

**County of San Diego**

Planning & Development Services

# **LOCAL COASTAL PROGRAM IMPLEMENTATION PLAN**

May 17, 2019

## **Appendix A**

### **IP Zoning Ordinance Section**

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**County of San Diego**

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Watershed Protection Ordinance  
Board of Supervisors Policy I-73, Hillside Development



## **ZONING ORDINANCE SECTIONS**

<b>Section 2980</b>	<b>Supplemental Limitations on Uses</b>
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SUPPLEMENTAL LIMITATIONS ON USES.

2980 LIMITATIONS ON PERMITTED USES.

The following limitations apply to the uses indicated by the corresponding number in quotes in the previous sections entitled "Permitted Uses Subject to Limitations."

- "1" Dwellings as Secondary Uses. Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes.
- "2" Recycling Collection Facilities shall comply with the applicable provisions of Section 6970.
- "3" Recycling Processing Facilities shall comply with the applicable provisions of Section 6975.
- "4" Secondary Use. Permitted only as a secondary use within a dwelling. No such use shall have a floor area greater than the floor area devoted to residential purposes.
- "5" Same Lot. Permitted only if located on the same lot as the industrial use it serves.
- "6" Veterinary Hospitals. Hospital must be located on a parcel of land not less than 2 acres in size. Indoor treatment areas must be located at least 100 feet from the nearest property line, and out door treatment or confinement areas must be located at least 200 feet from the nearest property line. If a proposed Hospital does not meet any of these requirements it may be allowed upon issuance of a Minor Use Permit.
- "7" Limitation on Enclosed Storage. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building, and the area devoted to storage shall not be greater than the area devoted to sales and administrative offices.
- "8" Enclosed Building. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building.
- "9" Enclosed Building or Walls. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building or inside walls or solid fences less than 6 feet in height.

- "10" Retail Establishments. Limited to retail establishments intended for the convenience of permitted establishments and/or clients thereof, provided no such retail establishment occupies more than 15 percent of the total floor area of the building in which it is located and has no entrance except from the lobby or interior of said building, or from a patio entirely surrounded by said building.
- "11" Insurance and Real Estate Offices. Limited to insurance and real estate offices as a secondary use within a dwelling. No such office shall have a floor area greater than the floor area devoted to residential purposes.
- "12" Gasoline Sales. There shall be no open storage of goods or materials, and all repair and lubrication services shall take place in an enclosed building.
- "13" Drycleaning Plants and Laundries. Limited to drycleaning plants and laundries which provide retail services only, use only non-flammable solvents, and employ not more than 10 people.
- "14" Performance Standards. Subject to meeting the applicable provisions of the performance standards specified in Section 6300.
- "15" Performance Standards and Power. Subject to meeting the applicable provisions of the performance standards specified in Section 6300. Prior to the installation or operation of electric or other power sources in excess of 20 horsepower, the proposed use shall be reviewed pursuant to Section 6304 and the Director shall certify that the use complies with the applicable performance standards.
- "16" Animal Related Activities. Animal related activities may be permitted subject to the Animal Regulations commencing at Section 3000.
- "17" Cottage Industries. Permitted subject to the provisions of Section 6920.
- "18" Mobilehome Residential. Subject to the Mobilehome Park Regulations commencing at Section 6500 or the Planned Development Standards commencing at Section 6600.
- "19" Adult Entertainment Establishments. Subject to meeting the applicable provisions of the regulations and performance standards specified in Section 6930 and upon issuance of an Administrative Permit as specified in Section 6930.

"20" Secondary Use: On building sites 5 acres or less in size, the use shall be restricted to locations above the first story of a building or buildings the first story of which is reserved for permitted principal uses. On building sites larger than 5 acres, the use may, as an alternate to the foregoing, be located in a building or buildings intended and located solely for secondary uses provided that not less than 50 percent of the site area is devoted exclusively to permitted principal uses.

"21" Eating and Drinking Establishments. Allowed upon issuance of a Minor Use Permit, except when accessory to a Brewery or Microbrewery, then allowed upon issuance of an Administrative Permit subject to the provisions of Section 6158.j.

Eating and Drinking Establishments in M56 Use Regulations. Notwithstanding Section 2566, the provisions of "10" apply, however for additional area see Section 6158.j.

"22" Small, Boutique and Wholesale Limited Wineries. Allowed subject to the provisions of Section 6910.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)  
 (Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)  
 (Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)  
 (Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)  
 (Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
 (Amended by Ord. No. 6743 (N.S.) effective 1-11-85)  
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
 (Amended by Ord. No. 6983 (N.S.) adopted 07-03-85)  
 (Amended by Ord. No. 7649 (N.S.) adopted 07-17-89)  
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)  
 (Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)  
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)  
 (Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)  
 (Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)  
 (Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)  
 (Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)





## PARKING REGULATIONS

### 6750 TITLE AND PURPOSE.

Section 6750 through 6799, inclusive, shall be known as the County Parking Regulations. The purpose of these regulations is to provide functional, safe and aesthetically pleasing off-street parking and loading facilities for vehicles and bicycles for each type of land use. The spaces provided are required for use by the employees, tenants, customers and guests of the establishment providing the parking facilities.

(Amended by Ord. No. 6940 (N.S.) adopted 4-10-85. Formerly Sec. 3200.)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

### 6753 GENERAL PARKING REQUIREMENTS.

- a. **New Uses and Structures.** A new use and/or structure shall provide the minimum number of parking and bicycle spaces specified in the Parking Schedules of the County Parking Regulations.
- b. **Existing Uses and Structures.** A previously permitted existing use and/or structure shall not reduce parking or bicycle spaces unless the reduced number of parking spaces still provided for the use and/or structure meets the minimum requirements of the County Parking Regulations for that use and/or structure.
- c. **Conversion, Alterations or Expansion of an Existing Use or Structure.** A previously permitted existing use and/or structure that is converted, altered or expanded shall provide additional parking spaces to accommodate the increase in capacity and/or intensity. This additional parking shall be provided unless the existing parking meets the parking requirements of the County Parking Regulations for the entire use and/or structure.
- d. **Availability.** Parking and Loading spaces shall be marked, maintained, and permanently available for the use they are intended to serve. Owners, lessees, tenants, or persons having control of the parking or loading spaces shall not prevent, prohibit or restrict the use of parking and loading spaces.
- e. **Usage.** Required parking and loading areas shall be used exclusively for the parking and loading of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise or equipment without a required County permit or approval, except where allowed by County Parking Regulations.
- f. **Exceptions.** Notwithstanding the general parking requirements set forth in subsections a. and c. above, parking requirements for uses conducted pursuant to a use permit, Historic District Site Plan, or community design review Site Plan in a Special Parking District, shall be determined in accordance with Sections 6782 and/or 6783. In communities with Village Zoning, such as Fallbrook, parking requirements shall be determined in accordance with the Parking Regulations for each zone. (See Section 8000 et seq. of the Zoning Ordinance).

6753

- g. Community Plan Policies. In the event that an applicable community plan contains policies relative to parking, those policies shall be considered when determining parking counts and design.

(Amended by Ord. No. 6940 (N.S.) adopted 4-10-85. Formerly Sec. 3203.)

(Amended by Ord. No. 8407 (N.S.) adopted 5-18-94.)

(Amended by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6754 ADDITIONAL PARKING REQUIREMENTS FOR ACCESSORY AND SPECIAL USES.

Parking standards for the following accessory and special uses shall be required as specified in the following sections of the Zoning Ordinance:

Section 6156:	Second Dwelling Units
	Family Day Care Home for Children, Large (9-14 Children)
	Bed & Breakfast Home
	Host Home
	Agricultural Homestay
Section 6370:	Senior Projects and Density Bonus Projects
Section 6910:	Wineries
Section 6911:	Emergency Shelters
Section 6912:	Community Gardens
Section 6970:	Recycle Facilities

Parking standards for accessory uses not listed above shall be determined pursuant to the Parking Schedule of the County Parking Regulations and shall be required in addition to the parking requirements for the primary use.

(Added by Ord. No. 10251 (N.S.) adopted 2-6-13)

6755 ACCESSIBLE PARKING REQUIREMENTS.

The Americans with Disabilities Act (ADA) governs the construction and alteration of public places, commercial facilities, and state and local government facilities to accommodate and provide adequate facilities for persons with disabilities. Accessible parking spaces shall adhere to the requirements of the California Building Code (Chapter 11B) for Accessible Parking standards as found in Title 24 of the California Code of Regulations.

(Added by Ord. No. 10251 (N.S.) adopted 2-6-13)

## 6756 COMPUTATION OF REQUIRED PARKING AND BICYCLE SPACES.

- a. Separate Uses. The off-street parking spaces required for 2 or more uses on the same lot or parcel shall be the sum of the spaces required for each use or structure computed separately. A reduction in required parking may be requested in accordance with Section 6784.
- b. For purposes of computing required parking spaces, the following terms shall apply:
  - 1. Bedrooms. Where the number of bedrooms is specified as the means for calculating required residential parking spaces, dens, studies, studios, libraries, recreation rooms, sewing rooms, hobby rooms, work rooms or similar rooms shall be considered as bedrooms if they contain at least 70 square feet of floor area.
  - 2. Gross Floor Area (GFA) shall be determined by the total area expressed in square feet of all floors measured between the exterior walls of a building.
  - 3. Employees. Where number of employees is specified as the means of calculating required parking spaces, the employees counted are those who work on the premises during the largest work shift during the peak employment season.
  - 4. Occupancy. Where the maximum number of persons or seating capacity is specified as the means of calculating required parking spaces, the maximum occupancy shall be that permitted for the use or structure by the County Building Code.
- c. Rounding. In computing the required number of parking spaces or bicycle spaces, fractions of .5 or larger shall be rounded up to the next whole number. Fractions less than .5 shall be disregarded, except that when a use or structure requires 4 or fewer parking spaces, excluding bicycle spaces, any fraction shall be rounded up to the next whole number.

(Amended by Ord. No. 6940 (N.S.) adopted 4-10-85. Formerly Sec. 3206.)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6757

# 6757 OFF-STREET PARKING REGULATIONS BY MAJOR LAND USE CATEGORY

Sections 6758 through 6783 categorize the off-street parking regulations by major land use category. The County of San Diego classifies land uses within the following broad categories:

Section	Land Use Category	Description
6758	Residential	Property used by individuals and families for private residences or dwellings.
6760	Transient Habitation	Temporary or short-term lodging services. May include a hotel, motel, cabin, or campground.
6762	Commercial	Uses intended for retail, wholesale, office, or services.
6764	Civic	Uses that serve the community at large, including public spaces and structures that provide direct or indirect services to the public.
6772	Industrial and Storage	Uses intended for manufacturing or storage facilities.
6778	Agricultural	Land used for the growing of agriculture.
6780	Other Occupancies and Uses	Uses not included in the land use categories within Sections 6758 through 6783.
6782	Use Permits and Historic District Site Plans	Uses conducted pursuant to a use permit or to a Historic District Site Plan.
6783	Special Parking Districts	Uses conducted within a Special Parking District as designated in Section 5761.

(Added by Ord. No. 10251 (N.S.) adopted 2-6-13)

## SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

### 6758 PARKING REQUIREMENTS: **RESIDENTIAL**

Type of Occupancy Use or Structure	Off-Street Parking
<b>Single Family</b> Detached, Semi-Detached/Attached, Duplex Recreation Center in Planned Developments Bicycle Parking	The Sum of the Following: 2    Parking spaces per dwelling unit 0.1    Parking space per dwelling unit None Required
<b>Multi-Dwellings</b> (3 units or more on a single lot) Studio, 1 and 2 Bedroom 3 or More Bedrooms Guest Parking <sup>1</sup> Recreation Center (> 1,000 sq.ft.) Bicycle Parking	The Sum of the Following: 1.5    Parking spaces per dwelling unit 2    Parking spaces per dwelling unit 0.2    Parking space per dwelling unit 0.1    Parking space per dwelling unit 0.5    space per dwelling unit

<b>Mobile Home Residential</b> Mobile Home Dwelling Unit Guest Parking <sup>1</sup> Recreation Center (> 1,000 sq.ft.) Bicycle Parking	The Sum of the Following: 2 Parking spaces per dwelling unit 0.2 Parking space per dwelling unit 0.1 Parking space per dwelling unit None Required
<b>Group Residential</b> Boarding Houses (permanent), Fraternity/Sorority Houses, Dormitories, Student Housing, Convents/Monasteries Bicycle Parking	0.75 Parking space per person <i>(Based on the total occupancy permitted by the County Building Code)</i>  0.25 Bike space per person (except for Convents/Monasteries)
<b>Multiple-Unit Housing for Senior Citizens</b> Dwelling Unit/ Bedroom Guest Parking Bicycle Parking	The Sum of the Following: 1.5 Parking spaces per dwelling unit/bedroom 0.2 Parking space per dwelling unit/bedroom None Required
<b>Residential Care Facilities</b> Employee Parking Guest Parking Bicycle Parking	The Sum of the Following: 1 Parking space per employee <i>(Largest work shift)</i> 0.33 Parking space per bedroom None Required
<b>Accessory Apartment</b>	1 Parking Space <sup>2</sup>

<sup>1</sup> Up to one-third of the required guest parking may be met by on-street parking on an abutting public or private street, provided that the street is improved to County standards with provision for on-street parking.

<sup>2</sup> Space shall not be in tandem with any other required space.

<sup>3</sup> Additions, alterations or expansions to a single-family dwelling constructed prior to February 16, 1970 or that was approved and constructed with only one parking space, do not require additional parking to be provided for the single family dwelling use. However, additional required parking must be provided for any accessory uses as required by the applicable section(s) of the Zoning Ordinance.

(Added by Ord. No. 6940 (N.S.) adopted 4-10-85.)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

#### 6760 PARKING REQUIREMENTS: **TRANSIENT HABITATION**

Type of Occupancy Use or Structure	Off-Street Parking
<b>Campground, RV Parks</b> Bicycle Parking	1 Parking space per campsite or RV None Required
<b>Lodging</b> Hotels, Motels, Resorts, and Spas Bicycle Parking	1 Parking space per guest room None Required

Type of Occupancy Use or Structure	Off-Street Parking
<b>Boarding Houses (Transient)</b> Bicycle Parking	1 Parking space per habitation room None Required

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6762 PARKING REQUIREMENTS: **COMMERCIAL**

Type of Occupancy Use or Structure	Off-Street Parking
<b>PERSONAL SERVICES</b>	
<b>Commercial Office</b> Bicycle Parking	4 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
<b>Financial Institution</b> Bank, Savings and Loan (including banks with and without drive-through teller or ATM service) Drive-Through Vehicle Stacking Provision Bicycle Parking	4 Parking spaces per KSF GFA 3 Vehicles (60 feet) minimum per teller/ATM lane 0.1 Bike space per car space but not less than 3
<b>Eating and Drinking Establishment</b> Excluding Stand-Alone Fast-Food Up to 3,000 Square Feet	The Greater Of: 6 Parking spaces per KSF GFA OR 0.2 Parking spaces per person (Based on capacity of fixed or movable seating as permitted by the County Building Code)
More than 3,000 Square Feet Bicycle Parking	The Greater Of: 10 Parking spaces per KSF GFA OR 0.33 Parking spaces per person (Based on capacity of fixed or movable seating as permitted by the County Building Code) 0.1 Bike space per car space but not less than 3
<b>Stand-Alone Fast-Food Restaurant</b> With Drive-Through Window Drive-Through Vehicle Stacking Provision Bicycle Parking	12 Parking spaces per KSF GFA 9.5 Parking spaces per KSF GFA 4 Vehicles (80 feet) minimum from the menu board 0.1 Bike space per car space but not less than 3
<b>Laundromat</b> Bicycle Parking	0.33 Parking spaces per washing machine 0.05 Bike space per car space but not less than 3
<b>Dry Cleaner</b> Bicycle Parking	3.3 Parking spaces per KSF GFA 0.05 Bike space per car space but not less than 3

