WATER EFFICIENT LANDSCAPE PRESCRIPTIVE COMPLIANCE PACKAGE

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET•ROOM 300•SAN LUIS OBISPO•CA 93408•(805)781-5600•TTY/TDD RELAY-711

APPLICABILITY

This form only applies to projects with an irrigated landscape area of **500 to 2,500 square feet**.

Additionally, if your project's entire water demand can be met using graywater (treated or untreated) and/or rainwater captured onsite, then the project need only comply with items A, B, D3 and E below.

PRIOR TO PERMIT ISSUANCE

Any project requiring a permit, plan check, or design review with an aggregate landscape area of 2,500 square feet or less shall submit the following documentation to demonstrate compliance with Appendix D of the Model Water Efficient Landscape Ordinance, the Prescriptive Compliance Option. Sections A through D below must be completed prior to permit issuance. Sections E and F must be completed prior to final building inspection.

☐	**A.** Project Information Sheet
☐	**B.** Landscape Site Plan
☐	**C.** Plant List containing the names of all plants that will be installed on the property. 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. Use the plant search database at: http://ucanr.edu/sites/WUCOLS/Plant_Search/. Plants must be classified as low or very low water use.
☐	**D.** In addition, the project shall comply with the following:
	1. Plant Material Shall Comply with the Following: a. 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). 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.

☐	2. Turf shall comply with all of the following: a. Turf shall not exceed 25% of the landscape area in residential areas, and there shall be no turf in non-residential areas. b. Turf shall not be planted on sloped areas which exceed a slope of 1 foot vertical elevation change for every 4 feet of horizontal length. c. Turf is prohibited in parkways less than 10 feet wide, unless the parkway is adjacent to a parking strip and used to enter and exit vehicles. Any turf in parkways must be irrigated by sub-surface irrigation or by other technology that creates no overspray or runoff.
☐	3. Irrigation systems shall comply with the following: a. Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor. 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/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. f. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produce no runoff or overspray.
☐	**E.** For non-residential projects with landscape areas of 1,000 sq. ft. or more, a private submeter(s) to measure landscape water use shall be installed.
☐	**F.** After installation, the permit applicant must provide the owner of the property with 1. a certificate of completion, 2. certificate of installation, 3. irrigation schedule and 4. a schedule of landscape and irrigation maintenance

A. PROJECT INFORMATION SHEET

San Luis Obispo County Department of Planning and Building

Project Name (if applicable): _____

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name _____ Daytime Phone _____
Mailing Address _____ Zip Code_____
Email Address: _____

☐ Applicant _____ Daytime Phone _____
Mailing Address _____ Zip Code_____
Email Address: _____

☐ Licensed Architect/ Landscaper (if applicable)_____ Daytime Phone _____
Mailing Address _____ Zip Code_____
Email Address: _____
License Number:_____

PROJECT INFORMATION

Project Type (check all that apply):

☐ New ☐ Rehabilitated ☐ Residential
☐ Commercial ☐ Public ☐ Homeowner-installed
☐ Cemetery

Assessor Parcel Number(s): _____Total Size of Site (acres/sq.ft.):_____
Address of the Project (if known):_____
Project Description: _____
_____
Water Supply Type(s) (i.e. potable, recycled, well):_____
Name of Local Water Purveyor (if not served by private well):_____
Landscape Area (new and rehabilitated) _____ sq.ft.
Special Landscape Area (from table): _____ sq.ft.
Total Landscape Area (from table): _____ sq.ft.

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property. In addition, I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

Applicant signature_____ Date_____

B. LANDSCAPE SITE PLAN

San Luis Obispo County Department of Planning and Building

A Landscape Design Plan meeting the following design criteria (where they apply to your site) shall be submitted (per Section 492.6 of the Model Water Efficient Landscape Ordinance):

