

City of Sonoma

ORDINANCE # 02-2017

AN ORDINANCE REPEALING AND REENACTING CHAPTER 14.32, "WATER-EFFICIENT LANDSCAPE" OF THE SONOMA MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF SONOMA DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 14.32, Water-Efficient Landscape, of the Sonoma Municipal Code is hereby repealed in its entirety and reenacted to read as follows:

Sections:

- 14.32.010 Purpose and Authority.
- 14.32.020 Applicability.
- 14.32.030 Definitions.
- 14.32.035 Soil analysis report.
- 14.32.040 Landscape design plan.
- 14.32.050 Irrigation design plan.
- 14.30.055 Grading design plan.
- 14.32.060 Documentation for compliance.
- 14.32.070 Review requirements and procedures.
- 14.32.080 Other provisions.
- 14.32.090 Forms.
- 14.32.100 Provisions for Appeal.

14.32.010 Purpose and authority.

A. Purpose. Section 2 Article X of the California Constitution specifies that the right to use water is limited to the amount reasonably required for the beneficial use to be served and the right does not and shall not extend to waste or unreasonable method of use. This policy protects local water supplies through the implementation of a whole system approach to design, construction, installation and maintenance of the landscape resulting in water-conserving climate-appropriate landscapes, improved water quality and the minimization of natural resource inputs.

B. Authority. The planning director, or his/her designee, has authority for administering and carrying out the provisions in this chapter.

14.32.020 Applicability.

(A) This chapter shall apply to all of the following new and rehabilitated landscape projects that require a building or grading permit, plan check, or design review:

(1) New construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check, or design review.

(2) Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review.

(3) Commercial, institutional landscaping, park landscaping, multiple-family residential and single-family residential landscaping;

(4) Projects that have a completed application for a building or grading permit, plan check, or design review certificate on file with the City prior to November 31, 2015 will be governed by the City of Sonoma Water Efficient Landscape Ordinance as adopted by Ordinance No. 05-2010;

(B) This chapter does not apply to:

- (1) Historical sites registered in the California or the National Register of Historic Places;
- (2) Ecological restoration or mined-land reclamation projects that do not require a permanent irrigation system;
- (3) Plant collections, as part of botanical gardens and arboretums open to the public.
- (4) Cemeteries.
- (5) Residential landscape backyard areas.

Landscape designers are encouraged to follow the provisions of this chapter, regardless of these exemptions.

14.32.030 Definitions.

(A) The following definitions apply to this chapter:

(1) Backflow Prevention Device: an approved device installed to City standards which will prevent backflow or back-siphonage into the City potable water system.

(2) Booster Pumps: used where the normal water system pressure is low and needs to be increased.

(3) Check Valve: 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.

(4) Compost: the safe and stable product of controlled biologic decomposition of organic materials that is beneficial to plant growth.

(5) Distribution uniformity: the measure of the uniformity of irrigation water over a defined area.

(6) Ecological Restoration Project: a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.

(7) Effective Precipitation: the portion of total precipitation which becomes available for plant growth and that is used by the plants.

(8) Emitter: a drip irrigation emission device that delivers water slowly from the system to the soil.

(9) Evapotranspiration Adjustment Factor (ETAF): a factor of 0.55 for residential areas and 0.45 for non-residential areas, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. The ETAF for a new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.

(10) Evapotranspiration Rate (ET): the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specific specified time.

(11) Flow Rate: the rate at which water flows through pipes, and valves and emission devices, measured in (gallons per minute, gallons per hour, or cubic feet per second).

(12) Friable: a soil condition that is easily crumbled or loosely compacted down to a minimum depth per planting material requirements, whereby the root structure of newly planted material will be allowed to spread unimpeded.

(13) Graywater: untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or

operating wastes. "Graywater" includes, but is not limited to, wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers. Health and Safety Code Section 17922.12.

(14) Hardscapes: any durable material (pervious and non-pervious).

(15) Head to Head Coverage: full coverage from one sprinkler head to the next.

