

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

## SECTION 1

### APPLICABILITY AND PROCESS

#### A. Construction of New Single-Family Residences

##### 1. Landscapes under 500 square feet

a. Landscapes with less than 500 square feet of aggregate area will not require any landscape review in order to obtain a building permit.

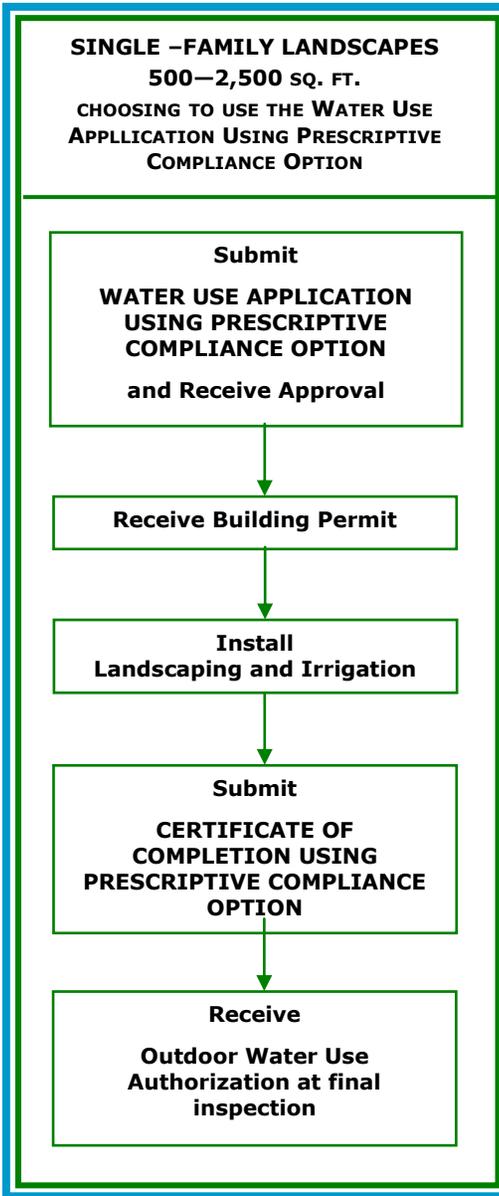
##### 2. Landscapes between 500 and 2,500 square feet

**Note: Single family residences may conform to the Prescriptive Compliance Option set forth in Section 86.722 of the ordinance, or comply with the performance criteria of the Water Conservation in Landscaping ordinance.**

a. A Water Use Application Using Prescriptive Compliance Option form must be submitted to Planning & Development Services (PDS) at time of building permit application for all new construction of primary single-family residences that meet the applicability requirements of the Water Conservation in Landscaping regulations and that contain an aggregate landscaped area between 500 sq. ft. and 2,500 sq. ft.

b. A Landscape Documentation Package may be submitted to PDS for all new construction of primary single-family residences that choose, or require compliance with the performance criteria within the Water Conservation in Landscaping regulations section 86.707.

i. Single-family residences that choose to meet their water budget requirements through an expanded plant palette rather than the restrictions of the Prescriptive Compliance Option (Section 86.722a.3) shall be required to submit a Landscape Documentation Package and provide calculations that show that the evapotranspiration adjustment factor (ETAF) for the landscape project does not exceed a factor of 0.55.



# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

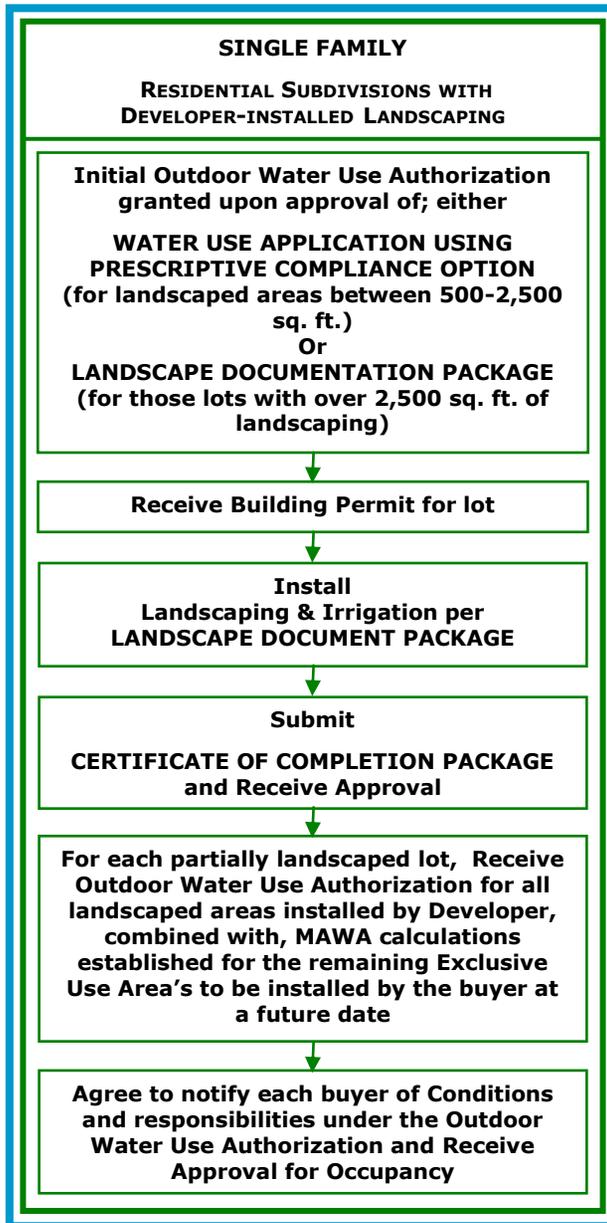
- c. The regulations apply to residences that are or will be served by a member agency of the San Diego County Water Authority (Appendix K) or by the Borrego Water District, and by residences using well water, or graywater. Recycled water is not allowed for use with single-family residences.
- d. The Application may be submitted by the property owner or the **owner's agent, but must be signed by the property owner. No other signatures will be accepted.** The application must be approved by the Director of Planning & Development Services in order to achieve an initial Outdoor Water Use Authorization, as described in the County Code of Regulatory Ordinances Section 86.704, and to receive a building permit.
- e. The Application consists of project information, the size of the landscaped area, the water supply type, plant material criteria and restrictions, minimum irrigation requirements, final inspection requirements, a signed agreement to comply, and determination of the maximum applied water allowance (MAWA). It also includes a certification that the installation and maintenance of the landscape and the irrigation system will comply with County regulations and will not exceed MAWA. (See Appendix B).

### 3. Landscapes 2,500 square feet or greater

- a. A Landscape Documentation Package (LDP) must be submitted to Planning & Development Services for all new construction of primary single-family residences that meet the applicability requirements of the Water Conservation in Landscaping regulations and that contain an aggregate landscaped area of 2,500 square feet or greater. The LDP is described in detail in Section 2 of this manual. The regulations apply to residences that are or will be served by a member agency of the San Diego County Water Authority (Appendix K) or by the Borrego Water District, and by residences using well water, or graywater. Recycled water is not allowed for use with single-family



# WATER EFFICIENT LANDSCAPE DESIGN MANUAL



residences. A Water Efficient Landscape Worksheet is not required for projects utilizing on-site well water, however, all other requirements of the Landscape Documentation Package shall be provided.

- b. The LDP shall be prepared and certified by a California licensed landscape architect, licensed civil engineer, licensed architect, or licensed landscape contractor, or the personal property owner. The LDP must be approved by the Director of Planning & Development Services in order to obtain an Outdoor Water Use Authorization as described in the County Code of Regulatory Ordinances Section 86.704.
- c. If the LDP is prepared by a California licensed landscape contractor, evidence of a signed contract with the property owner, acknowledging that the contractor will also install the landscaping, must be provided as part of the LDP submittal.
- d. The LDP must be submitted and approved prior to issuance of the building permit. Upon installation of the landscaping and the irrigation system, the applicant will submit a Certificate of Completion Package (County Code of Regulatory Ordinances Section 86.725). The landscaping and the irrigation system must be installed and approved before final inspection of the residence will be approved for occupancy.

## 4. Single Family Residential Subdivisions

- a. Before a building permit for a residential subdivision (1019 permit for tract home) can be issued for an individual lot within a residential subdivision the developer shall first obtain initial Outdoor Water Use Authorization. The initial Outdoor Water Use Authorization will be issued to the developer based on approval of either a Water Use Application Using Prescriptive Compliance Option form (landscaped areas between 500 sq. ft. and 2,500 sq. ft.) or a Landscape