Type of Occupancy Use or Structure	Off-Street Parking
<b>Barber Shop or Hair Salon</b> Bicycle Parking	2.5 Parking spaces per chair/station 0.05 Bike space per car space but not less than 3
<b>Funeral Parlor and Mortuary</b> Bicycle Parking	The Sum of the Following: 0.25 Parking space per fixed seat 10 Parking space per KSF of non-fixed seating area in gathering room 0.05 Bike space per car space but not less than 3
<b>Post Office Annex</b> Including Privately Owned P.O. Box and Package Receipt Centers Bicycle Parking	2.5 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
<b>RETAIL</b>	
<b>Retail Sales and Services</b> Includes Personal Services and Repair Services <i>Retail sales and services other than those specifically listed in this table</i> Bicycle Parking	4.5 Parking spaces per KSF GFA <i>(Total eating, drinking and entertainment uses cannot exceed 15% of project's GFA. Otherwise the floor area that exceeds 15% shall be calculated according to stand-alone eating and drinking establishment use parking requirements)</i> 0.1 Bike space per car space but not less than 3
<b>Gasoline Station</b> Without accessory retail sales and/or service Bicycle Parking	1 Parking space per employee but not less than 3 <i>(largest work shift)</i> 0.05 Bike space per car space but not less than 3
With accessory retail sales and/or service Bicycle Parking	4 Parking spaces per KSF GFA <i>(Parking requirement does not include spaces normally provided adjacent to gas pumps for fueling vehicles or service bays)</i> 0.1 Bike space per car space but not less than 3
<b>Liquor Store</b> Bicycle Parking	3.3 Parking spaces per KSF GFA 0.05 Bike space per car space but not less than 3
<b>Stand-Alone Discount Club Store</b> Includes Wholesale Warehouse-type Stores Bicycle Parking	5.5 Parking spaces per KSF GFA 0.05 Bike space per car space but not less than 3
<b>Stand-Alone Drugstore</b> Bicycle Parking	3.5 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
<b>Stand-Alone Furniture and Appliance Sales</b> Bicycle Parking	3.5 Parking spaces per KSF GFA 0.05 Bike space per car space but not less than 3
<b>Stand-Alone Home Improvement Store</b> Includes Building Materials and Lumber Stores Bicycle Parking	3.5 Parking spaces per KSF GFA <i>(Outdoor sales area shall be included in total GFA)</i> 0.05 Bike space per car space but not less than 3

Type of Occupancy Use or Structure	Off-Street Parking
<b>Building Supply Yards</b> Includes Lumber, Plant Nurseries, Brick, Stone, and Gravel  Bicycle Parking	0.5 Parking spaces per KSF of display area  0.05 Bike space per car space but not less than 3
<b>Construction Sales, Service, and Rental</b> Contractors office and outside service area  Bicycle Parking	The Greater Of: 1.5 Parking spaces per employee <i>(largest work shift)</i> OR 3.3 Parking spaces per KSF GFA 0.05 Bike space per car space but not less than 3
<b>Automotive or Equipment Sales and Service</b>  Automotive Service Only Bicycle Parking	3.3 Parking spaces per KSF GFA 3 Parking spaces per repair stall 0.05 Bike space per car space but not less than 3
<b>Automotive Rental</b>      Bicycle Parking	The Greater Of: 2.5 Parking spaces per employee <i>(largest work shift)</i> <i>(Plus 1 parking space per rental vehicle stored on-site)</i> OR 5 Parking spaces per KSF GFA <i>(Plus 1 parking space per rental vehicle stored on-site)</i> 0.05 Bike space per car space but not less than 3
<b>Swap Meet</b>  Bicycle Parking	6.5 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
<b>SPORTS AND ENTERTAINMENT</b>	
<b>Participant Sports and Recreation (Indoor)</b> Health Club, Gym, Video Arcade, Skating Rink, Billiard/Pool Hall, Multipurpose Recreational Facility (Other than those specifically listed in this table)  Bicycle Parking	6 Parking spaces per KSF GFA     0.1 Bike space per car space but not less than 3
<b>Participant Sports and Recreation (Outdoor)</b> As Required below for Specific Uses: Sports Courts (e.g. tennis, basketball, etc.) Ball Fields Group Picnic Areas  Passive Useable Turf Areas for Informal Play  Children's Play Area Swimming Pool	The Sum of the Following that Apply:   3 Parking spaces per court 20 Parking spaces per ball field 1.5 Parking spaces per picnic table  0.2 Parking space per KSF  5 Parking spaces per KSF 10 Parking spaces per KSF of



Type of Occupancy Use or Structure	Off-Street Parking
<div>Skate Park</div> <div>Boat Launch Ramp</div> <div>Bicycle Parking</div>	<div>water surface</div> <div>5 Parking spaces per KSF of skating area</div> <div>10 Parking spaces per ramp plus 10 Parking spaces (10' wide x 45' long) for vehicles with boat trailers</div> <div>Individual sports and recreational uses shall include bicycle racks to accommodate 0.05 bike space per car space but not less than 5 bicycle spaces</div>
<div>Bowling Alley</div> <div>Bicycle Parking</div>	<div>6 Parking spaces per alley (Plus requirements for accessory uses)</div> <div>0.1 Bike space per car space but not less than 3</div>
<div>Driving Range</div> <div>Bicycle Parking</div>	<div>The Sum of the Following:</div> <div>1 Parking space per tee plus 1 Parking space per employee but not less than 3 (Largest work shift) (Plus requirements for accessory uses)</div> <div>0.05 Bike space per car space but not less than 3</div>
<div>Golf Course</div> <div>Bicycle Parking</div>	<div>6 Parking spaces per hole (Plus requirements for accessory uses)</div> <div>0.05 Bike space per car space but not less than 3</div>
<div>Miniature Golf Course</div> <div>Bicycle Parking</div>	<div>3 Parking spaces per hole</div> <div>0.1 Bike space per car space but not less than 3</div>
<div>Tennis, Racquetball and Handball Facility</div> <div>Bicycle Parking</div>	<div>4 Parking spaces per court (Plus requirements for accessory uses)</div> <div>0.1 Bike space per car space but not less than 3</div>
<div>Spectator Sports and Entertainment</div> <div>Bicycle Parking</div>	<div>0.25 Parking spaces per seat</div> <div>0.1 Bike space per car space but not less than 3</div>
<div>Live Theater and Movie Theater</div> <div>Bicycle Parking</div>	<div>0.35 Parking spaces per seat</div> <div>0.1 Bike space per car space but not less than 3</div>
<b>ANIMAL SERVICES</b>	
<div>Veterinarian Clinic or Hospital</div>	<div>The Sum of the Following:</div> <div>2.5 Parking spaces per examination room</div> <div>1 Parking space per employee/doctor but not less than 4 (Largest work shift)</div>

Type of Occupancy Use or Structure	Off-Street Parking
Bicycle Parking	0.05 Bike space per car space but not less than 3
<b>Commercial Equine or Horse Stable</b>	0.2 Parking space for each available horse corral, paddock or stall for use. A corral, paddock or stall may be located in a stable or in an animal enclosure. 1 Loading Space* for every 3 required parking spaces. A minimum of 1 loading space is required for every Horse Stable. This is in addition to the loading spaces required in section 6786. * Loading spaces shall allow for enough space for horse loading as well as deliveries of hay, feed or other materials for the horse stable in addition to the standard space required of 10 feet wide by 35 feet long
<b>Commercial Kennel</b>	2 Parking spaces per KSF GFA
Bicycle Parking	0.05 Bike space per car space but not less than 3

Note: KSF GFA: Thousand Square Feet of Gross Floor Area

(Added by Ord. No. 6940 (N.S.) adopted 4-10-85.)  
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)  
 (Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)  
 (Amended by Ord. No. 10285 (N.S.) adopted 9-11-13)  
 (Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

#### 6764 PARKING REQUIREMENTS: **CIVIC**

Type of Occupancy Use or Structure	Off-Street Parking
<b>Library, Museum, Art Gallery</b>	3 Parking spaces per KSF GFA
Bicycle Parking	0.1 Bike space per car space but not less than 3
<b>Community Center</b>	3.5 Parking space per KSF GFA
Bicycle Parking	0.1 Bike space per car space but not less than 3
<b>U.S. Post Office (Leased Land)</b>	30 Parking spaces per KSF GFA
Bicycle Parking	0.1 Bike space per car space but not less than 3
<b>Fire Station</b>	The Sum of the Following: 1 Parking space per employee (Largest work shift) 3 Parking spaces (Plus additional on-site parking required for fire trucks/vans assigned to the station)
Guest Parking	
Bicycle Parking	0.05 Bike space per car space but not less than 3
<b>Police Station</b>	The Sum of the Following: 1 Parking space per employee (Largest work shift) 3 Parking spaces
Guest Parking	

Type of Occupancy Use or Structure	Off-Street Parking
Bicycle Parking	<i>(Plus additional on-site parking required for police station vehicle fleet including motorcycles)</i> 0.1 Bike space per car space but not less than 3
<b>PUBLIC ASSEMBLY</b>	
<b>Religious Assembly</b> Church, Synagogue, Temple, Mission  Bicycle Parking	0.25 Parking space per person <i>(Based on total occupancy of the largest assembly room permitted by the County Building Code)</i>  0.1 Bike space per car space but not less than 3
<b>Park</b>  Passive Uses Structured Active Uses (e.g. basketball, tennis, ball fields, etc.) Bicycle Parking	4 Parking spaces per acre 10 Parking spaces per acre  Park uses shall include bicycle racks to accommodate 0.05 bike space per car space but not less than 5 bicycle spaces
<b>Conference Center / Auditorium</b>  Bicycle Parking	0.25 Parking space per seat 0.1 Bike space per car space but not less than 3
<b>Private Club</b>  Lodge Hall, Union Hall  Bicycle Parking	0.35 Parking space per person if fixed seating is provided <i>(Based on total occupancy of the largest assembly room permitted by the County Building Code)</i>  OR 35 Parking spaces per KSF in the largest assembly room if fixed seating is not provided <i>(Plus requirements for accessory uses if such uses will be active at the same time as the largest assembly room)</i>  0.05 Bike space per car space but not less than 3



<b>Senior High School</b>  Auditorium, Basketball Stadium, or Football Stadium <i>(whichever has the greatest occupancy)</i>  Bicycle Parking	The Sum of the Following: 1    Parking space per employee 15   Parking spaces for visitors 0.25 Parking spaces per student 0.2   Parking space per seat minus employee, visitor, and student spaces provided above 0.1   Bike space per student
<b>College and University</b> (Educational institutions beyond the 12 <sup>th</sup> grade)  Auditorium, Basketball Stadium, or Football Stadium <i>(whichever has the greatest occupancy)</i>  Bicycle Parking	The Sum of the Following: 0.7   Parking spaces per faculty member/staff 0.3   Parking spaces per student 25   Parking spaces for visitors 0.2   Parking space per seat minus employee, visitor, and student spaces provided above 0.05 Bike space per student
<b>Other Educational Institutions</b> Including Private or Charitable Institutions Offering Instruction, Training, or Learning Opportunities <i>When located in a commercial center consisting of 10          KSF GFA or more and this use does not comprise          more than 25% of the total GFA of the commercial          center, this section does not apply. See Section 6762          Retail Sales and Services.</i>  Bicycle Parking	1    Parking space per employee plus  The Greater of the Following: 0.5   Parking space per student/trainee, OR 0.3   Parking space per KSF GFA  0.1   Bike space per student
<b>MEDICAL CARE FACILITIES</b>	
<b>Hospital</b> Acute, General  Bicycle Parking	2.5   Parking spaces per bed  0.05 Bike space per car space but not less than 3
<b>Medical Office</b>  Bicycle Parking	5    Parking spaces per KSF GFA 0.1   Bike space per car space but not less than 3
<b>Other Medical Care Facilities</b> Other Facilities Providing Overnight Medical Care (e.g. mental/psychiatric institutions, intermediate care homes, nursing homes, etc.)  Bicycle Parking	0.33 Parking spaces per bed  0.05   Bike space per car space but not less than 3

Note: KSF GFA: Thousand Square Feet of Gross Floor Area

(Added by Ord. No. 10251 (N.S.) adopted 2-6-13. Formerly Sec. 6766, 6770 & 6772.)

6772 PARKING REQUIREMENTS: **INDUSTRIAL AND STORAGE**

Type of Occupancy Use or Structure	Off-Street Parking
<b>Research and Development</b>  Bicycle Parking	3 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
<b>General Manufacturing</b> Including Uses Where the Primary Activity is the Conversion of Raw Materials or Parts into Finished Products  Bicycle Parking	1.5 Parking spaces per KSF GFA <i>(Office space cannot exceed 25% of total facility GFA. Requirement for excess office floor area shall be calculated according to stand-alone commercial office use parking requirements)</i> 0.1 Bike space per car space but not less than 3
<b>Light Manufacturing</b> Including Printing, Material Testing, Light Assembly, etc.  Bicycle Parking	1 Parking space per KSF GFA <i>(Office space cannot exceed 25% of total facility GFA. Requirement for excess office floor area shall be calculated according to stand-alone commercial office use parking requirements)</i> 0.1 Bike space per car space but not less than 3
<b>Industrial Park</b> Including a mix of Light Industrial, Manufacturing, Service, and Warehousing  Bicycle Parking	2 Parking spaces per KSF GFA <i>(Office space cannot exceed 25% of total facility GFA. Requirement for excess office floor area shall be calculated according to stand-alone commercial office use parking requirements)</i> 0.1 Bike space per car space but not less than 3
<b>Recycling Center</b>  Bicycle Parking	The Sum of the Following: 1 Parking space per employee but not less than 5 <i>(Largest work shift)</i> PLUS 0.33 Parking spaces per KSF site area 0.05 Bike space per car space but not less than 3
<b>Salvage Yard</b> Scrap Metal Processing, Motor Vehicle Dismantling, Junk Yard  Bicycle Parking	0.2 Parking spaces per KSF 0.05 Bike space per car space but not less than 3
<b>Moving and Storage Business</b>  Bicycle Parking	0.5 Parking spaces per KSF GFA 0.05 Bike space per car space but not less than 3
<b>Self Storage / Mini Storage Warehouse</b>	The Sum of the Following: 0.015 Parking space per storage unit PLUS

6772

	2     Parking spaces for caretaker's dwelling, if applicable
Bicycle Parking	0.05 Bike space per car space but not less than 3
<b>General Warehousing and Storage</b>	The Sum of the Following:
	1     Parking space per KSF GFA up to 20 KSF PLUS
	0.5   Parking spaces per KSF GFA over 20 KSF
Bicycle Parking	0.05 Bike space per car space but not less than 3
<b>Outdoor Storage Yard</b> Contractor, General, Building Materials, Vehicles, Construction Equipment	0.4   Parking spaces per KSF GFA
Bicycle Parking	0.05 Bike space per car space but not less than 3

Note: KSF GFA: Thousand Square Feet of Gross Floor Area

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13. Formerly part of Sec. 6778)

#### 6778     PARKING REQUIREMENTS: **AGRICULTURAL**

Type of Occupancy Use or Structure	Off-Street Parking
<b>General Agricultural</b> Horticulture, Crop Production, Animal Production	None Required
Bicycle Parking	None Required

(Added by Ord. No. 6940 (N.S.) adopted 4-10-85.)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

#### 6780     PARKING REQUIREMENTS: OTHER OCCUPANCIES AND USES

Type of Occupancy Use or Structure	Off-Street Parking
Other occupancies, uses and buildings not specified elsewhere in the Parking Schedules.	3.3   Parking spaces per KSF GFA
Bicycle Parking	0.1   Bike space per car space but not less than 3

(Added by Ord. No. 6940 (N.S.) adopted 4-10-85.)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6782

6782      PARKING REQUIREMENTS:      USE PERMITS AND HISTORIC DISTRICT SITE PLANS

Type of Occupancy Use or Structure	Off-Street Parking
Uses conducted pursuant to a use permit or to a Historic District Site Plan.	The number of off-street parking, loading, and bicycle spaces shall be as required by the use permit or Historic District Site Plan. To the extent that the use permit or Historic District Site Plan does not specify the number of parking, loading, or bicycle spaces, the requirements of these Parking Regulations shall apply. Notwithstanding the parking requirements of this section, where a Historic District Site Plan pursuant to Section 5749 a has been waived or exempted by the Director, existing buildings which are expanded or renovated shall be required to provide off-street parking only as determined by the Director to be feasible.