(16) High-Flow Sensor: An inline device installed at the point of connection that produces a repeatable signal proportional to flow rate. Flow sensors must be connected to an automatic irrigation controller, or flow monitor capable of receiving flow signals and operating master valves.

(17) High-Water-Use Plants: turf, annuals, container plantings, and other plants recognized as high-water-use by the Water Use Classification of Landscape Species document as it currently exists or may be amended in the future. (See <http://ucanr.edu/sites/wucols/>). Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).

(18) Hydrozone: a portion of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule.

(19) Infiltration Rate: the rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).

(20) Invasive Plant Species: species of plants not historically found in California and/or that spread outside cultivated areas and can damage environmental or economic resources as determined by the California Invasive Plant Council (www.cal-ipc.org).

(21) Irrigation audit: an in-depth evaluation of the performance of an irrigation system conducted by a Certified Landscape Irrigation Auditor. An irrigation audit includes, but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule. The audit must be conducted in a manner consistent with the Irrigation Association's Landscape Irrigation Auditor Certification program or other U.S. Environmental Protection Agency "Watersense" labeled auditing program.

(22) Irrigation Efficiency (IE): 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 irrigation efficiency for purposes of this chapter are 0.75 for overhead spray devices and 0.81 for drip systems.

(23) Irrigation Meter: a separate meter that measures the amount of water used for all external landscaping items.

(24) Isolation Valves: used to isolate a portion of the piping system.

(25) Landscaped Area: the entire parcel less the building footprint, driveways, and non-irrigated portions of parking lots, hardscapes-such as decks and patios, and other non-porous areas. Water features are included in the calculation of the landscaped area. Areas dedicated to edible plants, such as orchards or vegetable gardens are not included. 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 nonirrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

(26) Lateral Line: non-pressurized pipe that is located downstream of an irrigation valve (Class 200 or equivalent is acceptable).

(27) Low-Water-Use Plants: "Mediterranean Region" and native trees, shrubs and groundcovers (such as rosemary), juniper, most native oaks, and other plants recognized as low-water-use by the Water Use Classification of Landscape Species document as it currently

exists or may be amended in the future. (See <http://ucanr.edu/sites/wucols/>). Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).

(28) Main Line: the pressurized pipeline that delivers water from the water source to the valve or outlet (Class 315 or Schedule 40 is acceptable).

(29) Master Valve: automatic valve installed at the irrigation supply point which controls water flow into the irrigation system. When this valve is closed water will not be supplied to the irrigation system.

(30) Maximum Applied Water Allowance (MAWA): for design purposes, the upper limit of annual applied water for the established landscape.

(31) Median: an area between opposing lanes of traffic that may be unplanted or planted with trees, shrubs, perennials, and ornamental grasses.

(32) Microclimate: 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.

(33) Mined-Land Reclamation Projects: any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.

(34) Moderate Water Use Plants: ornamental trees, shrubs ground covers, and perennials and other plants recognized as moderate-water-use by the Water Use Classification of Landscape Species document as it currently exists or may be amended in the future. See <http://ucanr.edu/sites/wucols/>. Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).

(35) Mulch: any organic material such as leaves, bark, straw, compost or other 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.

(36) Non-residential landscape: landscapes in commercial, institutional, industrial and public settings that may have areas designated for recreation or public assembly. It also includes portions of common areas of common interest developments with designated recreational areas.

(37) Low-Head Drainage: water that flows out of the system after the valve turns off due to elevation changes within the system.

(38) Operating Pressure: the pressure when water is flowing through the irrigation system.

(39) Overhead Irrigation: those systems that deliver water through the air (e.g., pop-ups, impulse sprinklers, spray heads, rotors, micro-sprays, etc.).

(40) Overspray: the irrigation water which is delivered beyond the landscaped target area; wetting pavements, walks structures, or other non-landscaped areas.

(41) Pervious: any surface or material that allows the passage of water through the material and into the underlying soil.

(42) Plant Factor: a factor that, when multiplied by reference evapotranspiration E_{To} , estimates the amount of water used by needed plants. Plant factors cited in this ordinance are derived from the publication "Water Use Classification of Landscape Species." Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).

