

- (a) For applicable landscape installation or rehabilitation projects subject to Section 9.55.020(a) of this Water Efficient Landscape Ordinance, the ETWU ~~estimated applied water use~~ allowed for the landscaped area shall not exceed the MAWA calculated using an ET adjustment factor of 0.7, except for special landscaped areas where the MAWA is calculated using an ET adjustment factor of 1.0; or the design of the landscaped area shall otherwise be shown to be equivalently water-efficient in a manner acceptable to the City; as provided in the Submittal Requirements and Guidelines.
- (b) Irrigation of all landscaped areas shall be conducted in a manner conforming to the Submittal Requirements and Guidelines, and shall be subject to penalties and incentives for water conservation and water waste prevention as determined and implemented by the local water purveyors or as mutually agreed by local water purveyors and the City.
- (c) Landscape design shall illustrate a concern for aesthetic elements such as balance, scale, texture, form, and unity.
- (d) Landscape design shall address the functional aspects of landscaping such as grading, drainage, erosion control, minimal runoff, erosion prevention, wind barriers, provisions for shade and reduction of glare.
- (e) Landscape design shall provide for the planting of all unpaved areas with an effective combination of trees, ground cover, turf, shrubbery, and/or approved dry landscape materials including but not limited to accessory decorative outdoor landscape elements such as ponds, fountains, artificial turf, and paved or decorated surfaces, and sculptural elements.

9.55.060 Delegation.

The City may delegate to, or enter into a contract with, a local agency to implement, administer, and/or enforce any of the provisions of this Chapter on behalf of the City.

9.55.070 Definitions.

The following definitions are applicable to this Chapter:

“Aggregate landscape area” areas related to production home neighborhoods, common interest developments, or other situations where multiple parcels are undergoing landscape development as one project, but may eventually be individually owned or maintained.

“Applied water” means the portion of water supplied by the irrigation system to the landscape.

“Budget-based tiered-rate structure” means tiered or block rates for irrigation accounts charged by the retail water agency in which the block definition for each customer is derived from lot size or irrigated area and the evapotranspiration requirements of landscaping.

“Ecological restoration project” means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.

“Estimated Total applied Wwater Uuse” (ETWU) means the average annual total amount of water estimated to be necessary to keep plants in a healthy state, calculated as provided in the Submittal Requirements and Guidelines. It is based on the reference evapotranspiration rate, the size of the landscape area, plant water use factors, and the relative irrigation efficiency of the irrigation system.

“ET adjustment factor” or “ETAF” is equal to the plant factor divided by the irrigation efficiency factor for a landscape project, as described in the Submittal Requirements and Guidelines. The ETAF is calculated in the context of local reference evapotranspiration, using site-specific plant factors and irrigation efficiency factors that influence the amount of water that needs to be applied to the specific landscaped area.

A combined plant mix with a site-wide average plant factor of 0.5 (indicating a moderate water need) and average irrigation efficiency of 0.71 produces an ET adjustment factor of $(0.7) = (0.5/0.71)$, which is the standard of water use efficiency generally required by this Chapter and the Submittal Requirements and Guidelines, except that the ETAF for a special landscape area shall not exceed 1.0.

“Hardscapes” means any durable material or feature (pervious and non-pervious) installed in or around a landscaped area, such as pavements or walls. Pools and other water features are considered part of the landscaped area and not considered hardscapes for purposes of this Chapter.

~~“Homeowner installed landscape” 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 purposes of this Chapter, is a person who occupies the dwelling he or she owns. This definition excludes speculative homes, which are not owner-occupied dwellings and which are subject under this Chapter to the requirements applicable to developer-installed residential landscape projects.~~

“Irrigation efficiency” 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 are 0.751. Greater irrigation efficiency can be expected from well designed~~ for overhead spray devices and maintained 0.81 for drip systems.

“Landscape area” means all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance and estimated eaapplied water use calculations. 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).

“Landscape contractor” means a person licensed by the State of California to construct, maintain, repair, install, or subcontract the development of landscape systems.

“Landscape documentation package” means the documents required to be provided to the City for review and approval of landscape design projects, as described in the Submittal Requirements and Guidelines.

“Landscape permit” means a permit issued by the Community Development Department for the purposes of meeting the landscape area thresholds and design requirements under Section 9.55.020 of this Chapter and the corresponding Submittal Requirements and Guidelines.

“Landscape project” means total area of landscape in a project, as provided in the definition of “landscaped area,” meeting the requirements under Section 9.55.020 of this Chapter.

~~“Landscaped area” means all the planting areas, turf areas, and water features in a landscape design plan subject to the maximum applied water allowance and estimated applied water use calculations. The landscaped 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).~~

~~“Local agency” means a city, district, or county, including a charter city or charter county, that is authorized by the City to implement, administer, and/or enforce any of the provisions of this Chapter on behalf of the City. The local agency may be responsible for the enforcement or delegation of enforcement of this Chapter including, but not limited to, design review, plan check, issuance of permits, and inspection of a landscape project.~~

“Local water purveyor” means any entity, including a public agency, district, city, county, or private water company that provides retail water service.

“Maximum Appplied Water Allowance” or “MAWA” means the upper limit of annual applied water for the established landscaped area as specified in Section 2.2 of the Submittal Requirements and Guidelines. It is based upon the area’s reference evapotranspiration, the ET adjustment factor, and the size of the landscaped area. The Estimated Total appplied Water Use shall not exceed the Maximum Appplied Water Allowance. $MAWA = (ET_o) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$

“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.

“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.

“Non-pervious” means any surface or natural material that does not allow for the passage of water through the material and into the underlying soil.

~~“Permit” means an authorizing document issued by local agencies for new construction or rehabilitated landscape.~~

“Pervious” means any surface or material that allows the passage of water through the material and into the underlying soil.

“Plant factor” or “plant water use factor” is a factor, when multiplied by ET_o , that 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 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. 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).

"Recycled water" or "reclaimed 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.

"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 as represented in Appendix A of the Submittal Requirements and Guidelines, and is an estimate of the evapotranspiration of a large field of four-to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of determining the M_{maximum} A_{applied} W_{water} A_{allowances}.

"Rehabilitated landscape" means any re-landscaping project that meets the applicability criteria of Section 9.55.020(a), where the modified landscape area is greater than ~~two thousand five hundred (2,500)~~ square feet, ~~is fifty percent (50%) of the total landscape area, and the modifications are planned to occur within one (1) year.~~

~~"Smart automatic irrigation controller" means an automatic timing device used to remotely control valves that operate an irrigation system and which schedules irrigation events using controllers utilizing either evapotranspiration (weather-based) or soil moisture sensor data with non-volatile memory shall be required for irrigation scheduling in all irrigation systems, recommending U.S. EPA WaterSense labeled devices as applicable.~~

"Special landscape area" means an area of the landscape dedicated solely to edible plants such as orchards and vegetable gardens, areas irrigated with recycled water, water features using recycled water, and recreational areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

"Submittal Requirements and Guidelines" refers to the Submittal Requirements and Guidelines for implementation of this Chapter, as adopted by the City, which describes procedures, calculations, and requirements for landscape projects subject to this Water Efficient Landscape Ordinance.