(Added by Ord. No. 6940 (N.S.) adopted 4-10-85.)  
(Amended by Ord. No. 8407 (N.S.) adopted 5-18-94.)  
(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)



## 6783      PARKING REQUIREMENTS: SPECIAL PARKING DISTRICTS

Type of Occupancy Use or Structure	Off-Street Parking
Uses conducted within a Special Parking District as designated in Section 5761.	<p>The number of off-street parking, loading, and bicycle spaces shall be determined according to the provisions of Section 5761 c.</p> <p>Notwithstanding the parking requirements of this section, where the Site Plan required at Section 5761 c. has been waived or exempted by the Director, existing buildings which are expanded or renovated shall be required to provide off-street parking only as determined by the Director to be feasible, taking access from an alley or side street. The number of spaces shall be as close as possible to the number which would be required if the Special Parking District did not exist.</p>

(Added by Ord. 8407 (N.S.) adopted 5-18-94.)  
 (Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

## 6784 REDUCTION OF PARKING SPACES.

- a. **Parking Assessment District.** The number of required parking spaces for uses and structures located within an assessment district formed to provide off-street parking shall be reduced by the number of parking spaces provided by the assessment district which are attributable to the subject property. For purposes of this Section, the parking spaces shall be attributed to each lot or parcel in the same ratio that the assessed value of the subject parcel bears to the total assessed value of the assessment district, unless the Board of Supervisors determines that the parking spaces should be attributed to individual parcels in another manner.
- b. **Parking Reduction for Multi-Use and/or Mixed-Use Development.** A parking reduction may be approved by the Director where it can be demonstrated that two or more adjacent multi-use and/or mixed-use developments on one or more lots or parcels have distinctly different parking demand patterns that allow for the shared use of parking spaces without conflict. Shared parking is most effective when land uses have distinctly different activity periods such as day and night or weekday and weekend. Shared parking reductions may apply to either new or existing development.

Requirements for approval of shared parking reductions are as follows:

- 1. **Administrative Permit Is Required.** An Administrative Permit, in accordance with Sections 7050 through 7074, shall be required for the sharing of parking spaces. The Administrative Permit shall apply to every property subject to the shared parking arrangement. In addition to the findings required by Section 7060, the following additional findings are required:
  - i. The parking spaces to be provided for shared parking would be available as long as the uses requiring the spaces lawfully exist.
  - ii. The quality and efficiency of the shared parking would be comparable to the level that is otherwise required.
- 2. **Shared Parking Agreement Is Required.** The Administrative Permit shall include a condition requiring the applicant to submit a signed agreement between the applicant and the other property owner(s) providing the off-street parking spaces that are subject to the shared parking arrangement, with the County included as a third party beneficiary to the agreement. The agreement, titled "Shared Parking Agreement," shall be subject to the approval of the Director as to form and content and shall be recorded with the Office of the County Recorder. The Shared Parking Agreement shall meet recording requirements of state statutes and contain the Director's signature as to form and content, current contact information, the property's address, and the County Assessor's parcel number for the property.

3. **Parking Study.** The Director may require the applicant to submit a parking study, prepared by a qualified traffic or parking consultant, to assist the Director in determining the appropriate shared parking reduction. For existing development where new or different uses are proposed, the base parking demand may be based on either the County Parking Regulations parking ratio or on a detailed survey of actual parking demand for the active uses on the site. If a field survey approach is used, the study shall apply appropriate seasonal demand adjustments to determine the peak parking demand.
4. **Allowable Walking Distances For Shared Parking.** The shared parking arrangement will be more effective the closer shared parking spaces are to the uses they serve. The Director shall review and determine that the shared parking spaces are generally within the following desired maximum walking distances for customers/visitors and employees:
  - i. Customers/Visitors – 600 feet
  - ii. Employees – 1,000 feet

(Renumbered without substantive amendment by Ord. No. 6940 (N.S.) adopted 4-10-85.  
Formerly Sec. 3260.)  
(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6785

**6785 RELATIONSHIP OF REQUIRED PARKING TO BUILDING SITE.**

All required parking and bicycle spaces shall be located on the same legal parcel with the use or structure they are intended to serve, unless the site on which they are located is subject to the Village Parking Regulations in Section 8000, meets the provisions of Section 6788, or the site meets all of the following conditions:

- a. There is a traversable pedestrian route, not more than 600 feet in length over and along public streets or walkways or permanently established easements between the parking or bicycle spaces and the uses or structures to be served.
- b. The site is already zoned S86 Parking Use Regulations or, all persons owning an interest in the site shall execute and record an agreement not to oppose a reclassification to the S86 Parking Use Regulations and then shall make application and pay the fees for this reclassification.

(Amended by Ord. No. 6940 (N.S.) adopted 4-10-85. Formerly Sec. 3272.)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

**6786 LOADING SPACES.**

Loading spaces shall be 10 feet wide by 35 feet long. All buildings containing commercial or industrial use types, hospitals, or institutions hereafter constructed, converted, established, or enlarged to increase their floor area shall be provided with loading spaces as follows:

- a. Number of Loading Spaces.

Total Floor Area on Parcel  
(Other than floor area  
devoted to office uses)

Number of Loading Spaces

Less than 5,000 square feet	0
5,000 to 19,999 square feet	1
20,000 to 39,999 square feet	2
40,000 to 79,999 square feet	3
80,000 square feet and over	4 plus 1 space for each additional 50,000 square feet

- b. Access. Loading spaces shall have safe and adequate means of ingress and egress for trucks to and from a public street or alley and through the parking area.
- c. Exemptions. Notwithstanding the provisions of this section, mini-warehouses shall be exempted from the loading space requirements.

- d. Exceptions. Notwithstanding the requirements set forth in subsections a. and b. above, loading spaces for uses conducted pursuant to a use permit, Historic District Site Plan, or community design review Site Plan in a Special Parking District, shall be determined in accordance with Sections 6782 and/or 6783.

(Added by Ord. No. 10251 (N.S.) adopted 2-6-13. Formerly Sec. 6794.)

#### 6787 LOCATION OF PARKING AND BICYCLE SPACES ON A BUILDING SITE.

- a. Open Parking. Except as provided in Paragraph d. below, open parking spaces shall be outside the ultimate right-of-way of any street. Refer to Section 6700 et seq. for fencing and screening requirements. Open parking spaces shall be located as follows:

<b>ZONE/USE REGULATION</b>	<b>PERMITTED LOCATION</b>
Residential & Agricultural Zones S80, S81, S88, S90, S92 Use Regulations	Anywhere except in a required front or exterior side yard.
C30, C31, C46 Use Regulations	Anywhere except in a required front yard.
Other Commercial Zones, Industrial Zones, S82, S86, and S94 Use Regulations.	Anywhere except in a required landscaped area.
Village Zones	See Section 8000 et seq.

- b. Covered Parking. Covered or enclosed parking spaces may be located anywhere on a building site where a structure may be located. In the Fallbrook Village Zones 1 through 4, covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building.
- c. Bicycle Spaces. Bicycle spaces shall be located:
1. No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106).
  2. At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
  3. As close to building entrances as is practical without interfering with pedestrian traffic.
  4. At ground level.

6787

- d. Exceptions. A use permit, Variance, Administrative Permit, or historic district site plan may specify the location of parking areas and bicycle spaces in locations other than as required by Paragraphs a. and c. above with the required finding that the exception to the bicycle spaces or open parking regulations does not create a safety hazard with site distance for access to the site.

(Amended by Ord. No. 5976 (N.S.) adopted 1-28-81. Formerly Sec. 6756.)

(Amended by Ord. No. 6940 (N.S.) adopted 4-10-85. Formerly Sec. 3275.)

(Amended by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

#### 6788 COLLECTIVE PROVISION OF OFF-STREET PARKING AND ACCESS.

Collective off-street parking facilities that serve two or more uses or structures sharing a common lot line in locations subject to commercial, industrial, or S86 Use Regulations are allowed subject to the following requirements:

- a. The total parking spaces in such collective off-street parking facilities shall not be less than the sum of the requirements for the individual buildings or uses computed separately in accordance with the County Parking Regulations, unless a permit approved pursuant to this section specifies another amount.
- b. Collective Parking Agreement Is Required – The applicant must submit a signed agreement between the applicant and the property owner(s) providing the collective parking spaces, with the County included as a third party beneficiary to the agreement. The agreement shall grant an easement(s) for public utility purposes, ingress and egress to and from adjacent public right-of-way, access and parking necessary to provide the required collective parking spaces. The agreement shall also provide for the use and maintenance of the collective parking area. The agreement, titled "Collective Parking Agreement," shall be subject to the approval of the Director as to form and content and shall be recorded with the Office of the County Recorder. The Collective Parking Agreement shall meet recording requirements of state statutes and contain the Director's signature as to form and content, current contact information, the property's address, and the County Assessor's parcel number for the property.
- c. Parking Information. The Director may require the applicant to submit parking information on the uses and the associated number of parking spaces required, by the County Parking Regulations, a permit or another parking agreement, for each of the properties involved in the collective parking agreement.

(Renumbered without substantive amendment by Ord. No. 6940 (N.S.) adopted 4-10-85. Formerly Sec. 3278.)

Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

#### 6790 PARKING PLAN REQUIREMENTS.

Where required, parking plans submitted to Planning & Development Services shall demonstrate compliance with the County Parking Regulations and include the following, at a minimum:

- a. The number of parking spaces required for each land use
- b. The total number of parking spaces required and provided
- c. The number of accessible car spaces required and provided
- d. The number of bicycle parking spaces required and provided
- e. The percent of area devoted to landscaping
- f. For multi-family residential projects, the distribution and proximity of parking spaces in relation to residential entrances

Additional information may be required by the Director as necessary to determine compliance with parking regulations.

(Amended by Ord. No. 6940 (N.S.) adopted 4-10-85. Formerly Sec. 3281.)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

#### 6792 DESIGN STANDARDS FOR OFF-STREET PARKING.

The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the County Parking Regulations. Practical guidance for how to comply with the County Parking Regulations is provided by the County Parking Design Manual.

- a. **Parking Space Dimensions.** Each required parking space shall be at least 9 feet wide by 18 feet long, with adequate provisions for ingress and egress by a standard full size passenger vehicle. The width of a parking space shall be increased by 2 feet when adjacent to fences, walls, and planters. Parking spaces in parking lots shall comply with the minimum dimension requirements in Table 6792.1 and Figure 6792.1. All driveways and curb openings shall be a minimum of 3 feet from any obstruction, i.e. poles, hydrants, buildings, walls, and fences.

b. Parking Aisles.

1. One-Way and Two-Way Traffic Aisles. One-way access driveways leading to aisles within a parking area shall be a minimum of 12 feet wide. Two-way aisles and access driveways leading to aisles within a parking area shall be a minimum of 24 feet wide. Minimum aisle widths for one-way drive aisles within a parking area are shown in Table 6792.1 and Figure 6792.2. A typical parking lot layout is illustrated in Figure 6792.3.
2. Fire Access Aisles. Designated fire access aisles must comply with the County's Consolidated Fire Code and/or the Fire Authority Having Jurisdiction. Minimum unobstructed fire access width is 24 feet. Vertical clearance minimum is 13 feet 6 inches. The Fire Authority Having Jurisdiction may require greater dimensions.
3. Truck Aisles. Access aisles for multiple-axle trucks in commercial and industrial projects shall be a minimum width of 40 feet for projects with a gross floor area of 10,000 square feet or greater or where the design of the project includes a loading dock. Truck movement templates (i.e. turning radii elements including wheel paths, which define the needed width of pavement edge that must be clear from obstructions above curb height) shall be included on the site plan to indicate turning conditions.



**Table 6792.1**  
**Minimum Parking Layout Dimensions**

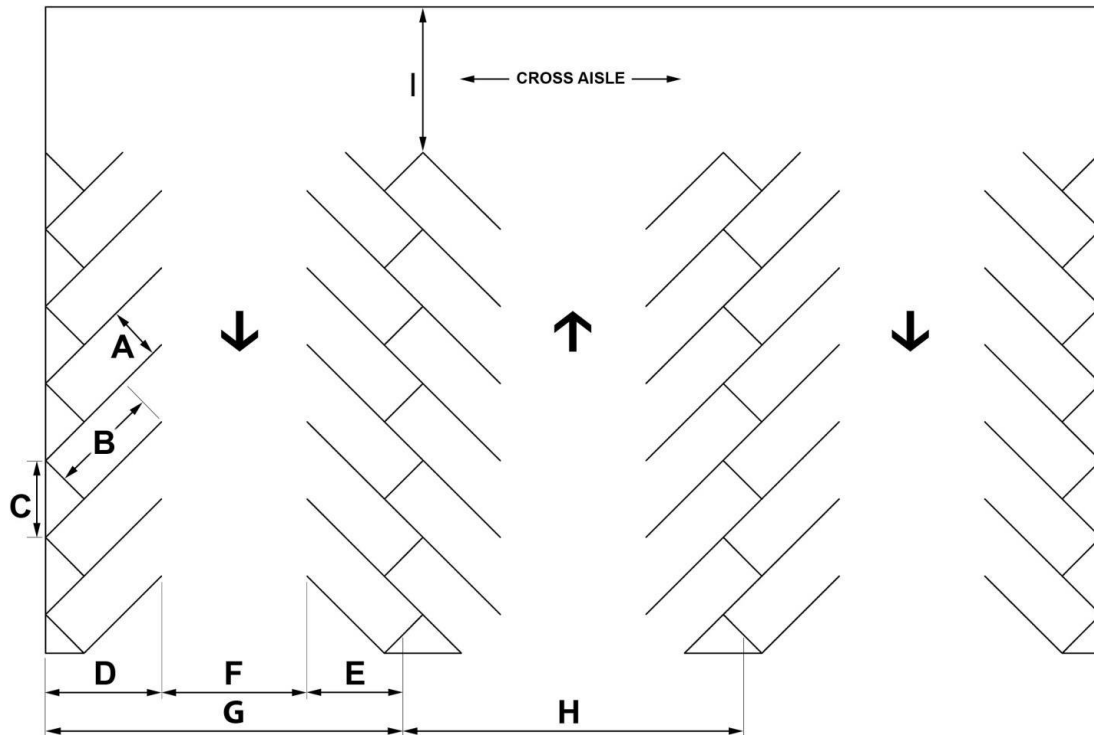
Figures 6792.1 & 6792.3 Labels	Design Component		Parking Angle				
			0° (Parallel)	30°	45°	60°	90°
A	Stall Width		9'(8') <sup>1</sup>	9'	9'	9'	9'
B	Stall Length		22'	18'	18'	18'	18'
C	Stall Width Parallel to Aisle		N/A	18'-0"	12'-9"	10'-5"	9'-0"
D	Stall Depth to Curb or Wall		N/A	16'-10"	19'-1"	20'-1"	18'-0"
E	Stall Depth to Interlock		N/A	12'-11"	15'-11"	17'-10"	18'-0"
F	Aisle Width <sup>2</sup>	Fire Aisle	Per Fire Requirements				
		One-Way	13'	14'	16'	19'	N/A
		Two-Way	24'	22'	24'	24'	26'
G	Module Width Wall/Curb to Interlock	One-Way Aisle	N/A	43'-9"	51'-0"	46'-11"	N/A
		Two-Way Aisle	N/A	51'-9"	59'-0"	61'-11"	62'-0"
H	Module Width Interlock to Interlock	One-Way Aisle	N/A	39'-10"	47'-10"	54'-8"	N/A
		Two-Way Aisle	N/A	47'-10"	55'-10"	59'-8"	62'-0"
<i>not shown in Figure 6792.1</i>	Module Width Wall/Curb to Wall/Curb	One-Way Aisle	31'-0"	47'-8"	54'-2"	59'-2"	N/A
		Two-Way Aisle	42'-0"	55'-8"	62'-2"	64'-2"	62'-0"
I	Cross Aisle Width <sup>2</sup>	One-Way	15'	15'	15'	15'	15'
		Two-Way	22'	22'	22'	22'	22'

<sup>1</sup> 8' width applies to on-street parking stalls

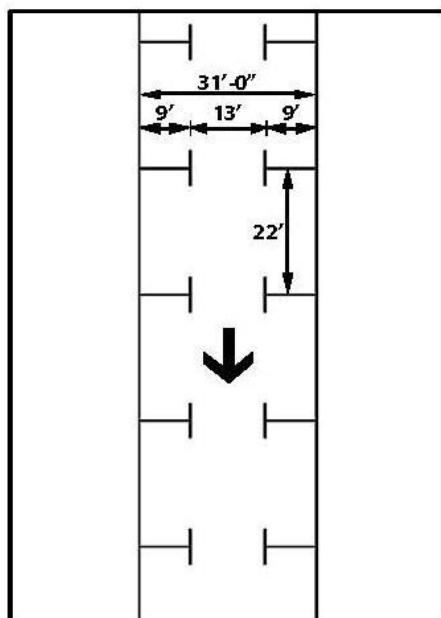
<sup>2</sup> The Director may require greater aisle width due to emergency equipment access needs. Aisles 24' or greater shall be designated as Fire Access.