(43) Precipitation Rate: the rate of application of water measured in inches per hour.

(44) Point of Connection: the point at which an irrigation system taps into the main water supply line.

(45) Point Source Irrigation: 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.

(46) Pressure Regulation: a valve that automatically reduces the pressure in a pipe.

(47) Project Applicant: the individual or entity submitting a Landscape Documentation Package, to request a permit, plan check or design review from the City. A project applicant may be the property owner or his or her designee.

(48) Rain Sensor: a system component which automatically shuts off and suspends the irrigation system when it rains.

(49) Recreational Area: areas, excluding private single family residential areas designated for active play, recreation or public assembly in parks, sports fields, school yards, picnic grounds, amphitheaters, or golf course tees, fairways, roughs, surrounds and greens.

(50) Recycled Water: means tertiary treated water which results from the treatment of wastewater, is suitable for direct beneficial use, and conforms to the definition of disinfected tertiary recycled water in accordance with State law.

(51) Reference Evapotranspiration or ETo: a standard measurement of environmental parameters which affect the water use of plants and is an estimate of the evapotranspiration of a large field of four- to seven-inch tall, cool-season grass that is well watered as determined by the City.

(52) Rehabilitated Landscape: any re-landscaping project that requires a building or grading permit, plan check or design review.

(53) Residential landscape: landscapes surrounding single or multifamily homes.

(54) Runoff: water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area.

(55) Soil Analysis Report: the analysis of a soil sample to determine nutrient content, composition and other characteristics, including contaminants.

(56) Special Landscape Area (SLA): an area of the landscape dedicated solely to edible plants, recreational areas, areas irrigated with recycled water, or water features using recycled water.

(57) Sprinkler Head or Spray Head: a device that delivers to the landscape water through a spray nozzle.

(58) Static Water Pressure: the pipeline or municipal water supply pressure when water is not flowing.

(59) Station: an area served by one valve or by a set of valves that operate simultaneously.

(60) Submeter: a separate meter that is located on the private side of the water system and is plumbed to measure all water that flows only through the irrigation system. This meter is to be used by the owner to monitor irrigation water use and will not be read by the City.

(61) Swing Joint: an irrigation component that provides a flexible, leak-free connection between the emission device and lateral pipeline to allow movement in any direction and to prevent equipment damage.

(62) Valve: a device used to control the flow of water in the irrigation system.

(63) Very Low-Water-Use Plants: "Mediterranean Region" and native trees, shrubs and groundcovers such as manzanita, ceanothus, some native oaks, California poppies and other plants recognized as very low-water-use by the Water Use Classification of Landscape Species document (<http://ucanr.edu/sites/wucols/>), as it currently exists or may be amended in the future. Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).

(64) Water Feature: a design element where open water performs an aesthetic or

recreational function, Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or 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.

(65) Weather Based or Sensor Based Irrigation Control Technology: uses local weather and landscape conditions to tailor irrigation schedules to actual conditions on the site or historical weather data.

(66) Water Use Classification of Landscape Species (WUCOLS): published by the University of California Cooperative Extension, and the Department of Water Resources, 2014, as it currently exists and as it may be amended in the future.”

14.32.035 Soil analysis report.

(A) In order to identify infiltration rates, reduce runoff, and encourage healthy plant growth, a soil analysis report shall be completed by the project applicant, or his/her designee, as follows:

(1) Submit soil samples to a laboratory for analysis and recommendations.

(a) Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.

(2) The soil analysis shall include:

(a) Soil texture;

(b) Infiltration rate determined by laboratory test or soil texture infiltration rate table;

(c) pH;

(d) Total soluble salts;

(e) Sodium;

(f) Percent organic matter; and

(g) Recommendations.

(3) In projects with multiple landscape installations (i.e. production home developments) a soil sampling rate of 1 in 7 lots or approximately 15% will satisfy this requirement. Large landscape projects shall sample at a rate equivalent to 1 in 7 lots.

(4) The soil analysis report shall be made available to the professionals preparing the landscape design plans and irrigation design plans prior to submitting for Landscape Design Review, or prior to submitting a building permit (if a grading permit is required) to make any necessary adjustments to the design plans.