"Turf" means a ground cover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Bermudagrass, Kikuyugrass, Seashore Paspalum, St. Augustinegrass, Zoysiagrass, and Buffalo grass are warm-season grasses.

"Valve" means a device used to control the flow of water in an irrigation system.

"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 landscaped area. Constructed wetlands used for on-site wastewater treatment, habitat protection or storm water best management practices that are not irrigated and used solely for water treatment or storm water retention are not water features and, therefore, are not subject to the water budget calculation.



**SUBMITTAL REQUIREMENTS
AND GUIDELINES
FOR IMPLEMENTATION OF CHAPTER 9.55
(WATER EFFICIENT LANDSCAPE STANDARDS AND REQUIREMENTS)
OF THE CITY OF DANA POINT ZONING CODE
JANUARY 2016**



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1. Purpose and Applicability

1.1 Purpose

- (a) The primary purpose of these *Submittal Requirements and Guidelines* is to provide procedural requirements and design guidance for *project applicants* proposing landscape installation or rehabilitation projects that are subject to the requirements of the Chapter 9.55 (Water Efficient Landscape Standards and Requirements) of the Dana Point Zoning Code (DPZC). This document is also intended for use and reference by City staff in reviewing and approving designs and verifying compliance with Chapter 9.55 of the DPZC. The general purpose of Chapter 9.55 of the DPZC is to promote the design, installation, and maintenance of landscaping in a manner that conserves regional water resources by ensuring that landscaping projects are not unduly water-needy and that irrigation systems are appropriately designed and installed to minimize water waste.
- (b) Other regulations affecting landscape design and maintenance practices are potentially applicable and should be consulted for additional requirements. These regulations include but may not be limited to:
 - (1) State of California Assembly Bill 1881;
 - (2) National Pollutant Discharge Elimination Permit for the Municipal Separate Storm Sewer System;
 - (3) Orange County Fire Authority Regulations for Fuel Modification in the Landscape;
 - (4) Water Conservation and Drought Response Regulations of the Local Water Purveyor;
 - (5) Regulations of the Local Water Purveyor governing use of Recycled Water;
 - (6) Zoning Code;
 - (7) Building Code;
 - (8) Specific Plans, Master Plans, General Plan, or similar land use and planning documents; and
 - (9) Conditions of approval for a specific project

1.2 Applicability

- (a) Chapter 9.55 of the DPZC and these *Submittal Requirements and Guidelines* apply to all of the following landscape projects:
 - (1) New landscape projects with an aggregate landscape area equal to or greater than 500 square feet, requiring a building or landscape permit, plan check or a discretionary permit;

- (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 a discretionary permit;
 - (3) New or rehabilitated landscape projects 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 Appendix A of the Guidelines contained herein;
 - (4) New or rehabilitated projects using treated or untreated graywater or rainwater capture on site, any lot or parcels within the project that has less than 2,500 square feet of landscape area and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with the treated or untreated graywater or though stored rainwater capture on site is subject only to Appendix A herein.
- (b) The requirements of the *Submittal Requirements and Guidelines* may be partially or wholly waived, at the discretion of the City or its designee, for landscape rehabilitation projects that are limited to replacement plantings with equal or lower water needs and where the irrigation system is found to be designed, operable and programmed consistent with minimizing water waste in accordance with local water purveyor regulations.
 - (c) Unless otherwise determined by the City, Chapter 9.55 of the DPZC and these *Submittal Requirements and Guidelines* do not apply to:
 - (1) Registered local, state, or federal historical sites;
 - (2) Ecological restoration projects that do not require a permanent irrigation system;
 - (3) Mined-land reclamation projects that do not require a permanent irrigation system; or
 - (4) Plant collections, as part of botanical gardens and arboretums open to the public.

2. Submittal Requirements for New Landscape Installations or Landscape Rehabilitation Projects

- (a) Discretionary approval is typically required for landscape projects that are subject to site plan reviews, or where a variance from the City's Zoning Code is requested, or other procedural processes apply such that standard or special conditions of approval may be required by the City. Discretionary projects with conditions of approval may be approved administratively by City staff, or acted on formally by the Planning Commission, City Council, or other jurisdictional authority. A typical standard condition of approval reads:

"Landscaping for the project shall be designed to comply with Chapter 9.55 of the DPZC and with the Submittal Requirements and Guidelines for Implementation of the Chapter 9.55 of the DPZC."

Landscape or water features that typically require a ministerial permit (i.e., a building, plumbing, electrical, or other similar permit), thereby triggering compliance with Chapter 9.55 of the DPZC requirements independently of the need for discretionary approval include, but are not limited to, swimming pools, fountains or ponds, retaining walls, and overhead trellises.

2.1 Elements of the Landscape Documentation Package

- (a) A *Landscape Documentation Package* is required to be submitted by the *project applicant* for review and approval prior to the issuance of ministerial permits for landscape or water features by the City, and prior to start of construction. Unless otherwise directed by the City, the *Landscape Documentation Package* shall include the following elements either on plan sheets or supplemental pages as directed by the City:
 - (1) Project Information, including, but not limited to, the following:
 - (A) Date;
 - (B) Project name;
 - (C) Project address, parcel, and/or lot number(s);
 - (D) Total landscape area (square feet) and rehabilitated landscape area (if applicable);
 - (E) Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed);
 - (F) Water supply type (e.g., potable, recycled, or well) and identification of the local retail water purveyor if the *project applicant* is not served by a private well;
 - (G) Checklist or index of all documents in the *Landscape Documentation Package*;
 - (H) Project contacts, including contact information for the *project applicant* and *property owner*;
 - (I) *Certification of Landscape Design* in accordance with **Appendix B** of these *Submittal Requirements and Guidelines* that includes a *landscape professional's* professional stamp, as applicable, signature, contact information (including email and telephone number), license number, and date, certifying the statement that "The design of this project complies with the requirements of Chapter 9.55 of the Dana Point Zoning Code, *Water Efficient Landscape Standards and Requirements*" and shall bear the signature of the *landscape professional* as required by law; and

- (J) Any other information the City deems relevant for determining whether the landscape project complies with Chapter 9.55 of the DPZC and these *Submittal Requirements and Guidelines*.
- (2) *Maximum Applied Water Allowance (MAWA)* and *Estimated Total Water Use (ETWU)* expressed as annual totals including, but not limited to, the following at the discretion of the City:
 - (A) *Water Efficient Landscape Worksheet* for the landscape project;
 - (B) *Hydrozone* information table for the landscape project; and
 - (C) Water budget calculations for the landscape project.
- (3) A soil management report or specifications, or specification provision requiring soil testing and amendment recommendations and implementation to be accomplished during construction of the landscape project.
- (4) A landscape design plan for the landscape project.
- (5) An irrigation design plan for the landscape project.
- (6) A grading design plan, unless grading information is included in the landscape design plan for the landscape project or unless the landscape project is limited to replacement planting and/or irrigation to rehabilitate an existing landscape area.

[Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.]

2.2 Water Efficient Landscape Calculations and Alternatives

- (a) The *project applicant* shall provide the calculated *Maximum Applied Water Allowance (MAWA)* and *Estimated Total Water Use (ETWU)* for the *landscape area* as part of the *Landscape Documentation Package* submittal to the City. The *MAWA* and *ETWU* shall be calculated based on completing the *Water Efficient Landscape Worksheet(s)* (in accordance with the worksheet in **Appendix C**) on which information is input regarding 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 *ETWU* is calculated based on the plants used and irrigation method selected for the landscape design.
- (b) The *ETWU* allowable for the *landscape area* shall not exceed the *MAWA*. The *MAWA* shall be calculated using an *evapotranspiration adjustment factor (ETAF)* of 0.55 for

residential areas and 0.45 for non-residential areas, except for the portion of the *MAWA* applicable to any *Special Landscape Areas* within the landscape project, which shall be calculated using an *ETAF* of 1.0. Where the design of the *landscape area* can otherwise be shown to be equivalently water-efficient, the *project applicant* may submit alternative or abbreviated information supporting the demonstration that the annual *ETWU* is less than the *MAWA*, at the discretion of and for the review and approval of the City.

(c) Water budget calculations shall adhere to the following requirements:

- (1) The *MAWA* shall be calculated using the *Water Efficient Landscape Worksheet* and equation presented in **Appendix C** on page C-1 and C-4.
- (2) The *ETWU* shall be calculated using the *Water Efficient Landscape Worksheet* and equations presented in **Appendix C** on page C-1 and C-3.
- (3) For the calculation of the *MAWA* and *ETWU*, a *project applicant* shall use the *ETo* values from the Reference Evapotranspiration Table in **Appendix D**.
- (4) For calculation of the *ETWU*, the *plant water use factor* shall be determined as appropriate to the project location from the *Water Use Efficiency of Landscape Species (WUCOLS)* Species Evaluation List 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 use plants, 0.1 to 0.3 for low water use plants, 0.4 to 0.6 for moderate water use plants, and 0.7 to 1.0 for high water use plants.
- (5) For calculating the *ETWU*, the plant water use factor shall be determined for each valve *hydrozone* based on the highest-water-use plant species within the zone. The *plant factor* for each hydrozone may be required to be further refined as a "landscape coefficient," according to protocols defined in detail in the *WUCOLS* document, to reflect planting density and microclimate effects on water need at the option of City.
- (6) For calculation of the *ETWU*, the area of a water feature shall be defined as a high water use hydrozone with a *plant factor* of 1.0.
- (7) For calculation of the *ETWU*, a temporarily irrigated hydrozone area, such as an area of highly drought-tolerant native plants that are not intended to be irrigated after they are fully established, shall be defined as a very low water use hydrozone with a *plant factor* of 0.1.
- (8) For calculation of the *MAWA*, the *ETAF* for *Special Landscape Areas (SLA)* shall be set at 1.0. For calculation of the *ETWU*, the *ETAF* for *special landscape areas* shall be calculated as the *SLA plant factor* divided by the *SLA irrigation efficiency factor*.

- (9) *Irrigation efficiency (IE)* of the irrigation heads used within each *hydrozone* shall be assumed to be as follows, unless otherwise indicated by the irrigation equipment manufacturer's specifications or demonstrated by the *project applicant*:

Irrigation Method	DU _{LQ}	DU _{LH} *	EU	IE**
Spray nozzles	65%	79%		71%
High efficiency spray nozzles	70%	82%		73%
Multi stream/Multi trajectory rotary (MSMT) nozzles	75%	85%		76%
Stream rotor nozzle	70%	82%		73%
Microspray	75%	85%		76%
Bubblers			85%	77%
Drip emitter			90%	81%
Subsurface drip			90%	81%

* Distribution Uniformity (DU)_{LH} = .386 + (.614)(DU_{LQ})

** IE (spray) = (DU_{LH})(IME)

** IE (drip) = Emission uniformity (EU)(IME)

- (d) The *Maximum Applied Water Allowance* shall adhere to the following requirements:

- (1) The *Maximum Applied Water Allowance* shall be calculated using the equation presented in **Appendix C**. The *reference evapotranspiration (ET_o)* values to be used for this calculation are from the *Reference Evapotranspiration Table* in **Appendix D**. For actual irrigation scheduling, automatic irrigation controllers are required and shall use current *ET_o* data, such as from the California Irrigation Management Information System (CIMIS), other equivalent data, or soil moisture sensor data.

2.3 Soil and Stormwater Management

- (a) All planted landscape areas are required to have friable soil to maximize retention and infiltration. On engineered slopes, only amended planting holes need meet this requirement.
- (b) 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 certified agronomic soils laboratory for analysis and recommendations.
- (A) Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
- (B) The soil analysis may include, but is not limited to:
- (1) soil texture;

- (2) infiltration rate determined by laboratory test or soil texture infiltration rate table;
- (3) pH;
- (4) total soluble salts;
- (5) sodium;
- (6) percent organic matter; and
- (7) recommendations.

(2) In projects with multiple landscape installations (i.e. production home developments or *common interest developments* that are installing landscaping) a soil sampling rate of 1 in 7 lots or approximately 15% will satisfy this requirement; evenly disbursed throughout the development. Large landscape projects shall sample at a rate equivalent to 1 in 7 lots or approximately 15% landscape area. The *project applicant*, or his/her designee, shall comply with one of the following:

- (A) 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
- (B) If significant mass grading is planned, the soil analysis report shall be submitted to the *City* as part of the *Certification of Completion*.
- (C) The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans in order to make any necessary adjustments to the design plans.
- (D) The *project applicant*, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the local agency with the *Certification of Completion*.

(c) It is 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).

(d) It is recommended that storm water projects incorporate any of the following elements to improve on-site stormwater and dry weather runoff capture and use:

- (1) Grade impervious surfaces, such as driveways, during construction to drain into vegetated areas.
- (2) Minimize the area of impervious surfaces such as paved areas, roof, and concrete driveways.
- (3) Incorporate pervious or porous surfaces (e.g. gravel, permeable pavers or blocks, pervious or porous concrete) that minimize runoff.

- (4) Direct runoff from paved surfaces and roof areas into planting beds or landscape areas to maximize site water capture and reuse.
- (5) Incorporate rain gardens, cisterns, and other rain harvesting or catchment systems.
- (6) Incorporate infiltration beds, swales, basins, and drywells to capture stormwater and dry weather runoff and increase percolation into the soil.
- (7) Consider constructed wetlands and ponds that retain water, equalize excess flow, and filter pollutants.

[Note: Authority cited: Section 65595, Government Code. Reference: Section 65596, Government Code.]