N/A – Not Applicable

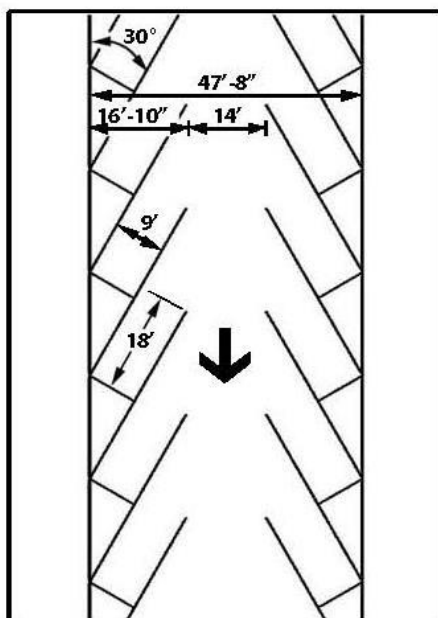
**Figure 6792.1**  
**Reference Drawing for Minimum Parking Dimensions**



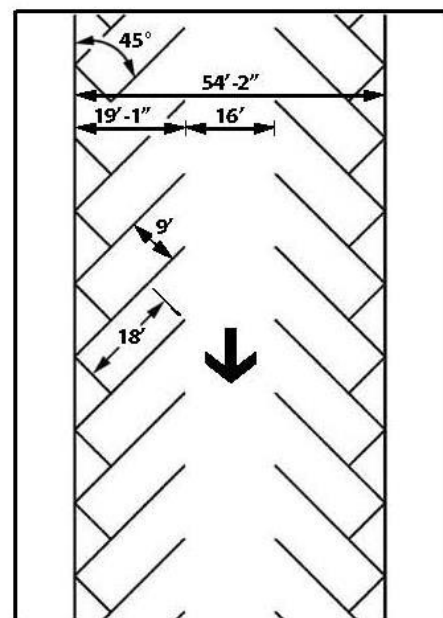
**Figure 6792.2**  
**Minimum Dimensions for Common Parking Lot Layouts**



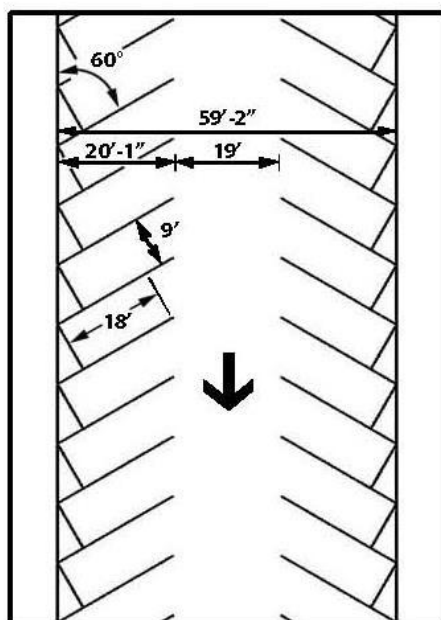
**0° Parallel Parking Spaces**



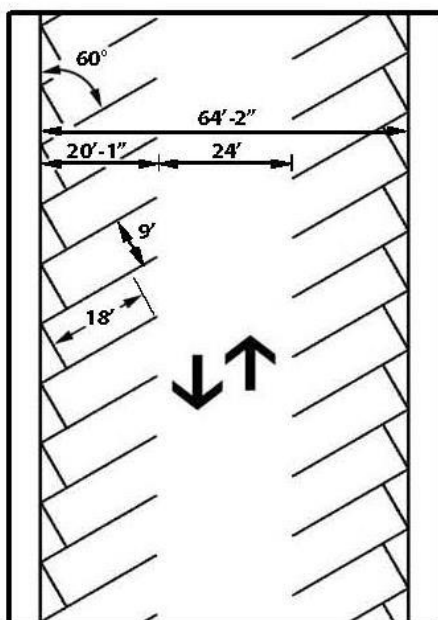
**30° Parking Spaces**



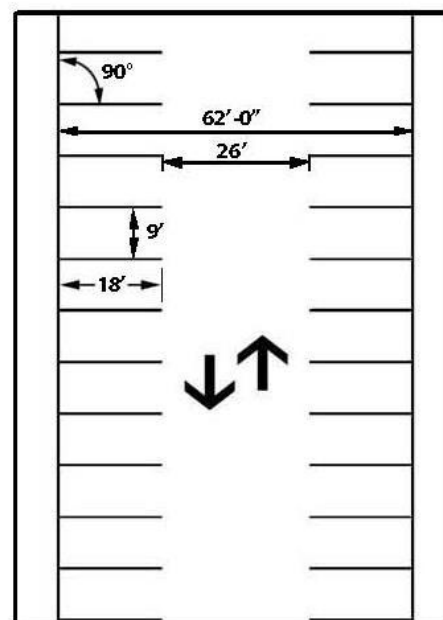
**45° Parking Spaces**



**60° Parking Spaces  
 One - Way**

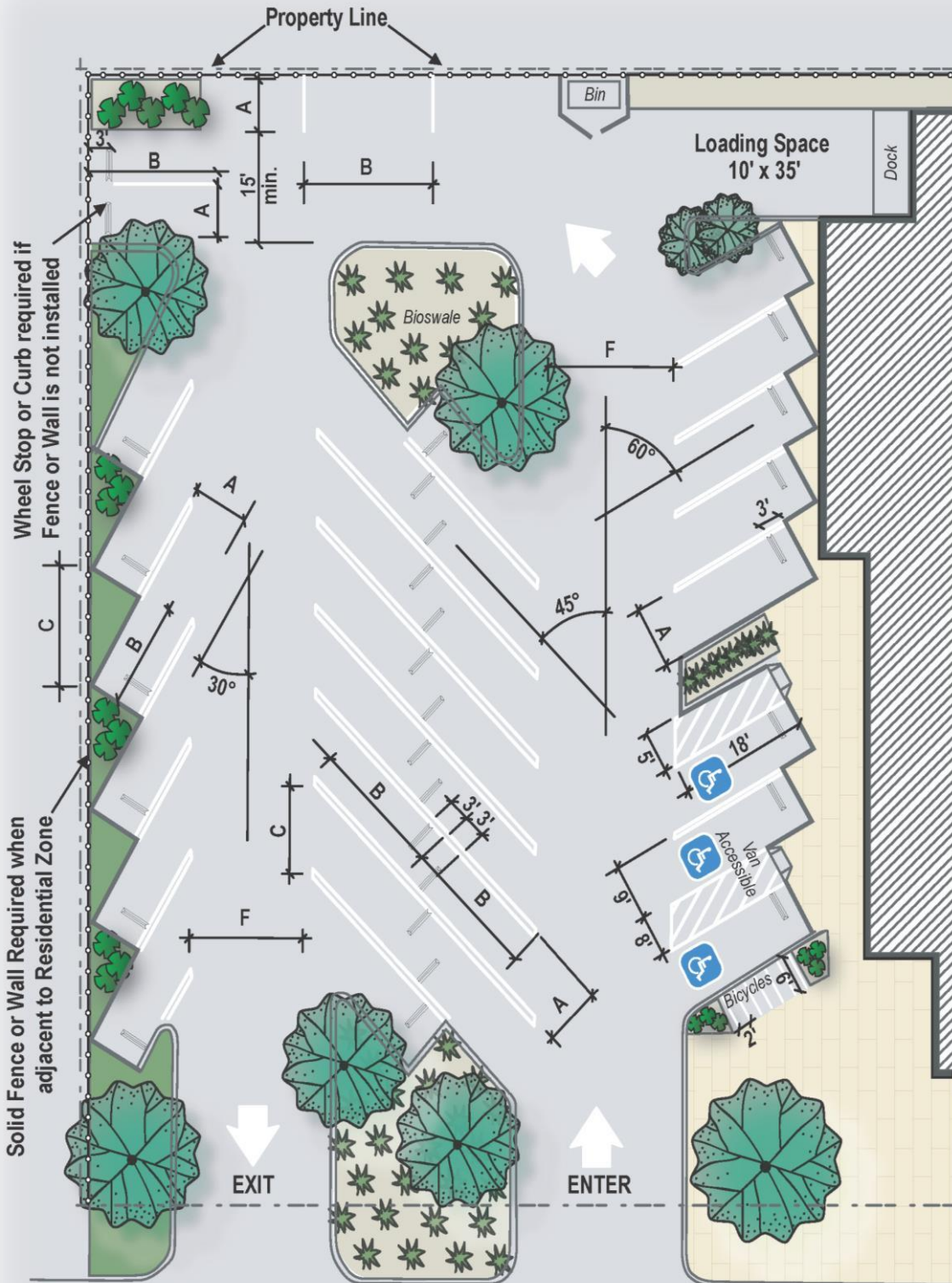


**60° Parking Spaces  
 Two - Way**



**90° Parking Spaces**

**Figure 6792.3**  
**Example of Parking Lot Angles and Dimension**



4. Drive-Through Aisles. All projects which feature drive-through facilities (bank, fast-food, etc.) shall provide a drive-through aisle capable of a reasonable queuing of vehicles without impeding the circulation of traffic within the parking area or abutting driveway or street travel way. Drive-through aisles should not cross pedestrian pathways and be clearly designated with striping and/or signage. See the Schedule of Parking Requirements for specifications.

c. Parking Details.

1. Surfacing. Except for zones subject to the Agricultural Use Regulations, all parking spaces, loading spaces, and driveways shall be hard surfaced with durable asphalt concrete or Portland Cement Concrete surfacing on a suitably prepared base. Parking spaces and driveways accessory to single-family and duplex dwellings need not be surfaced with a more durable type of surfacing than that which exists on the access street. Driveways and aisles designated for "fire access" must be capable of supporting fire apparatus (minimum 50,000 pounds) unless a greater minimum is required by the Fire Authority Having Jurisdiction.

Table 6792.2 summarizes the required paving thickness of A/C and base according to soil classification, and shall be used unless a suitable alternative pavement design by a registered civil engineer is submitted and approved by the Director. Soil classifications are as established based on the R-value, or resistance value, which identifies the strength of soil from vertically applied pressure. R-value is a factor used in pavement design in the San Diego Regional Standard Drawings to determine the necessary thickness of paving required. Soil classifications identified in Table 6792.2 are established as follows:

Good to Excellent Subbase: soil with an R value of 40 or greater.

Medium Subbase: soil with an R value of 20 to 39

Poor Subbase: soil with an R value less than 20

Where permeable surfacing alternatives are desired or required to protect surface water quality and/or implement Low Impact Development practices, an alternative design which demonstrates adequate material strength, satisfaction of local and regional standards, and community character preferences may be approved pursuant to Section 6795. Structural equivalence should be demonstrated based upon published criteria by Caltrans or AASHTO.

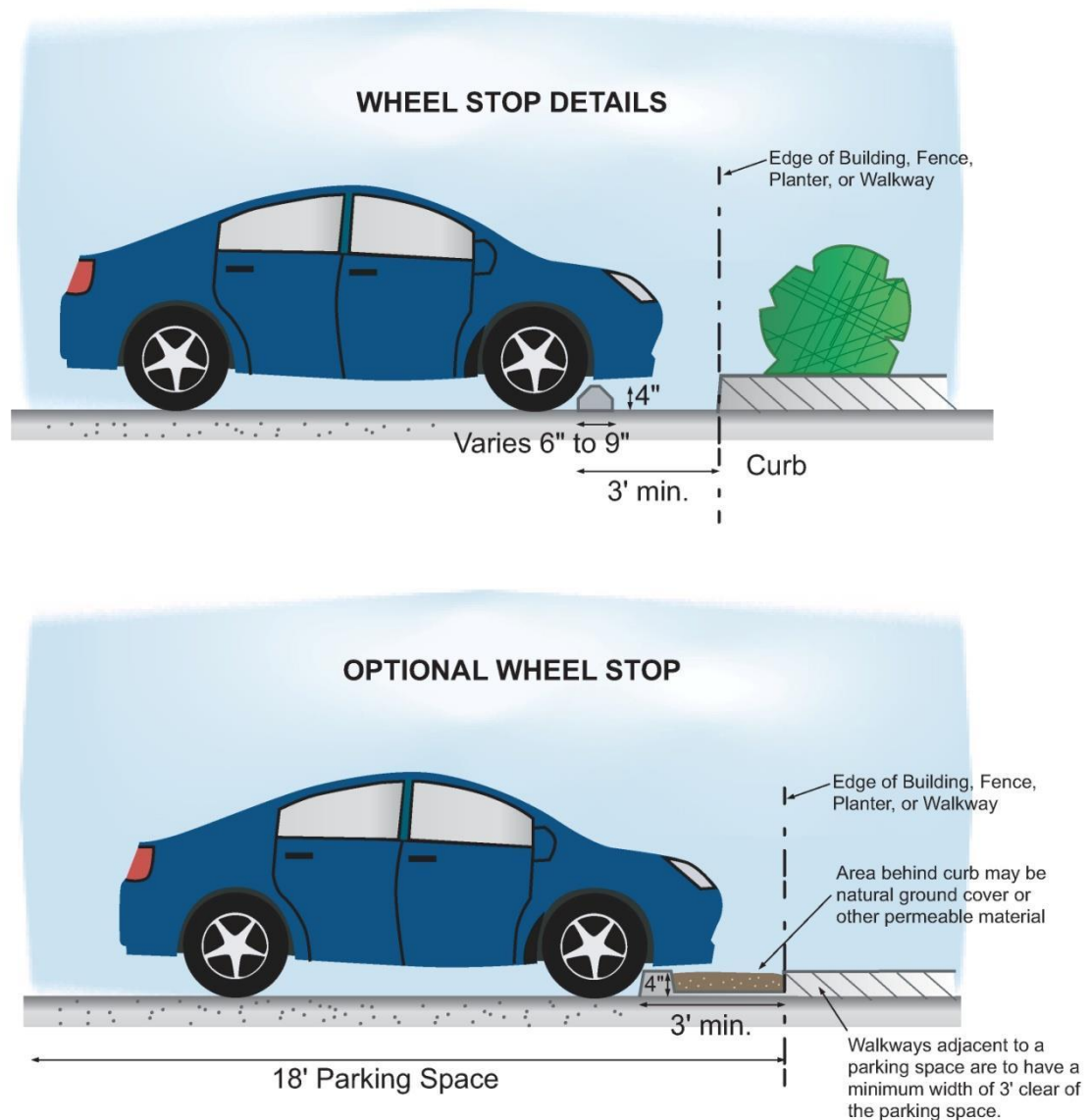
Within the desert areas of the North Mountain, Mountain Empire, and Desert Subregional Plan areas, 4 inches of decomposed granite or suitable alternate material may be approved pursuant to Section 6795 in lieu of more durable paving on residential driveways.

**Table 6792.2**  
**Required Thickness of A/C and Subbase**

<b>Existing Soil Classifications</b>	<b>Residential Parking (≤4 spaces)</b>	<b>Multi-Family Commercial Frontage Parking</b>	<b>Commercial Truck Loading and Parking</b>
<b>GOOD TO EXCELLENT BASE</b> Decomposed granite, well graded sands and gravels which retain load supporting capacity when wet	2" A/C on existing soil	3" A/C on existing soil	3" A/C on 5" aggregate base or 4" A/C on aggregate base or 5" A/C on existing soil
<b>MEDIUM BASE</b> Silty sands and sand gravels containing moderate amounts of clay and fine silt. Retains moderate amount of firmness under adverse moisture conditions	2" A/C on 6" of decomposed granite base or 3" A/C on 3" aggregate base or 4" on existing soil	3" A/C on 5" aggregate base or 4" A/C on 3" aggregate base or 5" on existing soil	3" A/C on 7" aggregate base or 4" A/C on 5.5" aggregate base or 6" A/C on existing soil
<b>POOR BASE</b> Soils having appreciable amounts of clay and fine silt. Soils become quite soft and plastic when wet	3" A/C on 5.5" aggregate base or 5" A/C on existing soil	3" A/C on 8" aggregate base or 4" A/C on 5.5" aggregate base or 6" A/C on existing soil	3" A/C on 12" aggregate base or 4" A/C on 10.5" aggregate base or 8" A/C on existing soil

2. Vehicular bumper overhang is prohibited in all areas where the parking stall is adjacent to a fence, wall, building or structure, to a pedestrian walkway of less than 7 feet in width, to planter beds (unless the first 3 feet from curb is low volume or subsurface irrigation or is a non-irrigated material), or to an interlocking parking space.
3. Wheel Stops. If a wheel stop is used in the parking stall, it shall be 4 inches high and 4 to 6 feet long. The distance from the front end of the space to the rear of the wheel stop shall be 3 feet. It shall be placed so as to avoid bumper overhang beyond the designated parking space and to avoid creating a safety hazard for pedestrians. Figure 6792.4 illustrates typical wheel stop dimensions
4. Striping. All parking spaces shall be delineated by striping consisting of 4 inches wide painted white lines.