(5) If a grading permit is required, the soil analysis report shall be submitted to the City with the Certificate of Completion. If a grading permit is not required, the soil analysis report shall be submitted to the City with the Landscape Documentation Package.

(6) The project applicant, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the City with Certificate of Completion.”

14.32.040 Landscape design plan.

(A) 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 very low, low, moderate, high water, or mixed water use;

(3) Identify new and existing trees, shrubs, groundcovers, turf, and any other planting areas;

(4) Identify plants by botanical name and common name;

- (5) Identify plant sizes and quantities;
 - (6) Identify recreational areas;
 - (7) Identify areas permanently and solely dedicated to edible plants;
 - (8) Identify areas irrigated with recycled water;
 - (9) Identify type of mulch and application depth;
 - (10) Identify soil amendments, type, and quantity;
 - (11) Identify type and surface area of pools, fountains and water features;
 - (12) Identify property lines, new and existing building footprints, streets, driveways, sidewalks and other hardscape features (pervious and non-pervious);
 - (13) Identify location, installation details, and size of any storm water best management practices, including rainwater harvesting or catchment technologies that will provide storm water retention, infiltration, and/or treatment. Project applicants shall refer to the City or North Coast Regional Water Quality Control Board for information and approval requirements;
 - (14) Identify any applicable graywater discharge piping, system components and area(s) of distribution;
 - (15) Contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"; and
 - (16) Bear the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape. (See Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agriculture Code.)
- (B) For each landscape project subject to this chapter applicants shall submit a landscape design plan in accordance with the following:
- (1) Amendments, Mulching and Soil Conditioning.
 - (a) Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.
 - (b) Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected.
 - (c) Incorporate 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 six inches of soil are exempt from adding compost and tilling.
 - (d) A minimum three-inch 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. 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.
 - (2) Plants.
 - (a) Selected plants shall not cause the estimated water use to exceed the maximum applied water allowance (see calculation in Maximum Applied Water Allowance).
 - (b) Plants with similar water use needs shall be grouped together in distinct hydrozones and where irrigation is required the distinct hydrozones shall be irrigated with separate valves.
 - (c) Very low, low and moderate water use plants can be mixed, but the entire hydrozone will be classified as moderate water use for MAWA calculations.
 - (d) High water use plants shall not be mixed with very low, low or moderate water use plants.

- (e) All non-turf plants shall be selected, spaced and planted appropriately based upon their adaptability to the climatic and topographical conditions of the project site.
- (f) Turf shall not be planted in the following conditions:
 - (i) Slopes exceeding 25% where the toe of the slope is adjacent to an impermeable hardscape and where 25% means one foot of vertical elevation change for every four feet of horizontal length (rise divided by run x 100 = slope%).
 - (ii) Front yard landscape of single family residential subdivisions where backyard landscape is not developer installed.
- (g) Turf irrigation may be considered at the discretion of the Design Review and Historic Preservation Commission in the following conditions:
 - (i) Slopes exceeding 10%;
 - (ii) Planting areas eight feet wide or less;
 - (ii) Street medians, traffic islands, planter strips or bulbouts of any size.
- (h) Invasive plants as listed by the California Invasive Plant Council are prohibited.
- (3) Water Features.
 - (a) Recirculating water systems shall be used for water features.
 - (b) Recycled water shall be used when available onsite.
 - (c) Surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.”

Section 14.32.050 Irrigation design plan.