- ☐ A. Exterior boundaries and dimensions of the entire site, utilities and utility easements, streets, driveways, walkways, and other paved areas or hardscapes (pervious or impervious).
- ☐ B. Identify buildings and structures including pad elevation(s) if applicable.
- ☐ C. Identify natural features to remain, including rock outcroppings, existing oak and ornamental trees, shrubs, etc.
- ☐ D. North arrow and scale.
- ☐ E. Identify natural features to remain, including rock outcroppings, existing oak and ornamental trees, shrubs, etc.
- ☐ F. North arrow and scale.
- ☐ G. Clearly label all plants on the site plan or provide a separate plant list. 75% of plants must be very low or low water use for the project's climate area
- ☐ H. Location of recreational areas (public,non-residential projects)
- ☐ I. Location of areas permanently dedicated to edible plants.
- ☐ J. Areas irrigated with recycled water
- ☐ K. Type, quantity, and application depth and/or rate of soil of mulch and amendments.
- ☐ L. Location, type, and size of water features (e.g. fountain)
- ☐ M. Location of hardscapes (pervious and impervious).
- ☐ N. Location, installation details, and 24-hour retention or infiltration capacity of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater.
- ☐ O. Location and 24-hour retention or infiltration capacity of any rain harvesting or catchment technologies.
- ☐ P. Location of any applicable graywater discharge piping, system components, and areas(s) of distribution.

C. PLANT LIST

Low or Very Low Water Use Plants (In residential projects 75% of landscaped area must be very low or low water use for the North Central Coast Region (WULCOLS plant factor 0.1 to 0.3). In non-residential areas, 100% of landscaped area must be very low or low water use plants.)

COMMON NAME	BOTANICAL NAME	WATER USE FACTOR FOR NORTH CENTRAL COAST REGION

Higher water use plants (no more than 25% of landscaped area in residential projects; 0% in non-residential projects)

COMMON NAME	BOTANICAL NAME	WATER USE FACTOR FOR NORTH CENTRAL COAST REGION

F. AFTER INSTALLATION (page 1 of 4)

This certificate is filled out by the project applicant upon completion of the landscape project (per Section 429.9 of the Model Water Efficient Landscape Ordinance).

1. CERTIFICATE OF COMPLETION

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

Project Address and Location:

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

Property Owner or Designee:

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

Property Owner

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

_____

Property Owner Signature Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency:_____
2. Date the Landscape Documentation Package was approved by the local agency:_____

F. AFTER INSTALLATION (page 2 of 4)

2. CERTIFICATION OF INSTALLATION

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

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

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

F. AFTER INSTALLATION (page 3 of 4)

3. IRRIGATION SCHEDULING

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

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 (per Section 492.10 of the Model Water Efficient Landscape Ordinance):

☐ A. Irrigation scheduling shall be regulated by automatic irrigation controllers.

☐ B. Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it. If allowable hours of irrigation differ from the local water purveyor, the stricter of the two shall apply.

☐ C. Implementation of the irrigation schedule must consider irrigation run times, emission device, flow rate, and current reference evapotranspiration, so that applied water meets the Estimated Total Water Use.

☐ D. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance (MAWA).

☐ E. Parameters used to set the automatic controller shall be developed and submitted for each of the following:

1. The plant establishment period;
2. The established landscape; and,
3. Temporarily irrigated areas.

☐ F. Each irrigation schedule shall consider for each station all of the following that apply:

1. Irrigation interval (days between irrigation);
2. Irrigation run times (hours or minutes per irrigation event to avoid runoff);
3. Number of cycle starts required for each irrigation event to avoid runoff;
4. Amount of applied water scheduled to be applied on a monthly basis;
5. Application rate setting;
6. Root depth setting;
7. Plant type setting;
8. Soil type;
9. Slope factor setting;
10. Shade factor setting; and,
11. Irrigation uniformity or efficiency setting.

F. AFTER INSTALLATION (page 4 of 4)

4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance per MWELO Section 492.1
The maintenance schedule shall include, but not be limited to:

- ☐ A. Routine inspection, auditing, adjustment and repair of the irrigation system and its components.
- ☐ B. Aerating and dethatching turf areas.
- ☐ C. Topdressing with compost; replenishing mulch; fertilizing; pruning; weeding in all landscape areas; and removing and obstructions to emission devices.
- ☐ D. Repair of irrigation equipment with the originally installed components or their equivalents or with components with greater efficiency.
- ☐ E. A project applicant is encouraged to implement established landscape industry sustainable Best Practices for all landscape maintenance activities.