**Figure 6792.4**  
**Example of Wheel Stop Dimensions**



5. **Bicycle Parking.** Newly constructed non-residential uses shall provide bicycle parking in accordance with the 2010 California Green Building Standards Code Sections 5.106.4.1 and 5.106.4.2. The 2010 California Green Building Standards Code provides standards for the provision of both short-term bicycle parking for visitors and long-term bicycle parking for building tenant-occupants.

One bicycle parking space shall consist of a floor area at least 2 feet wide and 6 feet long, served by an aisle at least 5 feet wide for bicycle spaces which are not divided into individual lockers or racks. Bicycle racks should be so designed and constructed that a bicycle can be securely locked with a user-supplied padlock. Racks shall provide a space at least 2 feet in width for each bicycle.

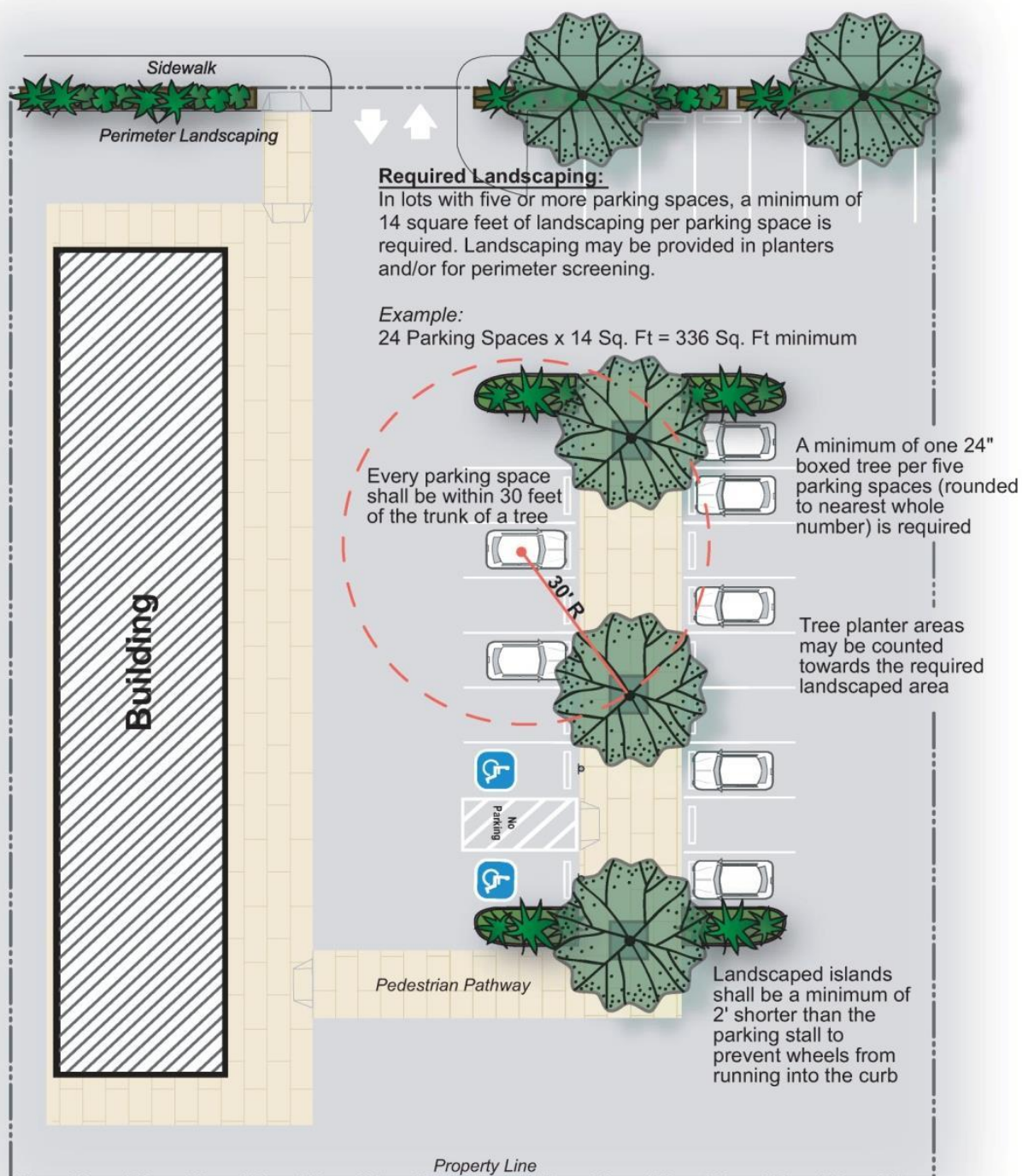
6. **Tandem Parking.** Tandem parking represents a parking configuration where one vehicle parks directly behind another and the vehicle in back must be moved in order for the front vehicle to leave. Tandem parking shall be limited to a maximum of two cars in depth and should be 9 feet wide and 36 feet long. When determining access aisle widths for tandem parking, the aisle widths for standard stalls should be used. Parking spaces for persons with disabilities shall not be used in a tandem configuration.

Tandem parking stalls are only allowed for:

- i. Residential use – single family, duplex, and townhome uses.
  - ii. Multi-family residential uses – subject to the following conditions:
    - a) The tandem spaces should be reserved for and assigned to dwelling units which are required to have two or more parking spaces.
    - b) Tandem spaces shall not be used for guest parking.
  - iii. Commercial uses – Tandem spaces should not be allowed for new commercial construction. Tandem spaces may only be allowed for pre-existing commercial buildings or pre-existing buildings that are undergoing a change of use and are subject to the following conditions:
    - a) The tandem spaces should be reserved for use by employees and should be designated for employee parking through the use of signage or pavement marking.
    - b) At least 50 percent of the required spaces should be unassigned standard (non-tandem) spaces that are available for the use of visitors.
7. **Clean Air Vehicle Parking.** In accordance with the 2010 California Green Building Standards Code, newly constructed non-residential uses shall provide designated parking for any combination of low-emitting, fuel efficient and carpool/van pool vehicles. Parking spaces provided for clean air vehicles will be credited towards the minimum parking requirements of the Zoning Ordinance.
- d. **Lighting.** Adequate lighting shall be provided in all parking areas used by the public for safe pedestrian and vehicular movement. A Lighting Plan for parking lot sites with 5 or more parking spaces shall be provided. Lighting should clearly identify the parking lot, entrances and exits to adjacent streets, and enhance the pedestrian environment. Lighting Plans should be appropriate to the location, context and scale of the areas being lit.
  - e. **Landscaping.** Landscaping shall comply with Figure 6792.5 and the following requirements:



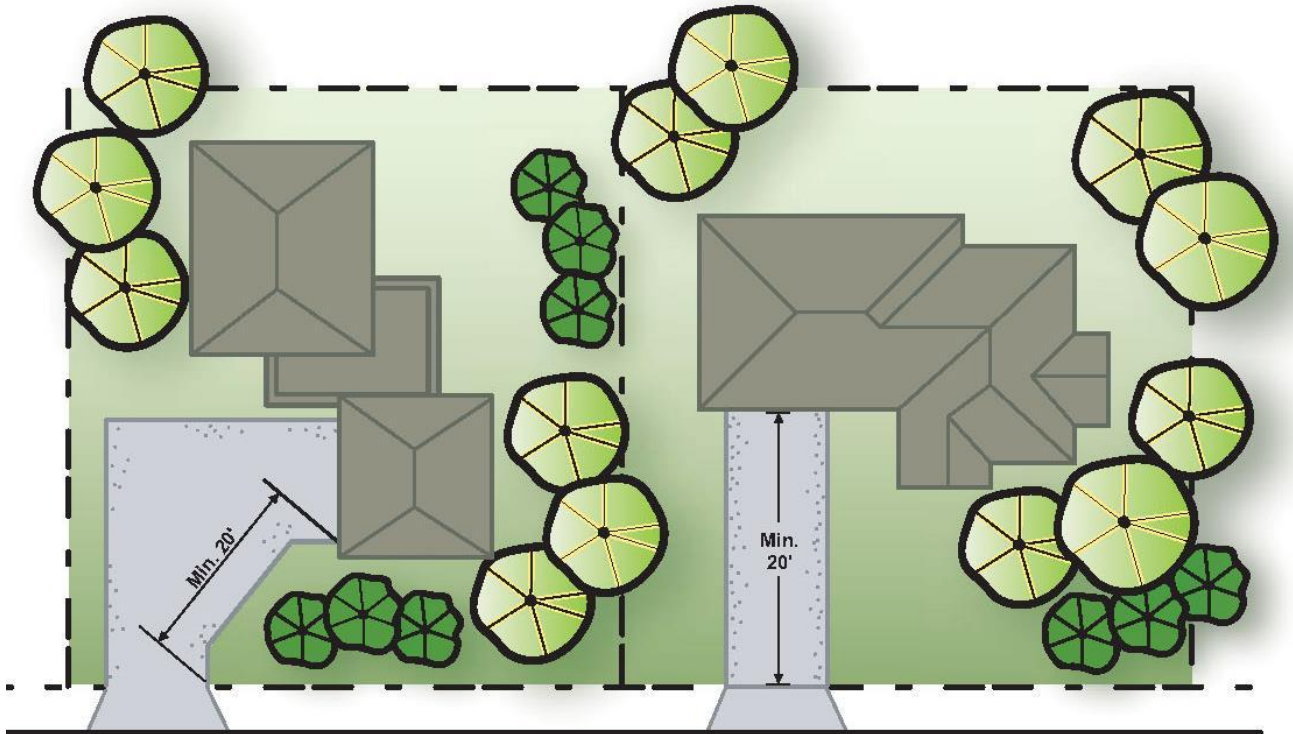
**Figure 6792.5**  
**Landscaping Requirements in Parking Lots**



1. In parking areas with 5 or more parking spaces, a minimum of 14 square feet of landscaping shall be provided per parking space. Landscaping may be provided in parking lot planters and/or for perimeter screening. Parking lot landscaping shall be provided in addition to other landscaping requirements in the right-of-way or setback areas by the M50 and M52 Use Regulations, by any other Ordinances or as a condition of a discretionary application approval. Within the Fallbrook Village areas, see Section 8000 et seq. of the Zoning Ordinance.
  2. A minimum of one 24 inch boxed tree per 5 parking spaces is required for a parking area.
  3. Planter strips with shrubs shall have a minimum unpaved width of 2 feet. Planter strips with trees shall have a minimum unpaved width of 5 feet. Where feasible, planter strips should be concave to help channel stormwater runoff.
  4. High shrubs or small trees may be used for perimeter planting, except at driveway entrances where plant material shall be positioned to avoid obstructing motorist views and be sensitive to sight distance requirements.
  5. Trees along designated fire access roads/driveways/aisles shall provide a minimum 13 feet 6 inches vertical clearance for the full fire access width.
  6. Landscape islands located at the end of parking aisles shall be a minimum of 2 feet shorter than the parking stall length to prevent wheels from running into the curb when turning into or backing out of a space.
- f. Residential Parking for Detached Single Family, Duplexes, and Triplexes
1. Driveways. A residential driveway shall have a minimum length of 20 feet between the garage door and public right-of-way. Reduced driveway lengths may be permitted for driveways on private roads pursuant to project approval provided it can be shown that the reduced driveway length does not interfere with a sidewalk or other designated pathway. Figure 6792.6 illustrates the minimum length for residential driveways.
- Driveways with a grade greater than 15 percent shall be hard-surfaced and have a deep broom finish perpendicular to the direction of travel. Driveways which serve as required fire access must meet additional requirements specified in the applicable Fire Code.
- Where driveways cross existing roadside ditches, a dip section providing an unobstructed waterway equivalent to the full area of the ditch may be used if grades are feasible. Where grades make use of a dip section infeasible, a culvert pipe shall be installed. The size of the culvert pipe and design of the driveway culvert shall be reviewed for adequacy by the Department of Public Works.

2. Garages. For all enclosed residential garages, a minimum parking space size 10 feet wide by 20 feet long is required for parking spaces where the length of the space is next to a wall and 9 feet wide by 20 feet long for any additional spaces. The space(s) should be designated to be free from obstruction (i.e. water heater, laundry equipment, etc.).

**Figure 6792.6**  
**Minimum Length for Residential Driveways**



(Amended by Ord. No. 6940 (N.S.) adopted 4-10-85. Formerly Sec. 3284.)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13. Formerly Sec. 6793.)

6795

**6795 WAIVER, MODIFICATION, VARIANCE FROM PARKING REGULATIONS.**

The requirement for design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas may be administratively waived or modified by the Director when practical difficulties make their strict application infeasible and upon a finding that the waiver or modification is consistent with the purpose and intent of Section 6792. Any other waiver or modification of these Parking Regulations shall be allowed only in accordance with the Variance Procedure commencing at Section 7100, unless otherwise specified.

(Renumbered without substantive amendment by Ord. No. 6940 adopted 4-10-85. Formerly Sec. 3292.)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

**6799 PARKING OF COMMERCIAL VEHICLES IN RESIDENTIAL, AGRICULTURAL AND CERTAIN SPECIAL PURPOSE ZONES.**

No person shall park any commercial vehicle in excess of one ton capacity on private property in Residential, Agricultural and the S90 and S92 Special Purpose Zones except as follows:

- a. When loading or unloading property, or
- b. When such vehicle is parked in connection with, and in aid of, the performance of a service to or on property in the block in which such vehicle is parked.

These exceptions do not authorize parking in violation of Fire Lane parking restrictions as detailed in the California Vehicle Code Section 22500.1.

Notwithstanding the above provisions, no commercial vehicle shall remain parked in excess of five consecutive hours. Section 6799 does not apply to recreational vehicles or farm vehicles or equipment, including maintenance equipment, necessary for agricultural production on the property where the vehicles and equipment are parked. In Agricultural Zones and the S90 and S92 Special Purpose Zones, a maximum of two vehicles of up to two tons capacity may be parked by a person owning said vehicles and owning the property where they are parked and who is conducting a commercial agricultural operation located on site or elsewhere.

(Renumbered without substantive amendment by Ord. No. 6940 adopted 4-10-85. Formerly Sec. 3295.)

(Amended by Ord. No. 7935 (N.S.) adopted 6-19-91)

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

## ON-PREMISE SIGN REGULATIONS

### 6250 TITLE AND PURPOSE.

The provisions of Section 6250 through 6299, inclusive, shall be known as the On-Premise Sign Regulations. It is the purpose of these provisions to establish a comprehensive system for the regulation of on-premise signs. It is intended that these regulations provide a reasonable level of sign standards and controls in order that the public convenience may be properly served and enhanced; and through the regulation of such elements as the number, size, height and location of signs, and the orderly upgrading of outmoded and excessive sign displays, to protect the public welfare, promote traffic safety, prevent blight, promote aesthetics and make substantial contribution toward accomplishing a more desirable Countywide environment.

(Amended by Ord No. 9472 (N.S.) adopted 5-15-02)

### 6252 EXEMPT ON-PREMISE SIGNS.

The following shall be exempt from these regulations and shall not require sign permits.

- a. Directional, warning or informational signs required or authorized by law which are erected by federal, state, county, municipal, or hospital district officials.
- b. Official notices issued by a court or public body or office and posted in the performance of a public duty.
- c. Danger signs, railroad crossing signs and signs of public utility companies indicating danger and aids to service or safety.
- d. House numbers and only one sign per house not exceeding 2 square feet in area displaying name and occupation of occupant.
- e. "No Trespassing," and "No Parking" and similar warning signs.
- f. Flags, emblems and insignia of a nation or political subdivision.
- g. Commemorative signs or plaques of historical organizations.
- h. Temporary displays of a civic, political, patriotic, religious or charitable nature.
- i. Signs on public transportation vehicles regulated by a political subdivision, including but not limited to buses and taxicabs.
- j. Signs on licensed commercial vehicles.
- k. Signs that are not intended to be viewed from public streets and or beyond the premises and are not legible therefrom such as signs in interior areas of shopping centers, commercial buildings and structures, ball parks, stadiums, race tracks and similar uses of a recreational or entertainment nature.
- l. Changing the copy of a sign and/or performing maintenance that does not involve structural changes.