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

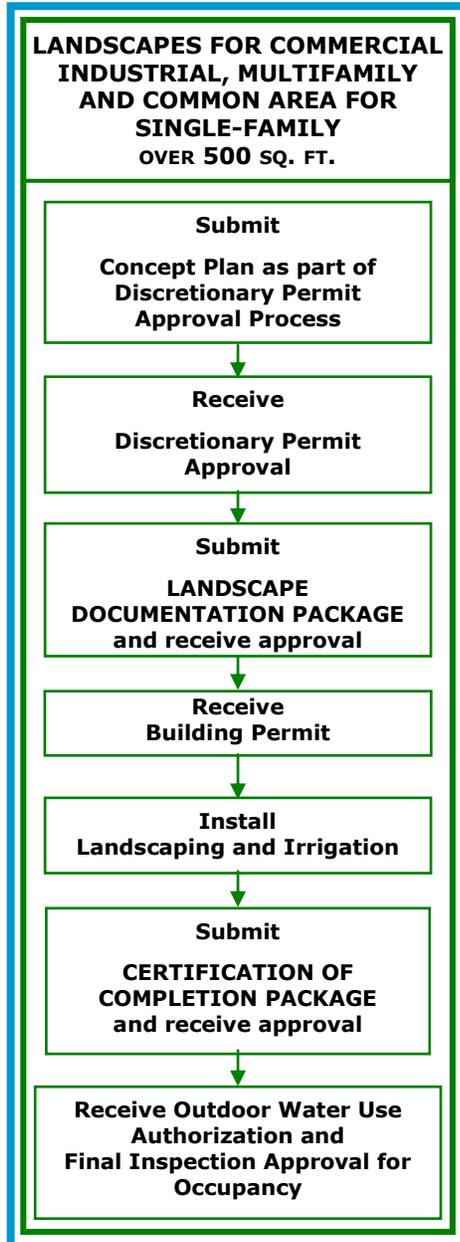
---

---

Documentation Package for those lots having 2,500 sq. ft. of Exclusive Use Area or more.

- b. Before a building permit can be issued for an individual lot where all or any portion of the landscape will be installed by the developer, the developer must receive approval for either the Landscape Documentation Package (LDP), or the Water Use Application Using Prescriptive Compliance Option form, whichever is applicable.
- c. If the developer allows the buyer to choose from among various standard landscape design plans, one set of plans must be submitted and approved for each standard design, prior to issuance of a building permit. If the landscaping on a lot will not conform to an approved design plan, the developer must submit a separate set of plans for each non-standard landscape.
- d. If the developer installs only a portion of the landscaping on a lot:
  - i. If the total landscaped area for the entire lot is less than 2,500 sq. ft., and the developer only installs front yard landscaping, the Maximum Applied Water Allowance (MAWA) is established for the entire lot upon submittal of the Water Use Application Using Prescriptive Compliance Option (PDS-410).
  - ii. If the project total landscape area is greater than 2,500 sq. ft. and the developer only installs a portion of the landscape, a Landscape Documentation Package shall be submitted and water budget calculations established for the portion installed by the developer and added to the Exclusive Use Area to be installed by the buyer at a future date.
- e. A Certificate of Completion (PDS-407) shall only be required for projects submitting a Landscape Documentation Package. Developers installing landscapes utilizing the Water Use Application Using Prescriptive Compliance Option form shall agree to provide the buyer with a copy of the Form.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL



- f. The developer must advise the buyer of the Outdoor Water Use Authorization and the buyer's obligation not to exceed the outdoor water budget established by the authorization, and to design, install, and maintain their landscape in accordance with the prescriptive compliance options within the County's Water Conservation in Landscaping Ordinance.
- g. If no other landscape related improvements are required on the lots such as structural BMP's associated with County storm water regulations, or erosion control slope protection requirements of the Grading Ordinance, or association with a grading permit, the developer may elect not to provide any landscape, but must first establish water budget calculations for all lots within the subdivision prior to issuance of a building permit. A plan shall be submitted showing the entire subdivision, along with building footprints and driveway layouts for each lot. A chart shall be provided that establishes the Maximum Applied Water Allowance calculations for each individual residential lot based on 25% of the yard being planted in turf and 75% of the yard being planted with low water use plants having an average plant factor of 0.3. Included on the plan will be all the criteria and notes from Form PDS-410 that instruct homeowners on the types of irrigation components necessary to install in their yards, the restrictions on turf use, and notes and specifications about compost and mulch. Included on the plan will be a signature block for the developer to sign acknowledging that they will disclose this information to each future homebuyer.
- h. If a Homeowner's Association will be responsible for reviewing landscape plans submitted by each homeowner within a subdivision, they shall verify that the water budgets established by the County are still being adhered to and that the plans are compliant with the Water Conservation in Landscaping Ordinance and the Water Efficient Landscape Design Manual.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

---

---

## **B. Construction of New Commercial, Industrial and Multifamily Landscapes of 500 square feet or more and New Single-Family Common Area Landscapes of 500 square feet or more**

### **1. Concept Plan**

- a. Landscape projects that meet the applicability requirements of the Water Conservation in Landscaping Regulations and are required to submit an application for a discretionary permit must submit a concept plan as part of the discretionary permit process (Sec. 86.704 (b)(2)).
- b. The concept plan is a generalized notion as to how the goal of water conservation will be attained. It should include a representation of the site features, proposed plantings and the proposed method and type of irrigation.
- c. When a concept plan is submitted, it will be compared to the Landscape Documentation Package which is required before a building permit for the site can be issued.