- (A) The irrigation design plan, at a minimum, shall contain:
 - (1) Location and size of separate water meters for landscape;
 - (2) Location and size of irrigation system point of connection;
 - (3) Location, type and size of all components of the irrigation system, including controllers, main and lateral lines, master valves, valves, sprinkler heads and other application devices, moisture sensing devices, rain sensors, check valves, quick couplers, flow sensors, pressure regulators, and backflow prevention devices;
 - (4) Static water pressure at the point of connection to the public water supply;
 - (5) Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station;
 - (6) Recycled water irrigation systems;
 - (7) The Hydrozone Table;
 - (8) The following statement: “I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan”; and
 - (9) The signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system. (See Sections 185500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code.)
- (B) For each landscape project subject to this chapter applicants shall submit an irrigation design plan that is designed and installed to meet irrigation efficiency criteria as described in the Maximum Applied Water Allowance (MAWA) and in accordance with the following:
 - (1) Landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 square feet but not more than 5,000 square feet (the level at which Water code 535 applies) and

residential irrigated landscapes of 5,000 square feet or greater. A landscape water meter may be either:

- (a) A customer service meter dedicated to landscape use provided by the local water purveyor; or
 - (b) A privately owned meter or submeter.
- (2) Landscapes of 5,000 sq. ft. or larger require a high-flow sensor that can detect high flow conditions and have the capabilities to shut off the system.
 - (3) Master shut-off valves are required on all projects of 5,000 sq. ft. or larger except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.
 - (4) Isolation valves shall be installed at the point of connection as necessary to facilitate maintenance.
 - (5) Weather-based or other sensor based self-adjusting irrigation controllers utilizing non-volatile memory shall be required.
 - (6) Rain sensors shall be installed for each irrigation controller.
 - (7) Pressure regulation and/or booster pumps shall be installed so that all components of the irrigation system operate at the manufacturer's recommended optimal pressure.
 - (8) Irrigation system shall be designed to prevent runoff or overspray onto nontargeted areas.
 - (9) Relevant information from the soil analysis report, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.
 - (10) The design of the irrigation system shall conform to the hydrozones of the landscape design plan.
 - (11) All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard", All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
 - (12) Point source irrigation is required where plant height at maturity will affect the uniformity of an overhead system.
 - (13) Minimum 24-inch setback of overhead irrigation is required where turf is directly adjacent to a continuous hardscape that flows into the curb and gutter.
 - (14) Slopes greater than 15% shall be irrigated with point source or other low-volume irrigation technology.
 - (15) A single valve shall not irrigate hydrozones that mix high water use plants with moderate, low, or very low water use plants.
 - (16) Trees shall be placed on separate valves.
 - (17) Sprinkler heads, rotors and other emission devices on a valve shall have matched precipitation rates.
 - (18) Head to head coverage is required unless otherwise directed by the manufacturer's specifications.
 - (19) Swing joints or other riser protection components are required on all risers.
 - (20) Check valves, where site conditions exist such as grade changes, shall be installed to prevent low-head drainage."

14.32.055 Grading design plan.

(A) Where slopes exceed 10%, a grading plan drawn at the same scale as the planting plan that accurately and clearly identifies finished grades, drainage patterns, pad elevations, spot

elevations and storm water retention improvements shall be submitted with the landscape design plan and irrigation design plan. The grading design plan shall contain the following statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the grading design plan" and shall bear the signature of a licensed professional as authorized by law."

14.32.060 Documentation for compliance.

(A) The following documentation is to be presented to the City at each of the three steps of review defined below. This documentation is required for compliance with this policy.

(1) Step 1: Final Landscape Design Review.

(a) For those landscape projects that require landscape design review applicants shall submit the following documentation to the City:

- (i) Soil analysis report and documentation verifying implementation of soil report recommendations;
- (ii) Completed Maximum Applied Water Allowance;
- (iii) The landscape design plan;
- (iv) A conceptual irrigation design plan or statement which describes irrigation methods and design actions that will be employed to meet the irrigation specifications of this chapter.

(2) Step 2: Building Permit/Plan Check.

(a) The following shall be reviewed and approved prior to a building permit being issued:

- (i) Maximum Applied Water Allowance and the planting design as submitted at Step 1 in connection with the design review or utilities certificate application;
- (ii) The irrigation design plan drawn at the same scale as the landscape design plan.

(3) Step 3: Completion of Installation.

(a) Upon installation and completion of the landscape, applicant shall submit the Certificate of Completion.