- m. On each lot or parcel, one sign not larger than 4 square feet in size specifying the zone of the property, the uses of such property authorized by this ordinance and/or the fact that a Major or Minor Use Permit has been granted for the use of the property.
- n. Incidental signs showing trading stamps offered, credit cards accepted, notices of services required by law, trade affiliations, and the like, attached to a freestanding sign structure or building; provided that all of the following conditions hold:
  - 1. The signs number no more than 4.
  - 2. No such sign projects beyond any property line.
  - 3. No such sign shall exceed an area per face of 5 square feet.
- o. Signs on awnings or removable canopies not permanently attached to or built as part of a building, subject to the following conditions:
  - 1. No such sign shall exceed an area of 4 square feet on any side of such awning or canopy.
  - 2. The sign copy shall be limited to name, occupation, street address, telephone number, and/or date of establishment, which copy may relate to one or more separate establishments.
- p. Tenant Identification signs, provided that all of the following conditions hold:
  - 1. No more than 2 such signs having an area of not more than 4 square feet each may be placed on a building facing or fence.
  - 2. The sign copy shall be limited to name, occupation, street address, telephone number, date of establishment, trade organization associations, and/or names of products produced under registered trade names, which copy may relate to one or more separate establishments.
- q. Occupant directory sign of not more than 20 square feet.
- r. Temporary window signs constructed of paper, cloth or similar expendable material, provided:
  - 1. The total area of such signs shall not exceed 25 percent of the window area.
  - 2. Such signs shall be affixed only to the interior window surface for a short period of time to promote a particular sale of produce or merchandise.

- s. One sign not exceeding 32 square feet offering premises for sale or lease, shall be permitted along each frontage, except that for any frontage in excess of 500 feet, a sign not exceeding 64 square feet shall be permitted. No sign shall exceed a height of 12 feet. In residential zones, such signs are limited to 4 square feet in area and a maximum height of 6 feet.
- t. Temporary construction site signs, provided that all of the following conditions hold:
  - 1. One nonilluminated sign having a total area of not more than 160 square feet shall be permitted along each frontage; except that 2 such signs may be placed along a frontage having a length in excess of 500 feet.
  - 2. Such signs may be either freestanding or wall signs or may be mounted on a temporary construction fence, and shall be permitted only for the duration of the construction with which associated. Such signs will not be subject to the regulations applicable to freestanding signs or wall signs.
  - 3. Such signs may not exceed a height of 20 feet.
- u. One sign less than or equal to 12 square feet in area for an allowed roadside sales stand, wholesale nursery, Small Winery or Boutique Winery identifying and advertising agricultural products produced on the premises.
- v. One identification sign up to 20 square feet identifying a residential development, multiple dwellings, a horse stable, clubs and similar uses on each street frontage affording primary access to the site.
- w. Identification signs up to a total of 40 square feet identifying hotels, motels, hospitals, parking garages, institutions of religious, educational, philanthropic or charitable nature, and resort service uses subject to the Resort Services Regulations at Section 6400.
- x. For any use type allowed by the granting of a major use permit, placement, number, and size of on-premise signs shall be determined by the conditions of approval of the major use permit.
- y. Signs for recycling facilities provided that all of the following conditions hold:
  - 1. Recycling facilities may have identification signs with a maximum area of 20 percent of each receptacle side or 16 square feet, whichever is smaller. In the case of a wheeled receptacle, the side shall be measured from the pavement to the top of the receptacle;
  - 2. Directional signs, bearing no advertising message, may be installed with the approval of the Director if necessary to facilitate traffic circulation, or if the facility is not visible from the public right-of way;

6252

3. The Director may authorize increases in the number and size of signs upon finding that such increases are compatible with adjacent businesses.
- z. In each instance and under the same conditions as this chapter permits any sign, a sign containing an ideological, political or other non-commercial message and constructed to the same physical dimensions and characteristic shall be permitted.

(Amended by Ord. No. 6389 (N.S.) adopted 7-7-82)  
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)  
(Amended by Ord. No. 6983 (N.S.) adopted 7-03-85)  
(Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
(Amended by Ord. No. 9472 (N.S.) adopted 5-12-02)  
(Amended by Ord. No. 9958 (N.S.) adopted 12-10-08)  
(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)  
(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)  
(Amended by Ord. No. 10285 (N.S.) adopted 9-11-13)

6259            PORTABLE ON-PREMISE SIGNS PROHIBITED.  
Portable on-premise signs shall be prohibited.

6261            ON-PREMISE SIGNS REGULATED.  
Except for the signs specified in Sections 6252, 6259, 6268 and 6269, on- premise signs may be erected, constructed, placed, created by painting, structurally altered, relocated or maintained provided that a building permit has been issued subject to the following provisions:

- a. Permitted Locations. On-premise signs may be placed in the following locations, unless prohibited:
  1. On premises subject to the C34, C35, C36, C37, C38, C40, C42, C44, M50, M52, M54, and M58 Use Regulations.
  2. On premises in any zone where a nonconforming commercial or industrial use type exists.
  3. Fallbrook Village Zones.
- b. Restricted Locations. Locations subject to Special Area Regulations and to use permits shall be additionally subject to the following limitations:
  1. On-premise signs are permitted in zones subject to the Scenic Area Regulations or Historic/Archaeological Landmark and District Area Regulations in accordance with an approved Site Plan. The aggregate area of all signs for any premises shall not exceed one square foot for each linear foot of street frontage. The aggregate sign area for each establishment shall not exceed one square foot for each linear foot of building. No establishment shall have an aggregate sign area greater than 100 square feet.



2. On premise signs are permitted on sites subject to use permits in accordance with the terms and conditions of the use permit or modification. Signs may be altered, relocated or added upon the issuance of a minor use permit provided that such change is not specifically prohibited by the use permit condition.
- c. Setbacks. Freestanding and projecting signs may be located in or project into any portion of the premises in a commercial or industrial zone.
- d. Permitted Combinations of Sign Types.
1. Roof signs shall be permitted in combination only with wall signs, except no roof signs shall be permitted within the California Coastal Zone or in conjunction with an adult entertainment establishment.
  2. Projecting signs are permitted in combination only with wall signs and one freestanding sign, except no projecting signs shall be permitted in conjunction with an adult entertainment establishment.
  3. Two freestanding signs, where permitted, shall be permitted in combination with wall signs. A projecting sign may be substituted for one freestanding sign, except no projecting sign shall be permitted in conjunction with an adult entertainment establishment.
- e. Lighting. Signs may be illuminated unless otherwise specified, provided such signs are so constructed that no light bulb, tube, filament or similar source of illumination is visible beyond the property lines. Neon signs are permitted provided they do not flash. Signs making use of lights to convey the effect of movement, or flashing, intermittent or variable intensity lighting shall not be permitted, except as allowed herein. Electronic or electrically controlled signs that contain a moving message, or a message that appears to move, shall be allowed only upon issuance of an Administrative Permit, and shall be additionally subject to the following limitations:
1. The characters incorporated into the message shall not change in intensity, hue or size as they move across the sign.
  2. Such signs shall be limited to the C36, C37, M52, M54, and M58 zones within the Village Regional Category of the Land Use Element of the General Plan, and to properties abutting streets that are categorized in the Mobility Element of the General Plan as Community, Light or Minor Collector Roads, Boulevard, Major Roads, Prime Arterial or Expressway.
  3. Such signs shall not be allowed in areas subject to the S Scenic Special Area Regulations Designator.
  4. The Site Plan permit exemption provisions of Section 7156(b). shall not be applied to any Site Plan proposing such signs.
  5. The Administrative Permit application shall be provided to the Director of Public Works for review and recommendation, including appropriate limits on the intensity of lights allowed and that the location and design of the sign shall not create a traffic hazard, prior to final action.

- f. Movement. No signs shall move or rotate, nor display any moving and/or rotating parts. Wind propellers and other noise creating devices shall not be permitted.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)

(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

(Amended by Ord. No. 6743 (N.S.) effective 1-11-85)

(Amended by Ord. No. 7829 (N.S.) adopted 10-24-90)

(Amended by Ord. No. 8015 (N.S.) adopted 12-04-91)

(Amended by Ord. No. 8114 (N.S.) adopted 7-29-92)

(Amended by Ord. No. 9472 (N.S.) adopted 5-12-02)

(Amended by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

## 6263 FREESTANDING SIGNS.

## a. Number Permitted.

1. Premises having a minimum of 50 feet of frontage may be permitted one freestanding sign for each street frontage. Premises having a frontage of 250 feet or more along the same street may have one additional freestanding sign, except that an adult entertainment establishment shall be limited to one freestanding sign for each street frontage.
2. Where two (2) freestanding signs are permitted on a frontage, the allowable area may be combined into one sign, provided the area does not exceed a maximum area of 200 square feet.
3. One freestanding freeway-oriented sign may be substituted for one permitted freestanding sign, except that an adult entertainment establishment shall not substitute a freeway-oriented sign.
4. One sign to identify freeway service facilities is permitted such an establishment as provided by the following subsection (c)(2).

## b. Area.

1. The area of a freestanding sign shall not exceed 1.25 square feet for each linear foot of street frontage, provided the area does not exceed 175 square feet, except that the area of a freestanding sign in conjunction with an adult entertainment establishment shall not exceed 10 feet in height or width and a total of 100 square feet.
2. The maximum area of a freeway oriented sign shall not exceed 300 square feet.

## c. Height.

1. A freestanding sign shall not exceed a height measured from the ground of:
  - i. Eight feet in zones within the California Coastal Zone except that freeway oriented signs shall be subject to the hereinafter specified height limits pertaining to such signs;
  - ii. Twenty feet in zones subject to the Scenic Area and Historic/Archaeological Landmark and District Regulations;
  - iii. Twenty-five feet in any zone subject to the C34, C35, C36, C40, C42, C44, M50 and M52 Use Regulations; or
  - iv. Thirty-five feet in any zone subject to the C37, C38, M54 and M58 Use Regulations.
  - v. Six feet in Fallbrook Village Zones FB-V1, FB-V2, FB-V3, FB-V4 and FB-V5.

2. A freeway-oriented sign may be increased 10 feet above the height specified in paragraph 1 above.
- d. **Clearance.** A freestanding sign that projects above a driveway, parking lot aisle or parking space, shall maintain a clearance of 8 feet. A clearance less than 16 feet, shall be clearly labeled at the bottom of each sign face.
- e. **Projection Over Roof.** Any freestanding sign that projects over the roof of a building shall be considered a roof sign for the purpose of establishing the allowable area and shall be subject to the area standards specified in Section 6266.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)

(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

(Amended by Ord. No. 6743 (N.S.) effective 1-11-85)

(Amended by Ord. No. 8015 (N.S.) adopted 12-04-91)

(Amended by Ord. No. 8114 (N.S.) adopted 7-29-92)

(Amended by Ord. No. 9472 (N.S.) adopted 5-15-02)

(Amended by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

## 6265 WALL SIGNS.

- a. **Area.** The maximum area of wall signs, including permanent window signs, on a single building facing shall be calculated as follows:
  1. Where wall signs are the only sign type on the premises the area shall not exceed 3.5 square feet for each linear foot of building facing, not to exceed a maximum of 350 square feet per building face, except that the area of said wall sign(s) in conjunction with an adult entertainment establishment shall not exceed 15 feet in height or width and a total of 225 square feet.
  2. Where a wall sign(s) and a freestanding sign(s) are used in combination on a premise the area of the wall sign shall not exceed 1.5 square feet for each linear foot of building facing, not to exceed a maximum of 250 square feet per building face, except that the area of said wall sign(s) in conjunction with an adult entertainment establishment shall not exceed 10 feet in height or width and a total of 100 square feet.
  3. Where wall signs are combined with projecting or roof signs (no freestanding signs) on the premises the area of the wall sign shall not exceed 1.0 square feet for each linear foot of building facing, not to exceed a maximum of 200 square feet per building facing.
  4. The allowable area for wall signs on one frontage shall not be combined with the allowable area for wall signs on another frontage.

5. Each establishment shall be permitted a wall sign of 50 square feet provided no freestanding, roof or projecting signs are located on the same premises.
- b. Location. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line. Wall signs on a sloping roof may not project above the ridge line.

(Amended by Ord. No. 8015 (N.S.) adopted 12-04-91)

#### 6266 ROOF SIGNS.

- a. Permit Required. A roof sign is permitted by issuance of an Administrative Permit upon the finding by the Director that no alternate sign location exists on the premises that would provide reasonable exposure except that no permit for roof signs shall be issued in the area covered by the California Coastal Zone or along State or County designated scenic highways or in conjunction with an adult entertainment establishment.
- b. Number. Only one roof sign consisting of not more than 2 faces may be permitted for any premises.
- c. Area. The permitted areas of roof signs shall be calculated in accordance with the following:
  1. The area of a roof sign shall not exceed 1.0 square foot for each linear foot of street frontage not to exceed a maximum of 100 square feet.
  2. The maximum area of a freeway oriented roof sign shall not exceed 200 square feet.
- d. Height. Maximum height shall be 10 feet above the roof height measured at the top of the parapet or the ridge line as appropriate notwithstanding the height limit of the zone.

(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

(Amended by Ord. No. 6743 (N.S.) effective 1-11-85)

(Amended by Ord. No. 8015 (N.S.) adopted 12-04-91)

(Amended by Ord. No. 9472 (N.S.) adopted 5-15-02)

6267

6267 PROJECTING SIGNS.

Projecting signs may be erected or placed in accordance with the following provisions:

- a. Number. An establishment with frontage on a street may have one projecting sign along each street instead of a freestanding sign or a roof sign, except no projecting sign shall be permitted in conjunction with an adult entertainment establishment.
- b. Area. The area of a projecting sign shall not exceed 0.5 square foot for each linear foot of building facing not to exceed 100 square feet.
- c. Height. Projecting signs may not extend above the roof line at the wall or above the top of a parapet wall.
- d. Installation. Projecting signs shall be so installed that support is not visible.

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

(Amended by Ord. No. 8015 (N.S.) adopted 12-04-91)

6268 OTHER SIGN TYPES.

In addition to the foregoing types of signs, the following signs shall be permitted in any location. The area of these signs shall be in addition to the aforesaid maximum sign areas.

- a. Directional Signs. Signs to direct or control on-premise traffic or parking provided such signs do not exceed an area per face of 8 square feet nor a height of 8 feet.
- b. Accessory Signs-Drive-In and Drive-Through Businesses. Such signs shall not be designed to be viewed from beyond the premises and each shall not exceed 25 square feet per frontage.
- c. Banners, Pennants and Similar Devices. Strings or individual banners, streamers, inflatables, pennants and similar devices; provided that one of the following holds:
  1. Such signs are for the purpose of calling attention to a grand opening of a new business. Any required Site Plan permit, or Site Plan permit exemption, shall be obtained from the Department. Such temporary signs may be displayed for a maximum of 60 days and then must be removed from display.
  2. Such signs are for the purpose of calling attention to a temporary use accessory to residential construction pursuant to the Temporary Use Regulations at Section 6116. Such signs are permitted along both sides of the interior street affording principal access to the model homes and within that portion of the subdivision or other residential development devoted to display of model homes, provided:
    - i. Except as hereinafter specified, each flag, banner, or pennant must be affixed to a separate standard implanted in the ground.

- ii. Said standards are to be spaced at least 10 feet apart and, except as hereinafter specified, are not to exceed 12 feet in height.
  - iii. One flagpole not exceeding the height limit of the applicable zone may be provided within the area devoted to display of model homes and may be used only to display flags.
- d. Service Station Signs. One sign relating to grades and prices of gasoline and diesel fuel shall be permitted per station frontage.
- e. Temporary Real Estate Signs. The following temporary signs for the purpose of promoting initial residential sales are permitted pursuant to the Temporary Use Regulations at Section 6116 and 7156 and are in addition to the banners, pennants and similar devices permitted at Section 6268 (c):
  - 1. Unlighted freestanding signs identifying the residential development provided that the aggregate area of all signs shall not exceed 800 square feet. One such sign may have a maximum area of 200 square feet provided no other sign exceeds an area of 100 square feet. One sign may be adjacent to each street which provides access to the residential development.
  - 2. One unlighted sign not exceeding 16 square feet in area for each model home and sales office.
- f. Mobilehome and Recreation Vehicle Park Signs. Signs located within mobilehome or recreational vehicle parks may be permitted subject to the following
  - 1. One wall sign or freestanding sign identifying the mobilehome or recreational vehicle park is permitted adjacent to each street which provides primary access to the park. No freestanding sign shall exceed a height of 8 feet. No sign shall exceed 32 square feet in area.
  - 2. One directional sign without any advertising at each driveway. Each sign shall not exceed 8 square feet or 8 feet in height. Directional signs may be lighted.