2.4 Landscape Design Plan

- (a) For the efficient use of water, a landscape plan shall be carefully designed and planned for the intended function of the project. The following design criteria shall be submitted as part of the *Landscape Documentation Package*.
 - (1) Plant Material
 - (A) Any plant may be selected for the *landscape area* provided the *ETWU* in the *landscape area* does not exceed the *MAWA*. Methods to achieve water efficiency shall include one or more of the following:
 - (2) Protection and preservation of non-invasive *water-conserving plant*, tree and *turf species*;
 - (3) Selection of *water-conserving plant*, tree and *turf species*;
 - (4) Selection of plants based on local climate suitability, disease and pest resistance;
 - (5) Selection of trees based on applicable City landscape resource documents, and size at maturity as appropriate for the planting area; and
 - (6) Selection of plants from local and regional landscape program plant lists; and
 - (7) 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 2.5(a)(2)(d) of these *Submittal Requirements and Guidelines*.
- (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:
 - (1) Use the Sunset Western Climate Zone System, or equivalent generally accepted models, which take into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;

- (2) 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, and power lines) and allow for adequate soil volume for healthy root growth; and
 - (3) Consider the solar orientation for plant placement to maximize summer shade and winter solar gain.
- (d) *Turf* is discouraged 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 and fuel modification zones shall comply with requirements of the local Fire Authority, where applicable. Refer to the OCFA Fuel Modification Plan Guidelines. When conflicts between water conservation and fire safety design elements exist, the fire safety requirements shall have priority.
 - (g) The use of *invasive plant species* plant species, such as those listed by the California Invasive Plant Council, is strongly discouraged.
 - (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 *water efficient plant species* as a group.
- (1) Water Features
 - (A) Recirculating water systems shall be used for water features.
 - (B) Where available and consistent with public health guidelines, recycled water shall be used as a source for decorative water features.
 - (C) The 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.
 - (2) *Soil Preparation, Mulch* and Amendments
 - (A) Prior to planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need to meet this requirement.
 - (B) Soil amendments shall be incorporated according to the recommendations of the soil report and what is appropriate for plants selected.

- (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 such as those detailed in the USDA/USAID Low-Volume Roads Engineering Best Management Practices Field Guide.
 - (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.
- (i) The landscape design plan, at a minimum, shall:
- (1) Delineate and label each *hydrozone* by number, letter, or other method;
 - (2) Identify each *hydrozone* as low, moderate, high water, or mixed water use. Temporarily irrigated areas of the *landscape area* shall be included in the low water use *hydrozone* for the water budget calculation;
 - (3) Identify recreational areas;
 - (4) Identify areas permanently and solely dedicated to edible plants;
 - (5) Identify areas irrigated with recycled water;
 - (6) Identify type of *mulch* and application depth;
 - (7) Identify soil amendments, type, and quantity;
 - (8) Identify type and surface area of water features;
 - (9) Identify *hardscapes* (*pervious* and *non-pervious*);

- (10) Identify location and installation details of any applicable storm water best management practices that encourage on-site retention and infiltration of storm water. *Project applicants* shall refer to the local agency or regional Water Quality Control Board for information on any applicable stormwater technical requirements. Storm water best management practices are encouraged in the landscape design plan and examples include, but are not limited to:
- (11) Identify any applicable rain harvesting or catchment technologies (e.g., rain gardens, cisterns, etc.);
- (12) Contain the following statement: "I have complied with the criteria of Chapter 9.55 of the DPZC, the *Water Efficient Landscape Standards and Requirements* and applied them for the efficient use of water in the landscape design plan;" and
- (13) Bear the signature of a California-licensed *landscape professional*.

[Note: Authority Cited: Section 65595, Reference: Section 65596, Government Code and Section 1351, Civil Code.]

2.5 Irrigation Design Plan

- (a) This section applies to landscape 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 manufacturer's 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 sub meter, shall be installed for all non-residential irrigated landscapes of 1,000 sq. ft. but not more than 5,000 sq. ft. (the level at which Water Code 535 applies) and residential irrigated landscapes of 5,000 sq. ft. or greater. A landscape water meter may be either:.

- (1) A customer service meter dedicated to landscape use provided by the local water purveyor; or

- (2) A privately owned meter or sub meter.

- (B) Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data with non-volatile memory shall be required for irrigation scheduling in all irrigation systems, recommending U.S. EPA WaterSense labeled devices as applicable.

- (C) *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.
- (D) 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.
 - (1) 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.
 - (2) *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.
- (E) *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 City code (i.e., public health) for additional backflow prevention requirements.
- (F) *A master shutoff valve shall be as close as possible to the point of connection and is required on all projects; with the exception for 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.*
- (G) Flow sensors that detect high flow conditions created by system damage or malfunction are required for all non-residential landscapes and residential landscapes of 5,000 sq. ft. or larger. The flow sensor must be in combination with a *master shut-off valve*.
- (H) *Manual isolation valves (such as a gate valve, ball valve, or butterfly valve) shall be required downstream of 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.*
- (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.

- (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) 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 ASBE/ICC 802-2014.
- (M) Average irrigation efficiency for the project shall be determined in accordance with the ETWU calculation sheet in **Appendix C**. Unless otherwise indicated by the irrigation equipment manufacturer's specifications or demonstrated by the *project applicant*, the *irrigation efficiency* of the irrigation heads used within each hydrozone shall be as listed in Section 2.2(c)(9).
- (N) It is highly recommended that the *project applicant* 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 (drip or low volume overhead irrigation)* is required to maximize water infiltration into the root zone; with the exception of areas with fuel modification requirements and/or those that require plant establishment to comply with local grading ordinances.
- (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 joint* components are required on all sprinklers subject to damage that are adjacent to *hardscapes* or in high traffic areas or turf.
- (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 produces not runoff or overspray.
- (U) *Overhead* irrigation shall not be permitted within 24 inches of any non-permeable surface. Allowable irrigation within the 24-inch setback from non-permeable surfaces may include drip, drip line, or other low flow non-spray technology. The 24-inch setback area may be planted or unplanted. The surfacing of the 24-inch setback may be *mulch*, gravel, or other porous material. These restrictions may be modified if:
 - (1) the *landscape area* is adjacent to permeable surfacing and no *runoff* occurs; or
 - (2) the adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping; or
 - (3) the irrigation designer for the landscape project specifies an alternative design or technology, as part of the *Landscape Documentation Package*, and clearly demonstrates strict adherence to the irrigation system design criteria in Section 2.5 (a)(1)(H) hereof. Prevention of overspray and runoff must be confirmed during an *irrigation audit* prior to issuance of a Certificate of Use and Occupancy or Permit Closeout.
 - (4) 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 of the landscape project 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* prior to issuance of a Certificate of Use and Occupancy or Permit Closeout.

(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:
 - (1) The *plant factor* calculation is based on the proportions of the respective plant water uses and their respective *plant factors*; or
 - (2) The *plant factor* of the higher water using plant is used for the calculations.
- (E) Individual *hydrozones* that mix high and low water use plants shall not be permitted.
- (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*.
- (G) The irrigation design plan, at a minimum, shall contain:
 - (1) the location and size of separate water meters for landscape;
 - (2) the 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*;
 - (3) *static water pressure* at the point of connection to the public water supply;
 - (4) *flow rate* (gallons per minute), application rate (inches per hour), and design *operating pressure* (pressure per square inch) for each *station*;
 - (5) irrigation schedule parameters necessary to program smart timers specified in the landscape design;
 - (6) the following statement: "I have complied with the criteria of the *Water Efficient Landscape Ordinance* and applied them accordingly for the efficient use of water in the irrigation design plan;" and
 - (7) the signature of a California-licensed *landscape professional*.

[Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.]

2.6 Grading Design Plan

- (a) For the efficient use of water, grading of a landscape project site shall be designed to minimize soil erosion, *runoff*, and water waste. Finished grading configuration of the *area*, including pads, slopes, drainage, post-construction erosion control, and storm water control Best Management Practices, as applicable, shall be shown on the Landscape Plan unless this information is fully included in separate Grading Plans for the project, or unless the project is limited to replacement planting and/or irrigation to rehabilitate an existing *landscape area*.
- (b) The *project applicant* shall submit a landscape grading plan that indicates finished configurations and elevations of the *landscape area* including:
 - (1) Height of graded slopes;
 - (2) Drainage patterns;
 - (3) Pad elevations;
 - (4) Finish grade; and
 - (5) Stormwater retention improvements, if applicable.
- (c) To prevent excessive erosion and *runoff*, it is highly recommended that the *project applicant*:
 - (1) Grade so that all irrigation and normal rainfall remains within property lines and does not drain on to non-permeable *hardscapes*;
 - (2) Avoid disruption of natural drainage patterns and undisturbed soil; and
 - (3) Avoid soil compaction in *landscape areas*.
- (d) The Grading Design Plan shall contain the following statement: "I have complied with the criteria of Chapter 9.55 of the DPZC and applied them accordingly for the efficient use of water in the grading design plan" and shall bear the signature of the *landscape professional*, as required by law.

[Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.]

2.7 Certification of Completion

- (a) Landscape project installation shall not proceed until the *Landscape Documentation Package* has been approved by the City and any ministerial permits required are issued.

- (b) The *project applicant* shall notify the City at the beginning of the installation work and at intervals, as necessary, for the duration of the landscape project work to schedule all required inspections.
- (c) Prior to the issuance of a Certificate of Use and Occupancy or a *Permit Final a Certification of Completion* for the landscape project shall be provided to the City. To obtain a Certificate of Use and Occupancy or Permit Closeout the *Certification of Completion* must be submitted for review and approval by the City and include the following:
 - (1) A *Landscape Installation Certificate of Completion* in the form included as **Appendix E** of these *Submittal Requirements and Guidelines*, which shall include: (i) certification by a *landscape professional* that the *landscape project* has been installed per the approved *Landscape Documentation Package*; and (ii) the following statement: "The landscaping has been installed in substantial conformance to the design plans, and complies with the provisions of Chapter 9.55 of the DPZC, the *Water Efficient Landscape Standards and Requirements*, for the efficient use of water in the landscape."
 - (A) Where there have been significant changes (as deemed by the local permitting agency) made in the field during construction, these "as-built" or record drawings shall be included with the certificate
 - (B) A diagram of the irrigation plan showing *hydrozones* shall be kept with the irrigation controller for subsequent management purposes.
 - (2) Documentation of the irrigation scheduling parameters used to set the *controller(s)*;
 - (3) An irrigation audit report from a local agency landscape irrigation auditor or third party certified landscape irrigation auditor, documentation of enrollment in regional or local water purveyor's water conservation programs, and/or documentation that the MAWA and ETWU information for the *landscape project* has been submitted to the local water purveyor, may be required at the option of the City.
 - (A) Landscape audits shall not be conducted by the *person* who designed or installed the landscape.
 - (B) In large projects or projects with multiple landscape installations (i.e. production home developments or *common interest developments*) an auditing rate of 1 in 7 lots or approximately 15% will satisfy this requirement.

[Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.]

2.8 Post-Installation Irrigation Scheduling

- (a) 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:
 - (1) Irrigation scheduling shall be regulated by automatic irrigation controllers.
 - (2) *Overhead* irrigation shall be scheduled in accordance with the local water purveyor's Water Conservation Ordinance. Operation of the irrigation system outside the normal *watering window* is allowed for auditing and system maintenance.

[Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.]

2.9 Post-Installation Landscape and Irrigation Maintenance

- (a) Landscapes shall be maintained to ensure water use efficiency in accordance with Chapter 9.55 (Water Efficient Landscape Standards and Requirements) of the Dana Point Zoning Code.

3. Provisions for Existing Landscapes

- (a) Irrigation of all *landscape areas* shall be conducted in a manner conforming to the rules and requirements and shall be subject to penalties and incentives for water conservation and water waste prevention, as determined and implemented by the *local water purveyor* and as may be mutually agreed by the *City*.
- (b) The City and/or the regional or *local water purveyor* may administer programs such as irrigation water use analyses, irrigation surveys and/or irrigation audits, tiered water rate structures, water budgeting by parcel, or other approaches to achieve landscape water use efficiency community-wide to a level equivalent to or less than would be achieved by applying a *MAWA* calculated with an *ETAF* of 0.8 to all *landscape areas* in the *City* over one acre in size.
- (c) The architectural guidelines of a *common interest development*, including apartments, 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.

4. 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.
- (b) Model Homes. All model homes that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscapes as described.
 - (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 site water efficient landscape; and demonstrate low water use approaches to landscaping such as using appropriate plants, alternative water sources, or rainwater catchment systems.
 - (2) Information shall be provided about designing, installing, managing, and maintaining water efficient landscapes.

[Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.]

PRESCRIPTIVE COMPLIANCE OPTION

- (a) This contains prescriptive requirements which may be used as a compliance option to the Ordinance.
- (b) Compliance with the following items is mandatory and must be documented in 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 Water Efficient Landscape Standards and Requirements of Chapter 9.55 of the Dana Point Zoning Code"
 - (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 *turf* shall not be planted 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 data 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/ICC802-2014. "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.



CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

- (1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.
- (2) The landscape design and water use calculations for the property located at _____ (provide street address and parcel number(s)) were prepared by me or under my supervision.
- (3) The landscape design and water use calculations for the identified property comply with the requirements of the City of Dana Point Zoning Code (Chapter 9.55 - Water Efficient Landscape Standards and Requirements) and the City of Dana Point Submittal Requirements and Guidelines for Implementation of the City of Dana Point Water Efficient Landscape Standards and Requirements.
- (4) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Dana Point Submittal Requirements and Guidelines for Implementation of the City of Dana Point Water Efficient Landscape Standards and Requirements.

Print Name

Date

Signature

License Number

Address

Telephone

E-mail Address

Landscape Design Professional's Stamp
(If applicable)

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.