### **2. Landscape Documentation Package**

- a. The Landscape Documentation Package (LDP) is a detailed plan submittal that is required before a building permit will be issued. The LDP is described in detail in Section 2 of this manual.
- b. The LDP shall be prepared and certified by a California licensed landscape architect, licensed civil engineer or licensed architect. Personal property owners may also prepare plans and specifications for any property owned by that person.
- c. The LDP must be approved by the Director of Planning & Development Services in order to obtain an Outdoor Water Use Authorization as described in the County Code of Regulatory Ordinances Section 86.704.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

---

---

- d. The LDP must be submitted and approved prior to issuance of a building permit.
- e. Upon installation of the landscaping and the irrigation system, the applicant will submit a Certificate of Completion (County Code of Regulatory Ordinances Section 86.725).
- f. The landscaping and the irrigation system must be installed and approved before final inspection of the site will be approved for use or occupancy.
- g. The landscape architect, civil engineer, architect, or property owner shall conduct periodic site visits during construction to ensure that the landscaping and irrigation system are being installed per the approved Landscape Documentation Package and shall certify to such as part of the Certificate of Completion requirements.

## **C. Model Homes**

1. The new construction of one or more landscaped model homes in a single-family residential development that is subject to the Water Conservation in Landscaping regulations requires the submittal and approval of a Landscape Documentation Package and a Certificate of Completion before use and reliance is permitted.
2. In addition, the developer shall use signs and written information to demonstrate the principals of water efficient landscapes as described in Section 86.718 of the County Code of Regulatory Ordinances.

## **D. Public Agencies**

A public agency project that contains a landscaped area of 500 square feet or more is required to adhere to the prescriptive measures of the Water Conservation in Landscaping Ordinance and the Water Efficient Landscape Design Manual.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

## E. Cemeteries

1. Recognizing the special landscape management needs of cemeteries, new and modified cemeteries will not be required to submit a Landscape Documentation Package, but must submit a concept plan and a water efficient irrigation worksheet with the application for the discretionary permit.
2. The applicant is also required to submit a landscape and irrigation maintenance schedule that complies with Section 86.727 of the Water Conservation in Landscape Ordinance.

## F. Graded Slopes

1. An applicant for any discretionary permit that includes grading and landscaping, where the landscaping will require temporary or permanent irrigation, must submit a Landscape Documentation Package and Certificate of Completion to Planning & Development Services. Occupancy of the site may be delayed until the landscaping is sufficiently established to prevent erosion as required by the County Grading Ordinance.
2. Water budget calculations established during approval of the Landscape Documentation Package associated with a grading permit will be combined with the water budget calculations associated with subsequent building permit applications for a particular parcel to ensure that the overall Estimated Total Water Use does not exceed the Maximum Applied Water Allowance for the entire site.

## G. Modified Landscapes

1. Any re-landscaping of any property with a total aggregate landscape from 500 square feet to less than 2,500 square feet may conform to the restrictions of the Prescriptive Compliance Option (Section 86.722) before a new building permit is issued.



### GIVE YOUR LANDSCAPE A MAKEOVER

- **Simple design changes can save water and give your landscape a fresh, new look.**
- **Replace lawn areas with water smart groundcovers, trees and shrubs.**
- **Use permeable landscaping materials to create pathways or borders.**
- **Attend classes on water smart landscaping.**
- **Visit the Water Conservation Garden at Cuyamaca College or the Quail Botanical Gardens in Encinitas.**
- **Look for water-saving plants at local nurseries.**
- **Check with your water agency or equipment retailer for rebates on irrigation equipment.**

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

---

---

2. Any re-landscaping of any property requiring discretionary review or issuance of a building permit with a total aggregate landscape in excess of 2,500 square feet, requires the submittal and approval of a Landscape Documentation Package.
3. Any previously approved Landscape Documentation Package that proposes revisions that amount to 10% or more, require the submittal and approval of a Modified Landscape Documentation Package.

## SECTION 2 LANDSCAPE DOCUMENTATION PACKAGE

### A. General Information

1. A Landscape Documentation Package (LDP) must be submitted to the Department of Planning & Development Services for all new construction projects that meet the applicability requirements of the Title 8, Division 6, Chapter 7, of the San Diego County Code of Regulatory Ordinances Relating to Water Conservation in Landscaping. The LDP shall address water conservation techniques and efficient irrigation systems. The owner or his agent shall be responsible for implementation of the LDP.
2. The LDP shall be prepared and certified by a California licensed landscape architect, licensed civil engineer or licensed architect. A California licensed landscape contractor may prepare and certify the LDP for the homeowner of a single family residence if evidence of a signed contract with the property owner, acknowledging that the contractor will also install the landscaping, is provided. Personal property owners may also prepare plans and specifications for any property owned by that person.
3. The LDP must be submitted and approved before a building permit will be issued. The landscape architect, civil engineer, architect, or landscape contractor shall conduct periodic site visits during construction