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

(Amended by Ord. No. 9472 (N.S.) adopted 5-15-02)

(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

6269

6269            **SIGNS IN THE RC, C30, C31 AND C32 USE REGULATIONS.**

Signs are permitted in the C30, C31 and C32 Use Regulations and for Commercial Use Types in the RC Use Regulations as follows:

- a.     One wall sign on each wall of a building facing a street but not more than two wall signs for each building, provided that each sign shall be limited to a maximum area of 20 square feet.
- b.     One monument sign on each street frontage of the premises.
- c.     One occupant directory sign at or near each principal entrance to a multiple occupancy building in lieu of a wall sign permitted by (a) above.
- d.     One sign of 12 square feet or less for each building facing/tenant occupancy in lieu of one wall sign per building frontage.

(Added by Ord. No. 6691 (N.S.) adopted 11-30-83)

6271            **ON-PREMISE SIGNS – APPLICATION AND FEES.**

Applications for signs specified in Sections 6261 through 6269 shall be signed by the owner or include a statement signed by the owner, lessee or other person having legal possession of the property upon which a sign is to be situated giving his/her consent to the application for placement of such sign thereon. An application shall be accompanied by the fee prescribed in Section 7602 and shall list and describe all existing signs on the premises.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

(Amended by Ord. No. 9472 (N.S.) adopted 5-15-02)

6277            **BUILDING PERMIT REQUIRED.**

Issuance of Administrative Permit does not preclude the requirement for obtaining a building permit pursuant to the Uniform Building Code.

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)



# 6279 ISSUANCE OR DENIAL.

The Director or whomever is charged with permitting a particular sign shall, within sixty (60) days of the filing of a complete permit application, approve and issue the permit if the standards and requirements of this part have been met, unless the time is mutually extended by the parties. No action by the Director within 60 days shall constitute a denial.

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

(Amended by Ord. No. 9742 (N.S.) adopted 5-12-02)

(Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)

# 6281 NONCONFORMING SIGNS—ABATEMENT SCHEDULE.

Notwithstanding the Nonconformity Regulations commencing at Section 6850 every lawfully erected sign which no longer conforms to these regulations shall be deemed to be a nonconforming sign and shall be removed, or altered, to conform with these regulations as follows:

- a. **Illegal/Abandoned Signs.** Illegal and or abandoned signs shall be removed or brought into conformance immediately.
- b. **Nonconforming Signs.** Within 5 years from the date on which a sign becomes nonconforming, it shall be removed or brought into conformance with these regulations; provided, however:
  1. If such sign has been allowed to be depreciated for tax purposes by the Internal Revenue Service and evidence is presented that the cost has not been fully recovered upon expiration of said 5 year period, such sign may remain until its cost has been recovered in accordance with the depreciation schedule on the date that the sign became nonconforming.
  2. Documentation necessary to establish the remaining or undepreciated value shall be presented to the Director prior to expiration of the 5 year period. The Director shall determine to his/her satisfaction the validity of all documentation presented. Appeals from decisions of the Director shall be taken pursuant to the Administrative Appeal Procedure commencing at Section 7200.

(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

6283 ORDER TO ABATE SIGN VIOLATIONS.

In the event a nonconforming sign is not voluntarily removed or brought into compliance, when required or if a sign is erected or maintained in violation of these regulations, or becomes abandoned the Director shall order such sign to be abated by the owner thereof, or by the owner of the premises upon which it is located, or by any other person responsible for the sign, by notice in the form of registered mail. However, the person notified may within 10 days request, in writing, an informal administrative hearing by the Director; the decision of said hearing to be final.

(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

(Amended by Ord. No. 8555 (N.S.) adopted 7-14-95)

(Amended by Ord. No. 8962 (N.S.) adopted 9-23-98)

6287 METHOD OF ABATEMENT OF VIOLATIONS .

Unless some other means of abatement is approved in writing by the Director, abatement of nonconforming illegal and abandoned signs shall be accomplished in the following manner:

- a. Signs Painted on Buildings, Walls, Fences and Other Structures or Things. By removal of the paint which constitutes the sign, or by painting over it with a color that matches or closely resembles the color of the building or structure, wall, fence, or things, so that the sign shall not thereafter be visible.
- b. Other Signs. By complete removal of the sign and supports; or, by modification, alteration, relocation or replacement.

(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

(Amended by Ord. No. 8555 (N.S.) adopted 7-14-95)

(Amended by Ord. No. 8962 (N.S.) adopted 9-23-98)

6289 MAINTENANCE OF NONCONFORMING SIGNS.

Nothing in these regulations shall prevent the normal maintenance or repair of any nonconforming sign or sign structure during its effective life. Illegal, abandoned or nonconforming signs which are brought into conformance and compliance with current regulations shall have the required Administrative Permit and/or building permit.

(Amended by Ord. No. 9472 (N.S.) adopted 5-15-02)

6290 SEVERABILITY.

If any section, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section, sentence, clause of phrase thereof, irrespective of the fact that any one or more section, subsection, sentence, clause of phrase be declared invalid or unconstitutional.

## ENCLOSURE REGULATIONS

### 6800 TITLE AND PURPOSE.

The provisions of Section 6800 through 6849, inclusive, shall be known as the Enclosure Regulations. The purpose of these provisions is to set forth the type of enclosure, if any, of buildings, other structures or areas used for the purpose of accommodating various uses, including accessory uses. The intent is to vary the enclosure according to the use type carried on within and the use regulations where located.

### 6810 APPLICATION.

The provisions shall apply for all use designators and to all use types except residential and extractive and their accessory uses, except that they shall not apply to planned developments unless otherwise provided. In any case of conflict with the Supplemental Limitations on Uses at Section 2980, the provisions requiring the greater degree of enclosure shall apply.

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

### 6812 TERMS DEFINED.

The types of enclosures are defined in the Definitions commencing at Section 1100.

### 6814 EXCEPTIONS TO ENCLOSURE MATRIX.

- a. Exception for Barns and Greenhouses. Whenever the open enclosure is permitted by right for agricultural use types, enclosed and semi- enclosed barns and greenhouses necessary to carry on, and accessory to, the use in the open enclosure also are permitted.
- b. Exception for Parking. The Automotive and Equipment: Parking use type is exempt from the enclosure regulations.
- c. Other Exceptions. Notwithstanding the provisions of the Enclosure Matrix (Section 6816), semi-enclosed and open enclosures are permitted for the following uses in the zones including the following Use or Special Area Regulations.

C32: Eating and Drinking Establishments and Food and Beverage Retail Sales (only accessory outdoor cafés that comply with Section 6158 a.1.)

C34: Agricultural and Horticultural Sales (Plant Nursery Only)  
 Eating and Drinking Establishments and Food and Beverage Retail Sales  
 (only accessory outdoor cafés that comply with Section 6158 a.1.)  
 Gasoline Sales (providing that the use complies with Section 2980 -  
 Limitation 12)  
 Retail Sales: Specialty (flower kiosks only)

- C35:      Agricultural and Horticultural Sales (Plant Nursery Only)  
 Eating and Drinking Establishments and Food and Beverage Retail Sales  
 (only accessory outdoor cafés that comply with Section 6158 a.1.)  
 Gasoline Sales (providing that the use complies with Section 2980 -  
 Limitation I2)  
 Retail Sales: Specialty (flower kiosks only)
- C36:      Agricultural and Horticultural Sales (Plant Nursery Only)  
 Automotive and Equipment: Sales/Rentals, Light Equipment (providing that  
 the use complies with Sections 6787.c and 6792)  
 Eating and Drinking Establishments and Food and Beverage Retail Sales  
 (only accessory outdoor cafés that comply with Section 6158 a.1.)  
 Food and Beverage Retail Sales (when conducted from a food sales push  
 cart)  
 Gasoline Sales (providing that the use complies with Section 2980 -  
 Limitation 12)  
 Retail Sales: Specialty (flower kiosks only and all other uses when  
 conducted in a civic plaza)
- C37:      Retail Sales: Specialty (flower kiosks only)
- C40:      Retail Sales: Specialty (flower kiosks only)
- C42:      Retail Sales: Specialty (flower kiosks only)
- C44:      Gasoline Sales (providing that the use complies with Section 2980 -  
 Limitation 12)
- M50:      Eating and Drinking Establishments and Food and Beverage Retail Sales (only  
 accessory outdoor cafés that comply with Section 6158 a.1., provided that the  
 Minor Use Permit required by Section 2504 b. is obtained or amended.)
- M52:      Eating and Drinking Establishments (only accessory outdoor cafés that  
 comply with Section 6158 a.1., provided that the Minor Use Permit required  
 by Section 2524 b. is obtained or amended.)  
 Gasoline Sales (providing that the use complies with Section 2980 -  
 Limitation 12)
- Scenic Areas:  
 Agricultural and Horticultural Sales (Plant Nursery Only)  
 Automotive and Equipment: Sales/Rentals, Light Equipment (providing that  
 the use complies with Section 6787.c)  
 Food and Beverage Retail Sales (when conducted from a food sales push  
 cart)  
 Gasoline Sales (providing that the use complies with Section 2980 -  
 Limitation I2)  
 Retail Sales: Specialty (flower kiosks only)

- d. Exception for Recycling Collection Facility. The Recycling Collection Facility, Small and Large use types are exempt from the enclosure regulations.
- e. Exception for the Fallbrook Village Zones. The enclosure regulations and the exceptions to the enclosure regulations are specified in the Site Development Regulations for each Fallbrook Village Zone.
- f. Open storage of boats and / or recreational vehicles may be permitted as an accessory use in connection with issuance of a major use permit for a Mini-warehouse.
- g. Exception for Certified Farmers' Market. The Certified Farmers' Market Temporary Use type is exempt from the enclosure regulations.
- h. Exception for Temporary Outdoor Sales. Temporary Outdoor Sales which are in compliance with Section 6124 are exempt from the enclosure regulations.
- i. Exception for Recycling Processing Facility, Wood and Green Materials. The Recycling Processing Facility, Wood and Green Materials Use type is exempt from the enclosure regulations (providing the use complies with Section 6706) except in the M50, M52 and C40 Use Regulations.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 5549 (N.S.) adopted 6-29-79)  
 (Amended by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)  
 (Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)  
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
 (Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)  
 (Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)  
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)  
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
 (Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)  
 (Amended by Ord. No. 9013 (N.S.) adopted 3-17-99)  
 (Amended by Ord. No. 9260 (N.S.) adopted 12-10-03)  
 (Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)  
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)  
 (Amended by Ord. No. 9958 (N.S.) adopted 12-10-08)  
 (Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)  
 (Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

6816

6816            ENCLOSURE MATRIX.

The enclosures which are permitted, permitted subject to a Minor Use Permit, permitted subject to a Major Use Permit, permitted subject to an Administrative Permit, and permitted subject to a Site Plan are set forth in the Enclosure Matrix. This matrix and Limitations 8, 9 and I2 of Section 2980 are incorporated into this Section and all references to this Section shall include references to them.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5809 (N.S.) adopted 6-18-80)  
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)

(ENCLOSURE MATRIX)

(Last amended by Ord. No. 7740 (N.S.) adopted 3-28-90.  
(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

## ENCLOSURE MATRIX

(Part of Section 6816)

Use or Special Area Regulations	TYPE OF ENCLOSURE												
	Civic Use Types			Commercial Use Types				Industrial Use Types			Agricultural Use Types		
	Enclosed	Open	Drive-in	Enclosed	Semi-Enclosed	Open	Drive-in	Enclosed	Semi-Enclosed	Open	Enclosed	Semi-Enclosed	Open
R-S	•	•									<u>m</u>	<u>m</u>	•
R-D	•	•									<u>m</u>	<u>m</u>	•
R-M	•	•									<u>m</u>	<u>m</u>	•
R-V	•	•									<u>m</u>	<u>m</u>	•
R-U	•	•									<u>m</u>	<u>m</u>	•
RMH	•	•									<u>m</u>	<u>m</u>	•
R-R	•	•	<u>m</u>	•	•	•					•	•	•
R-RO	•	•	<u>m</u>	•	•	•					<u>m</u>	<u>m</u>	•
R-C	•	•		•	<u>m</u>	<u>m</u>		•			<u>m</u>	<u>m</u>	•
C-30	•	•		•			<u>m</u>						
C-31	•	•		•			<u>m</u>						
C-32	•	•		•			<u>m</u>	•			A	A	•
C-34	•	•		•	<u>m</u>	M	<u>m</u>	•			A	A	•
C-35	•	•		•	<u>m</u>	M	<u>m</u>	•			A	A	•
C-36	•	•		•	<u>m</u>	M	•	•			A	A	•
C-37	•	•	•	•	•	•	•	•	•	•	A	A	•
C-38	•	•	•	•	•	•	•	•	•	•	A	A	•
C-40	•	•	•	•	•	•	•	•	•	•	A	A	•
C-42	•	•		•	•	•	•				A	A	•
C-44	•	•	•	•	•	•	•				A	A	•
C-46	•	•		•							A	A	•
M-50	•	•		•	<u>m</u>	M	<u>m</u>	•	<u>m</u>	M	A	A	•
M-52	•	•		•	<u>m</u>	M	<u>m</u>	•	<u>m</u>	M	A	A	•
M-54	•	•		•	•	•	•	•	•	•	A	A	•
M-58	•	•		•	•	•	•	•	•	•	A	A	•
A-70	•	•	<u>m</u>	•	•	•		•	•	<u>m</u>	•	•	•
A-72	•	•	<u>m</u>	•	•	•		•	•	<u>m</u>	•	•	•
S-80	•	•		•	S	M					A	A	•
S-82	•	•		•	•	•					•	•	•
S-86	•	•		•	•	•	•						
S-88	•	•	•	•	•	•	•	•	•	•	•	•	•
S-90	•	•	<u>m</u>	•	•	•	•	•	•	•	•	•	•
S-92	•	•	<u>m</u>	•	•	•		•	•	<u>m</u>	•	•	•
S-94	•	•	<u>m</u>	•	•	•	•	•	•	•	•	•	•
Scenic Area	•	<u>m</u>	<u>m</u>	•	S	<u>m</u>	<u>m</u>	•	S	M	S	S	•

## LEGEND:

• Permitted

A Permitted by Administrative Permit

S Permitted by Site Plan

m Permitted by Minor Use Permit

M Permitted by Major Use Permit





## **ADDITIONAL REFERENCES**

**08-016 Landscape Ordinance**

**Water Efficient Landscape Design Manual**

**Light Pollution Control Ordinance**

**Watershed Protection Ordinance**

**Board of Supervisors Policy I-73, Hillside Development**



ORDINANCE NO. 10032 (N.S.)  
01/13/2010 (9)

AN ORDINANCE AMENDING THE SAN DIEGO COUNTY CODE TO  
ADD TITLE 8, DIVISION 6, CHAPTER 7, ADOPTING REGULATIONS  
RELATING TO WATER CONSERVATION IN LANDSCAPING

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines as follows:

(a) The State of California adopted the Water Conservation in Landscaping Act, Government Code sections 65590 et seq. in 1990. The Act required the State Department of Water Resources to adopt a model water efficient landscape ordinance by January 1, 1992. The Act further provided that if a local agency had not by January 1, 1993 either: (1) adopted findings based on climatic, geological or topographical conditions or water availability stating a water efficient landscape ordinance is unnecessary or (2) adopted a water efficient landscape ordinance, then the model water efficient landscape ordinance adopted by the Department of Water Resources would take effect within the local jurisdiction and be enforced by the local agency. The County amended the County Zoning Ordinance adopting water efficient landscape regulations before the January 1, 1993 deadline.

(b) In 2006 the State repealed the Water Conservation in Landscaping Act and adopted a new Water Conservation in Landscaping Act, Government Code sections 65591 et seq. The new Act requires the Department of Water Resources to update the previously adopted model water efficient landscape ordinance that provides for greater efforts at water conservation and more efficient use of water in landscaping. The model ordinance is required to include provisions for: (1) water conservation by the appropriate use and groupings of plants that are well adapted to particular sites and local conditions, (2) a landscape water budget that establishes the maximum amount of water to be applied through the irrigation system, (3) automatic irrigation systems and irrigation schedules based on climatic conditions, terrains and soil types and other environmental conditions, (4) onsite soil assessment and soil management plans that include grading and drainage to promote healthy plant growth and prevent excessive erosion and runoff and (5) promoting the use of recycled water for landscaping when it is available and the use is consistent with State law.

(c) Government Code section 65595 requires that on or before January 1, 2010 a local agency shall adopt a water efficient landscape ordinance that is at least as effective in conserving water as the updated model ordinance or adopt the model ordinance. If a local agency does not adopt a water efficient landscape ordinance

by the deadline, the updated model ordinance shall apply within the local agency's jurisdiction and shall be enforced by the local agency.