Reference Evapotranspiration (ET_o)^a: _____

Landscape Area Sector Type ☐ Residential
(select one): ☐ Non-Residential

	Hydrozone #/Planting Description	Location	Plant Factor ^b (PF)	Irrigation Method ^c	Irrigation Efficiency ^c (IE)	ETAF (PF/IE)	Landscape Area (sq-ft)	ETAF x Area	Estimated Total Water Use ^d (ETWU)
<i>Regular Landscape Area</i>									
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									

<i>Average</i>	<i>Total</i>	<i>Total</i>

Average ETAF for Regular Landscape Areas^e (circle one): In Compliance Not In Compliance

Special Landscape Area

SLA-1							
SLA-2							
SLA-3							
SLA-4							
SLA-5							
Totals							
Total Landscape Area							
Site wide ETAF							
ETWU Total							
Maximum Allowed Water Allowance (MAWA) ^f							

Worksheet Information & Equations

^a Local monthly evapotranspiration rates are listed in Appendix D.

^b The following table can be used for common plant factors:

Plant Factor	PF
Very low water use plant	0.1
Low water use plant	0.2
Moderate water use plant	0.5
High water use plant	0.8
Lawn	0.8
Pool, spa, or other water feature	1.0

^c *Irrigation efficiency* is derived from measurements and estimates of irrigation system characteristics and management practices. The minimum average *irrigation efficiency* for purposes of these *Guidelines* is 0.71. The following *irrigation efficiency* may be obtained for the listed irrigation heads with an *Irrigation Management Efficiency* of 90%:

Irrigation Method	IE
Spray nozzles	71%
High efficiency spray nozzles	73%
Multi stream/Multi trajectory rotary (MSMT) nozzles	76%
Stream rotor nozzle	73%
Microspray	76%
Bubblers	77%
Drip emitter	81%
Subsurface drip	81%

^d Estimated Total Water Use (ETWU) is the annual gallons required

$$\text{ETWU} = (\text{ETo}) \times (0.62) \times (\text{ETAF} \times \text{Area})$$

where, ETo = annual evapotranspiration rate in inches per year
0.62 = factor used to convert inches per year to gallons per square foot
ETAF = plant factor ÷ irrigation efficiency

^e Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for nonresidential areas.

^f Maximum Allowed Water Allowance (MAWA) is the annual gallons allowed

$$\text{MAWA} = (\text{ETo}) \times (0.62) \times [(\text{ETAF} \times \text{LA}) + ((1-\text{ETAF}) \times \text{SLA})]$$

where, ETo = annual evapotranspiration rate in inches per year
0.62 = factor used to convert inches per year to gallons per square foot
ETAF = plant factor ÷ irrigation efficiency
LA = total (site wide) landscape area in square feet
SLA = total special landscape area

Appendix D

REFERENCE EVAPOTRANSPIRATION (ET_o) TABLE

City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Total (inches per year)
Aliso Viejo	2.6	2.5	3.6	4.3	5.1	5.1	5.6	5.6	4.7	3.4	2.6	2.0	47.1
Anaheim	2.7	2.7	3.3	4.6	5.3	5.6	5.9	6.0	5.1	3.4	2.6	2.0	49.2
Atwood	2.7	2.8	3.5	4.9	5.6	6.2	6.5	6.5	5.5	3.6	2.7	2.0	52.5
Balboa	2.6	2.4	3.4	4.2	4.9	4.5	5.1	5.1	4.4	3.3	2.5	2.0	44.4
Balboa Island	2.6	2.4	3.4	4.2	4.9	4.6	5.2	5.2	4.5	3.3	2.5	2.0	44.7
Brea	2.7	2.8	3.4	4.8	5.5	6.0	6.4	6.4	5.4	3.6	2.7	2.0	51.8
Buena Park	2.6	2.5	3.6	4.4	5.3	5.3	6.0	5.8	4.9	3.5	2.5	2.0	48.4
Corona Del Mar	2.6	2.5	3.4	4.2	4.9	4.6	5.2	5.2	4.5	3.3	2.5	2.0	44.9
Costa Mesa	2.6	2.5	3.5	4.2	5.0	4.8	5.4	5.3	4.6	3.3	2.5	2.0	45.6
Coto De Caza	2.6	2.5	3.7	4.5	5.5	5.6	6.2	6.1	5.1	3.6	2.6	2.0	49.8
Cypress	2.6	2.5	3.5	4.3	5.2	5.1	5.7	5.6	4.7	3.4	2.5	2.0	47.2
Dana Point	2.6	2.5	3.5	4.2	4.9	4.7	5.2	5.2	4.5	3.3	2.5	2.0	45.1
El Modena	2.7	2.7	3.4	4.7	5.4	5.9	6.2	6.2	5.3	3.5	2.7	2.0	50.7
Foothill Ranch	2.6	2.5	3.7	4.5	5.5	5.6	6.3	6.1	5.1	3.6	2.6	2.0	50.1
Fountain Valley	2.7	2.6	3.2	4.4	4.9	5.0	5.3	5.4	4.8	3.2	2.6	2.0	46.0
Fullerton	2.7	2.7	3.3	4.6	5.3	5.7	6.0	6.0	5.2	3.4	2.6	2.0	49.7
Garden Grove	2.7	2.7	3.2	4.5	5.0	5.2	5.5	5.6	4.9	3.3	2.6	2.0	47.2
Huntington Beach	2.6	2.5	3.4	4.2	4.9	4.7	5.3	5.2	4.5	3.3	2.5	2.0	45.0
Irvine (North)	2.6	2.5	3.7	4.5	5.4	5.5	6.1	6.0	5.0	3.6	2.6	2.1	49.5

City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Total (inches per year)
Irvine (South)	2.6	2.5	3.6	4.4	5.3	5.2	5.8	5.7	4.8	3.4	2.6	2.0	47.9
La Habra	2.6	2.5	3.7	4.5	5.6	5.6	6.4	6.2	5.1	3.6	2.6	2.0	50.4
La Palma	2.6	2.5	3.6	4.4	5.3	5.2	5.8	5.7	4.8	3.4	2.5	2.0	47.8
Ladera Ranch	2.6	2.5	3.6	4.4	5.3	5.3	5.9	5.8	4.9	3.5	2.6	2.1	48.4
Laguna (South)	2.6	2.5	3.5	4.3	5.1	4.9	5.5	5.5	4.7	3.4	2.5	2.0	46.5
Laguna Beach	2.6	2.5	3.5	4.3	5.1	4.9	5.5	5.4	4.6	3.4	2.5	2.0	48.4
Laguna Niguel	2.6	2.5	3.5	4.3	5.1	4.9	5.5	5.5	4.7	3.4	2.5	2.0	46.5
Laguna Woods	2.6	2.5	3.6	4.4	5.3	5.2	5.8	5.7	4.9	3.5	2.6	2.0	48.0
Lake Forest	2.6	2.5	3.7	4.4	5.4	5.4	6.1	5.9	5.0	3.5	2.6	2.1	49.2
Lido Isle	2.6	2.4	3.4	4.2	4.9	4.6	5.1	5.1	4.4	3.3	2.5	2.0	44.4
Los Alamitos	2.6	2.5	3.5	4.3	5.1	4.9	5.5	5.4	4.6	3.4	2.5	2.0	46.4
Midway City	2.6	2.5	3.5	4.3	5.1	4.9	5.5	5.5	4.7	3.4	2.5	2.0	46.5
Mission Viejo	2.6	2.5	3.7	4.4	5.4	5.4	6.0	5.9	4.9	3.5	2.6	2.0	48.9
Monarch Bay	2.6	2.5	3.5	4.2	4.9	4.7	5.2	5.2	4.5	3.3	2.5	2.0	45.1
Newport Beach	2.6	2.5	3.5	4.2	5.0	4.7	5.3	5.3	4.5	3.3	2.5	2.0	45.4
Orange	2.7	2.7	3.3	4.6	5.3	5.7	6.0	6.0	5.2	3.4	2.7	2.0	49.7
Placentia	2.7	2.7	3.4	4.7	5.4	5.9	6.2	6.2	5.3	3.5	2.7	2.0	50.9
Rancho Santa Margarita	2.6	2.5	3.7	4.4	5.5	5.5	6.1	6.0	5.0	3.6	2.6	2.0	49.5
Rossmoor	2.6	2.5	3.5	4.3	5.1	4.9	5.5	5.4	4.6	3.4	2.5	2.0	46.4
San Clemente	2.6	2.5	3.5	4.3	5.1	4.9	5.4	5.4	4.7	3.4	2.6	2.0	46.4
San Juan Capistrano	2.6	2.5	3.6	4.4	5.4	5.4	6.0	5.9	4.9	3.5	2.6	2.0	48.8
Santa Ana	2.6	2.6	3.4	4.5	5.2	5.3	5.7	5.7	4.9	3.4	2.6	2.0	47.8
Seal Beach	2.6	2.5	3.4	4.2	5.0	4.7	5.3	5.3	4.5	3.3	2.5	2.0	45.4