(i) The certificate must be accompanied by an irrigation audit that contains the following:

- A. Operating pressure of the irrigation system,
- B. Distribution uniformity of overhead irrigation,
- C. Precipitation rate of overhead irrigation,
- D. Report of any overspray or broken irrigation equipment,
- E. Irrigation schedule including:
 - 1. Plant establishment irrigation schedule;
 - 2. Regular irrigation schedule by month including: plant type, root depth, soil type, slope factor, shade factor, irrigation interval (days per week), irrigation runtimes, number of start times per irrigation day, gallons per minute for each valve, precipitation rate, distribution uniformity and monthly estimated water use calculations;
 - 3. Verification that a diagram of the irrigation plan showing hydrozones is kept with the irrigation controller for subsequent management purposes.

(ii) All landscape irrigation audits shall be conducted by a third party Certified Landscape Irrigation Auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the

landscape;

(iii) In large projects or projects with multiple landscapes an auditing rate of 1 in 7 lots or approximately 15% will satisfy this requirement;

(iv) An irrigation maintenance schedule timeline must be attached to the Certificate of Completion that includes routine inspections, adjustment and repairs to the irrigation system, aerating and dethatching turf areas, replenishing mulch, fertilizing, pruning and weeding;

(v) A final inspection shall be performed by City staff to verify policy compliance. Advanced notice is required for all inspections. Building permit final approval shall not be completed until the landscape inspection is approved.

14.032.070 Review requirements and procedures.

Projects shall be subject to the following review requirements and procedures:

(A) Landscape Design Review. Landscape design review shall be conducted prior to plan check.

(1) Administration. Landscape design review of projects shall be conducted by the Design Review and Historic Preservation Commission, except as follows, in which case landscape design review shall be conducted by the planning director or his/her designee:

(a) Rehabilitated landscape project for a single-family home.

(b) Rehabilitated landscape project for an existing multifamily development with a landscaped area less than or equal to 2,500 square feet.

(c) Rehabilitated or new landscape project for a single-family home (which includes entitled subdivisions) that are not part of a new subdivision, planned development, or within the historic overlay zone area, provided the following criteria are met:

(i) No turf is planted; and

(ii) Only medium and low water use plants are planted; and

(iii) No overhead irrigation sprinklers are installed.

14.32.080 Other provisions.

(A) The Planning Director or his/her designee will consider and may allow the substitution of design alternatives and innovation which may equally reduce water consumption for any of these requirements.

(B) The Planning Director or his/her designee will accept documentation methods, water allowance determination, and landscape and irrigation design requirements of the State of California Model Water Efficient Landscape Ordinance instead of Sections 14-30.040 and 14-30.050 of these requirements where it can be demonstrated that the State procedure will more effectively address the design requirements of the project."

14.32.90 Forms.

Applicant shall submit all required documentation for compliance pursuant to Section 14-32.060 on forms approved by the City Engineer or his/her designee, including but not limited to Maximum Applied Water Allowance form, Hydrozone Table form, and Certificate of Completion form."

14.32.100 Provisions for Appeal.

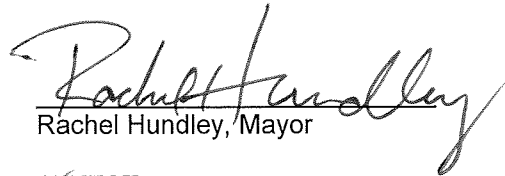
Appeal of a decision made by the Planning Director, Design Review Commission, or Planning Commission shall follow the procedures as established in Chapter 1.24.

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase, or word of this ordinance is for any reason held to be invalid and/or unconstitutional by the court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. Effective Date. This Ordinance shall become effective thirty (30) days from and after the date of its passage.

THE FOREGOING ORDINANCE was adopted by Declaration of the vote of the Sonoma City Council on the 1ST day of May 2017, at a regular meeting of the Sonoma City Council by the following vote, to wit:

AYES: *HARRINGTON, AGRIMONTI, COOK, HUNDLEY*
NOES:
ABSTAIN:
ABSENT: *EDWARDS*



Rachel Hundley, Mayor

ATTEST:


Rebekah Barr, MMC, City Clerk