City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Total (inches per year)
Silverado Canyon	2.6	2.5	3.7	4.5	5.6	5.8	6.5	6.3	5.2	3.6	2.6	2.0	51.0
Stanton	2.6	2.5	3.5	4.3	5.2	5.1	5.7	5.6	4.7	3.4	2.5	2.0	47.4
Sunset Beach	2.6	2.5	3.4	4.2	5.0	4.7	5.3	5.2	4.5	3.3	2.5	2.0	45.0
Surfside	2.6	2.5	3.4	4.2	5.0	4.7	5.3	5.2	4.5	3.3	2.5	2.0	45.0
Trabuco Canyon	2.6	2.5	3.7	4.5	5.5	5.6	6.2	6.1	5.1	3.6	2.6	2.0	49.8
Tustin	2.7	2.7	3.3	4.6	5.3	5.6	5.9	5.9	5.1	3.4	2.7	2.0	49.2
Villa Park	2.7	2.7	3.4	4.7	5.4	5.9	6.2	6.2	5.3	3.5	2.7	2.0	50.8
Westminster	2.6	2.5	3.5	4.3	5.1	4.9	5.5	5.5	4.7	3.4	2.5	2.0	46.5
Yorba Linda	2.7	2.8	3.5	4.9	5.7	6.3	6.6	6.6	5.6	3.7	2.7	2.0	53.1

* The values in this table were derived from California Irrigation Management Information System (CIMIS) Spatial CIMIS data by zip code. Cities with multiple zip codes present monthly averages.



Appendix E

LANDSCAPE INSTALLATION CERTIFICATE OF COMPLETION

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services for: _____
_____(project name, mailing address and telephone)..

(2) The landscape project for the property located at _____
_____ (provide street address and parcel number(s)) was installed by me or under my supervision.

(3) The landscaping for the identified property has been installed in substantial conformance with the approved Landscape Documentation Package and complies with the requirements of the City of Dana Point Zoning Code (Chapter 9.55 - Water Efficient Landscape Standards and Requirements) and the City of Dana Point Submittal Requirements and Guidelines for Implementation of the City of Dana Point Water Efficient Landscape Standards and Requirements for the efficient use of water in the landscape.

(4) The following elements are attached hereto:

- a. Irrigation scheduling parameters used to set the controller;
- b. Landscape and irrigation maintenance schedule;
- c. Irrigation audit report; and
- d. Soil analysis report, if not submitted with Landscape Documentation Package, and documentation verifying implementation of the soil report recommendations.

(5) The site installation complies with the following:

- a. The required irrigation system has been installed according to approved plans and specifications and if applicable, any prior approved irrigation system alternatives.

_____ Yes _____ No

- b. Sprinklers comply with ASABE/ICC 802-2014 Landscape Irrigation Sprinkler & Emitter Standard.

_____ Yes _____ No

(6) The information I have provided in this Landscape Installation Certificate of Completion is true and correct and is hereby submitted in compliance with the City of Dana Point Submittal Requirements and Guidelines for Implementation of the City of Dana Point Water Efficient Landscape Standards and Requirements.



LANDSCAPE INSTALLATION CERTIFICATE OF COMPLETION

Print Name

Date

Signature

License Number

Address

Telephone

E-mail Address

Landscape Design Professional's Stamp
(If Appropriate)

Definitions

The terms used in these *Submittal Requirements and Guidelines* have the meaning set forth below:

“Aggregate landscape area” areas related to production home neighborhoods, *common interest developments*, or other situations where multiple parcels are undergoing landscape development as one project, but may eventually be individually owned or maintained.

“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.

“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.

“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.

“Certification of Design” means the certification included as Exhibit E of these Submittal Requirements and Guidelines that must be included in the *Landscape Documentation Package* pursuant to Section 2.1 of these Submittal Requirements and Guidelines.

“City” means the City of Dana Point or its authorized designee.

“Common interest developments” means community apartment projects, condominium projects, planned developments, and stock cooperatives per Civil Code Section 1351

“Distribution Uniformity” or “DU” is a measure of how uniformly an irrigation head applies water to a specific target area and theoretically ranges from zero to 100 percent.

“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.

“Emitter” means a *drip irrigation* emission device that delivers water slowly from the system to the soil.

“Estimated Total Water Use” or “ETWU” means the annual total amount of water estimated to keep plants in a healthy state. It is based on factors such as reference *evapotranspiration rate*, the size of the *landscape area*, *plant water use factors*, and the *irrigation efficiency* within each hydrozone.

“Evapotranspiration adjustment factor” or “ETAF” means a factor of 0.7, 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 $(0.7)=(0.5/0.71)$. ETAF for a Special Landscape Area shall not exceed 1.0. ETAF for existing non-rehabilitated landscapes is 0.8.

“Evapotranspiration rate” means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time.

“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.

“Hardscapes” means any durable material or feature (*pervious* and *non-pervious*) installed in or around a *landscape area*, such as pavements or walls. Pools and other water features are considered part of the *landscape area* and not considered *hardscapes* for purposes of these Submittal Requirements and Guidelines.

“Graywater” means a system in treated 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 unhealthy 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 as per the Health and Safety Code (Section 17922.12). *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.

“Hydrozone” means a portion of the *landscape area* having plants with similar water needs and typically irrigated by one *valve*/controller station. A *hydrozone* may be irrigated or non-irrigated.

“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).

“Invasive plants species” or “noxious” means species of plants not historically found in California that spread outside cultivated areas and can damage environmental or economic resources. *Invasive plant species* may be regulated by county agricultural agencies as *noxious species*.

“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.

“Irrigation Management Efficiency” or “IME” means the measurement used to calculate the *irrigation efficiency* of the irrigation system for a landscape project. A 90% IME can be achieved by using evapotranspiration controllers, soil moisture sensors, and other methods that will adjust irrigation run times to meet plant water needs.

“Irrigation efficiency” or “IE” means the measurement of the amount of water beneficially used divided by the amount of water applied to a *landscape area*. *Irrigation efficiency* is derived from measurements and estimates of irrigation system characteristics and management practices. The minimum average *irrigation efficiency* for purposes of these *Submittal Requirements and Guidelines* is 0.71. Greater *irrigation*

efficiency can be expected from well designed and maintained systems. The following irrigation efficiency may be obtained for the listed irrigation heads with an IME of 90%:

Irrigation Method	DU _{LQ}	DU _{LH} *	EU	IE**
Spray nozzles	65%	79%		71%
High efficiency spray nozzles	70%	82%		73%
Multi stream/Multi trajectory rotary (MSMT) nozzles	75%	85%		76%
Stream rotor nozzle	70%	82%		73%
Microspray	75%	85%		76%
Bubblers			85%	77%
Drip emitter			90%	81%
Subsurface drip			90%	81%

$$*DU_{LH} = .386 + (.614)(DU_{LQ})$$

$$** IE (spray) = (DU_{LH})(IME)$$

$$** IE (drip) = \text{Emission uniformity (EU)}(IME)$$

"Landscape area" means all the planting areas, *turf* areas, and *water features* in a landscape design plan subject to the *Maximum Applied Water Allowance* and *Estimated Total Water Use* calculations. 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).

"Landscape coefficient" (κ_L) is the product of a *plant factor* multiplied by a density factor and a *microclimate* factor. The *landscape coefficient* is derived to estimate water loss from irrigated *landscape areas* and *special landscape areas*.

"Landscape Documentation Package" means the package of documents that a *project applicant* is required to submit to the *City* pursuant to Section 2.1 of these Submittal Requirements and Guidelines.

"Landscape Installation Certificate of Completion" means the certificate included as Exhibit F of these *Submittal Requirements and Guidelines* that must be submitted to the *City* pursuant to Section 2.7(a)(1) of hereof.

"Landscape professional" means a licensed *landscape architect*, licensed landscape contractor, or any other *person* authorized to design a landscape pursuant to Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the California Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the California Food and Agriculture Code.

"Lateral line" means the water delivery pipeline that supplies water to the *emitters* or sprinklers from the *valve*.

"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.

"Main line" means the pressurized pipeline that delivers water from the water source to the *valve* or outlet.

"Manual Isolation Valve" means a valve such as a gate valve, ball valve, or butterfly valve installed downstream of the point of connection of the water supply to shutdown water flow through mainline piping for routine maintenance and emergency repair.

"Master shut-off valve" an electronic valve such as a solenoid valve installed as close as possible to the point of connection and is used in conjunction with a flow sensor and flow monitoring controller technology to automatically shutdown system wide water flow in the event of high flow conditions such as mainline pipe break.

"Maximum Applied Water Allowance" or "MAWA" means the upper limit of annual applied water for the established *landscape area*, as specified in Section 2.2 of these *Submittal Requirements and Guidelines*. It is based upon the area's *reference evapotranspiration*, the *ETAF*, and the size of the *landscape area*. The *Estimated Total Water Use* shall not exceed the *Maximum Applied Water Allowance*.

"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.

"Mulch" means any organic material such as leaves, bark, straw or compost, or inorganic mineral materials such as rocks, gravel, or 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.

"Non-pervious" means any surface or natural material that does not allow for the passage of water through the material and into the underlying soil.

"Operating pressure" means the pressure at which the parts of an irrigation system of sprinklers are designed to operate at by the manufacturer

"Overspray" means the irrigation water which is delivered beyond the target area.

"Person" means any natural person, firm, joint venture, joint stock company, partnership, public or private association, club, company, corporation, business trust, organization, public or private agency, government agency or institution, school district, college, university, any other user of water provided by the *City* or the *local water purveyor*, or the manager, lessee, agent, servant, officer, or employee of any of them or any other entity which is recognized by law as the subject of rights or duties.

"Pervious" means any surface or material that allows the passage of water through the material and into the underlying soil.

"Plant factor" or "plant water use factor" is a factor, when multiplied by *ET_o*, that estimates the amount of water needed by plants. Consistent with *Chapter 9.55 of the DPZC*, 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. *Plant factors* cited in these *Submittal Requirements and Guidelines* are derived from the 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).

"Precipitation rate" means the rate of application of water measured in inches per hour.

"Project applicant" means the person submitting a *Landscape Documentation Package* required under Section 2.1 to request a building or landscape permit, plan check, or discretionary permit from the City. A *project applicant* may be the property owner or his or her designee.

"Property owner" or "owner" means the record owner of real property as shown on the most recently issued equalized assessment roll.

"Reference evapotranspiration" or "ETo" means a standard measurement of environmental parameters which affect the water use of plants. *ETo* is given expressed in inches per day, month, or year as represented in Appendix D of these Submittal Requirements and Guidelines, and is an estimate of the evapotranspiration of a large 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*.

"Recycled water" or "reclaimed 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.

"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.

"Special Landscape Areas" or "SLA" means an area of the landscape dedicated solely to edible plants such as orchards and vegetable gardens, areas irrigated with *recycled water*, *water features* using *recycled water*, and areas dedicated to active play such community pools and spas, as parks, sports fields, golf courses, and where *turf* provides a playing surface.

"Sprinkler head" means a device which delivers water through a nozzle.

"Static water pressure" means the pipeline or municipal water supply pressure when water is not flowing.

"Station" means an area served by one *valve* or by a set of *valves* that operate simultaneously.

"Swing joint" means an irrigation component that provides a leak-free connection between the emission device and lateral pipeline to allow movement in any direction and to prevent equipment damage.

"Turf" means a ground cover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Bermudagrass, Kikuyugrass, Seashore Paspalum, St. Augustinegrass, Zoysiagrass, and Buffalo grass are warm-season grasses.

"Valve" means a device used to control the flow of water in an irrigation system

"Water Efficient Landscape Standards and Requirements" means Ordinance No. _____, adopted by the City Council on _____, 2016, and codified in Title 9, Chapter 9.55 of the Dana Point Municipal Code.

"Water Efficient Landscape Worksheets" means the worksheets required to be completed pursuant to Section 2.2 of these *Submittal Requirements and Guidelines* and which are included in Appendix C hereof.

"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, habitat protection, or storm water best management practices that are not irrigated and used solely for water treatment or storm water retention are not *water features* and, therefore, are not subject to the water budget calculation.

"Watering window" means the time of day irrigation is allowed.

"WUCOLS" means the Water Use Classification of Landscape published by the University of California Cooperative Extension, the Department of Water Resources, and the Bureau of Reclamation, 2000.
www.owue.water.ca.gov/docs/wucols00