(d) The water efficient landscape regulations in the County Zoning Ordinance are not as effective in conserving water as the updated model ordinance and need to be replaced by more comprehensive regulations.

(e) This ordinance adopts water efficient landscape regulations for the unincorporated area of the County that include provisions for: (1) water conservation by the appropriate use and groupings of plants that are well adapted to particular sites and local conditions, (2) a landscape water budget that establishes the maximum amount of water to be applied through the irrigation system, (3) automatic irrigation systems and irrigation schedules based on climatic conditions, terrains and soil types and other environmental conditions, (4) onsite soil assessment and soil management plans that include grading and drainage to promote healthy plant growth and prevent excessive erosion and runoff and (5) promoting the use of recycled water for landscaping when it is available and the use is consistent with State law.

(f) This ordinance will: (1) increase water use efficiency by establishing and monitoring water budgets, promoting installation and maintenance of efficient irrigation systems and encouraging use of plants that use water efficiently based on climate, soil type and site features and (2) reduce water waste that occurs from irrigation runoff and overspray.

(g) This ordinance is consistent with the findings and declarations the State Legislature made when adopting the new Water Conservation in Landscaping Act and is as effective as the State's updated model water efficient landscape ordinance.

Section 2. Title 8, Division 6, Chapter 7 is added to the San Diego County Code to read as follows:

## **CHAPTER 7. WATER CONSERVATION IN LANDSCAPING**

### **SEC. 86.701. PURPOSE.**

The State Legislature determined in the Water Conservation in Landscaping Act (the "Act"), Government Code sections 65591 et seq., that the State's water resources are in limited supply. The Legislature also recognized that while landscaping is essential to the quality of life in California, landscape design, installation, maintenance and management must be water efficient. The general purpose of this chapter is to establish water use standards for landscaping in the

unincorporated area of the County that implement the 2006 development landscape design requirements established by the Act. Consistent with the Legislature's findings the purpose of this chapter is to:

- (a) Promote the values and benefits of landscapes while recognizing the need to utilize water and other resources as efficiently as possible.
- (b) Establish a structure for planning, designing, installing, maintaining and managing water efficient landscapes in new construction.
- (c) Promote the use, when available, of tertiary treated recycled water, for irrigating landscaping.
- (d) Use water efficiently without waste by setting a Maximum Applied Water Allowance for new projects as an upper limit for water use and reduce water use to the lowest practical amount.
- (e) Encourage water users of existing landscapes to use water efficiently and without waste.

#### **SEC. 86.702. DEFINITIONS.**

The following definitions shall apply to this chapter:

- (a) "Automatic irrigation controller" means an automatic timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers schedule irrigation events using either evapotranspiration (weather-based) or soil moisture sensor data.
- (b) "Building permit" means a permit issued by the County Building Department authorizing the permit holder to among other things, erect, construct, enlarge, alter, repair or improve a building or structure.
- (c) "Certified landscape irrigation auditor" means a person certified to perform landscape irrigation audits by an accredited academic institution, a professional trade organization or other accredited certification program.
- (d) "Cool season grass" means a type of grass that remains green in the winter months.
- (e) "Developer" includes a developer's partner, associate, employee, consultant, trustee or agent or any other person who has any other business or financial relationship with the developer.

(f) "Director DPLU" means the means the Director of Planning and Land Use or anyone whom the Director has appointed or hired to administer or enforce this chapter.

(g) "Discretionary permit" means any permit requiring a decision making body to exercise judgment prior to its approval, conditional approval or denial.

(h) "Estimated total water use" (ETWU) means the estimated total water use in gallons per year for a landscaped area.

(i) "ET adjustment factor" (ETAF) means a factor that when applied to reference evapotranspiration, adjusts for plant water requirements and irrigation efficiency, two major influences on the amount of water that is required for a healthy landscape.

(j) "Evapotranspiration rate" means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time period. "Reference evapotranspiration" (ETo) means a standard measurement of environmental parameters which affect the water use of plants. ETo is expressed in inches per day, month, or year and is an estimate of the evapotranspiration of a large field of four-inches to seven-inches tall, cool season grass that is well watered. Reference evapotranspiration is used as the basis of determining the MAWA so that regional differences in climate can be accommodated.

(k) "Grading" means any importation, excavation, movement, loosening or compaction of soil or rock.

(l) "Hardscape" means any durable surface material, pervious or non-pervious.

(m) "Hydrozone" means a portion of the landscape area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.

(n) "Invasive plant species" means species of plants not historically found in California that spread outside cultivated areas and may damage environmental or economic resources.

(o) "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.

(p) "Irrigation efficiency" means the measurement of the amount of water beneficially used divided by the water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices.

(q) "Landscaped area" means an area with outdoor plants, turf and other vegetation. A landscaped area includes a water feature either in an area with vegetation or that stands alone. A landscaped area may also include design features adjacent to an area with vegetation when allowed under section 86.714. A landscaped area does not include the footprint of a building, decks, patio, sidewalk, driveway, parking lot or other hardscape that does not meet the criteria in section 86.714. A landscaped area also does not include an area without irrigation designated for non-development such as designated open space or area with existing native vegetation.

(r) "Licensed landscape contractor" means a person licensed by the State of California as a specialty contractor in the C-27 category, to construct, maintain, repair, install or subcontract the development of a landscape system.

(s) "Landscape design manual" means the manual, approved by the Director of Planning and Land Use that establishes specific design criteria and guidance to implement the requirements of this chapter.

(t) "Low head drainage" means a sprinkler head or other irrigation device that continues to emit water after the water to the zone in which the device is located has shut off.

(u) "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 lines or bubblers.

(v) "Mass grading" means the movement of more than 5000 cubic yards of soil by mechanical means to alter the topographic features of a site.

(w) "Maximum applied water allowance" (MAWA) means the maximum allowed annual water use for a specific landscaped area based on the square footage of the area, the ETAF and the ETo.

(x) "Mulch" means an organic material such as leaves, bark, straw, compost or inorganic mineral materials such as rocks, gravel or decomposed granite left loose and applied to the soil surface to reduce evaporation, suppress weeds, moderate soil temperature or prevent soil erosion.

(y) "Overspray" means the water from irrigation that is delivered outside an area targeted for the irrigation and makes contact with a surface not intended to be irrigated.

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

(aa) "Plant factor" means a factor that when multiplied by the ETo, estimates the amount of water a plant needs.

(bb) "Public water purveyor" means a public utility, municipal water district, municipal irrigation district or municipality that delivers water to customers.

(cc) "Recycled water" means waste water that has been treated at the highest level required by the California Department of Health Services for water not intended for human consumption. "Tertiary treated recycled water" means water that has been through three levels of treatment including filtration and disinfection.

(dd) "Runoff" means water that is not absorbed by the soil or landscape to which it is applied and flows from the landscaped area.

(ee) "Special landscaped area" means an area of the landscape dedicated to edible plants, an area irrigated with recycled water or an area dedicated to play such as a park, sports field or golf course where turf provides a playing surface.

(ff) "Subsurface irrigation" means an irrigation device with a delivery line and water emitters installed below the soil surface that slowly and frequently emit small amounts of water into the soil to irrigate plant roots.

(gg) "Transitional area" means a portion of a landscaped area that is adjacent to a natural or undisturbed area and is designated to insure that the natural area remains unaffected by plantings and irrigation installed on the property.

(hh) "Turf" means a groundcover surface of cool season or warm season mowed grass. Annual bluegrass, Kentucky bluegrass, perennial ryegrass, red fescue and tall fescue are cool season grasses. Bermuda grass, kikuyu grass, seashore paspalum, St. Augustine grass, zoysias grass and buffalo grass are warm season grasses.

(ii) "Water feature" means a design element where open water performs an aesthetic or recreational function. A water feature includes a pond, lake, waterfall, fountain, artificial streams, spa and swimming pool where a public water purveyor within the San Diego County Water Authority or the Borrego Water District



provides water for the feature. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices are not water features.

(jj) "WUCOLS" means Water Use Classification of Landscape Species and refers to the most recent version of the Department of Water Resources publication authored by the University of California Cooperative Extension.

### **SEC. 86.703. APPLICABILITY.**

(a) The following projects in the unincorporated area of the County for which the County issues a building permit or a discretionary permit after the chapter's effective date shall be required to obtain an outdoor water use authorization as part of the permitting process:

(1) A project for an industrial, commercial, civic or multi-family residential use where the landscaped area is 1000 square feet or more.

(2) A single family residential development where the total landscaped common area of the project area is 1000 square feet or more or where the developer or the developer's agent installs landscaping on one or more lots in the development.

(3) A new single family residence served by a public water purveyor within the San Diego County Water Authority or the Borrego Water District. As used in this subsection, a new single family residence does not include a single family residence that is being rebuilt after it was destroyed due to a natural disaster, such as a fire, earthquake, hurricane or tornado.

(4) A model home that includes a landscaped area, where the home is served by a public water purveyor within the San Diego County Water Authority or by the Borrego Water District.

(5) A public agency project that contains a landscaped area 1000 square feet or more.

(6) A project not included in categories (a)(1) through (a)(5) that requires a new grading permit and contains an area served by temporary or permanent irrigation.

(7) A cemetery.

(b) The following projects shall be exempt from the requirements of this chapter:

- (1) A registered local, State or federal historical site.
  - (2) An ecological restoration project that does not require a permanent irrigation system.
  - (3) A mined land reclamation project that does not require a permanent irrigation system.
  - (4) A botanical garden or arboretum that is open to the public.
- (c) Sections 86.725 and 86.726 shall apply to the owners and occupants of all property in the unincorporated area of the County, other than projects listed in subsection (b). Existing landscape projects that were installed before the effective date of this chapter where the landscape area is greater than one acre shall also be subject to section 86.727(b).

#### **SEC. 86.704. OUTDOOR WATER USE AUTHORIZATION.**

- (a) No person who constructs a project subject to section 86.703(a) shall use water for irrigation or a water feature without the authorization required by this chapter.
- (b) A person constructing a project subject to section 86.703(a) shall obtain a water use authorization to provide water to a landscaped area as follows:
- (1) A person applying for a building permit for a single family residence shall obtain a water use authorization from the County as part of the permitting process.
  - (2) A person applying for a discretionary permit shall submit a landscape concept plan with the discretionary permit application. As used in this chapter, a landscape concept plan means a drawing of the site where the project will be located that includes a representation of the site features, proposed plantings areas and the proposed method and type of irrigation.
  - (3) A person issued a discretionary permit shall obtain a water use authorization as part of the permitting process for each building permit for each project segment that requires installation of a water meter or connection to an existing water meter.
- (c) A water use authorization issued by the County shall establish the allowed MAWA for property on which a project that is subject to this chapter is located.

(d) Once the County establishes the MAWA for a property, no person who obtains water for the property from a public water purveyor in the unincorporated area of the County shall exceed the MAWA on that property, unless the County agrees to modify the MAWA, as provided in section 86.721.

(e) Any person may examine the water use authorization establishing the MAWA for a property at the Department of Planning and Land Use during normal business hours.

#### **SEC. 86.705. ADMINISTRATION, ENFORCEMENT AND LANDSCAPE MANUAL.**

(a) The Director DPLU shall administer and enforce this chapter, except that the Director DPLU may refer an application for a water use authorization to the Director of Public Works or the Director of General Services for processing.

(b) The Director DPLU shall prepare a landscape design manual that provides guidance to applicants on how to comply with the requirements of this chapter. The manual shall also provide guidance for a person with an existing landscaped area on how to increase water use efficiency and avoid wasting water.

#### **SEC. 86.706. NEW SINGLE FAMILY RESIDENTIAL PROJECTS WITH LIMITED LANDSCAPING.**

An applicant for a building permit for a new single family residence subject to this chapter where the landscaped area of the project is less than 5,000 square feet shall, as a condition of obtaining a building permit, submit an application for an outdoor water use authorization on a form provided by the Director. The application process shall include establishing a MAWA for the project.

#### **SEC. 86.707. LANDSCAPE DOCUMENTATION PACKAGE.**

(a) Except as provided in subsection (b) an applicant for a building permit for a project described in section 86.703(a) shall submit a landscape documentation package with the permit application.

(b) An applicant for a building permit for a single family residence with a landscaped area less than 5,000 square feet is not required to submit a landscape documentation package with the permit application, but shall comply with section 86.706. This subsection does not apply to a person who is applying for one or more building permits for single family residences in a residential development where the person applying is the developer.

(c) The landscape documentation package required by subsection (a) shall contain the following:

(1) A soil management report that complies with section 86.708 that analyzes soil composition within each landscaped area of the project.

(2) A landscaping and irrigation plan that complies with section 86.709 that describes the landscaping and irrigation for the project.

(3) A water efficient landscape worksheet that complies with section 86.711 that calculates the MAWA and the ETWU for the project.

(4) A grading design plan that complies with section 86.710 that describes the grading of the project.

#### **SEC. 86.708. SOIL MANAGEMENT REPORT.**

(a) The soil management report required by section 86.707(c)(1) shall contain the following information:

(1) An analysis of the soil for the proposed landscaped areas of the project that includes information about the soil texture, soil infiltration rate, pH, total soluble salts, sodium, percent organic matter.

(2) Recommendations about soil amendments that may be necessary to foster plant growth and plant survival in the landscaped area using efficient irrigation techniques.

(b) When a project involves mass grading of a site the applicant shall submit a soil management report that complies with subsection (a) above with the certificate of completion required by section 86.722.

#### **SEC. 86.709. LANDSCAPING AND IRRIGATION PLAN.**

(a) The landscaping and irrigation plan required by section 86.707(c)(2) shall be prepared by a landscape architect, civil engineer or architect licensed by the State of California. A homeowner of a single family residence required to submit a landscape and irrigation plan may have a licensed landscape contractor prepare the landscaping and irrigation plan if the homeowner has contracted with that contractor to install the landscaping and irrigation pursuant to the plan.

(b) The landscaping and irrigation plan shall contain the following information:

(1) A list of all vegetation by common and botanical plant name which exists in the proposed landscaped area. The plan shall state what vegetation will be retained and what will be removed.

(2) A list of all vegetation by common and botanical plant name which will be added to each landscaped area. The plan shall include the total quantities by container size and species. If the applicant intends to plant seeds, the plan shall describe the seed mixes and applicable germination specifications.

(3) A detailed description of each water feature that will be included in the landscaped area.

(4) The plan shall be accompanied by a drawing showing on a page or pages, the specific location of all vegetation, retained or planted, the plant spacing and plant size, natural features, water features and hardscape areas. The drawing shall include a legend listing the common and botanical plant name of each plant shown on the drawing.

(5) The location, type and size of all components of the irrigation system that will provide water to the landscaped area, including the controller, water lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators and backflow prevention devices.

(6) The static water pressure at the point of connection to the public water supply and the flow rate in gallons, the application rate in inches per hour and the design operating pressure in pounds per square inch for each station.

(7) The MAWA for the plan, including the calculations used to determine the MAWA. The calculations shall be based on the formula in section 86.712.

(8) The ETWU for the plan, including the calculations used to determine the ETWU. The calculations shall be based on the formula in section 86.713.

(9) A statement signed under penalty of perjury by the person who prepared the plan that provides, "I am familiar with the requirements for landscape and irrigation plans contained in the County Landscape Water Conservation Regulations, in Title 8, Division 6, Chapter 7. I have prepared this plan in compliance with those regulations. I certify that the plan implements those regulations to provide efficient use of water."

(c) The landscape and irrigation plan shall be designed as follows:

(1) All plants shall be grouped in hydrozones and the irrigation system shall be designed to deliver water to hydrozones based on the moisture requirements of the plant grouping. A hydrozone may mix plants of moderate and low water use, and mix plants of high water use with plants of moderate water use, but no high water use plants shall be allowed in a low water use hydrozone. A high water use hydrozone may, however, provide for some low water use plants if the low water use plants are of a type that are likely to thrive and flourish with the additional water. The plan shall also demonstrate how the plant groupings accomplish the most efficient use of water.

(2) The irrigation system shall be designed to prevent standing water and any condition such as runoff, overspray and low-head drainage where irrigation water flows or sprays onto areas not intended for irrigation. The plan shall also demonstrate how grading and drainage techniques promote healthy plant growth and prevent standing water, erosion and runoff.

(3) The plan shall provide for use of mulch as follows:

(A) A minimum two inch layer of mulch shall be applied on all exposed soil surfaces in each landscaped area except in turf areas, creeping or rooting ground covers or direct seeding applications where mulch is contraindicated.

(B) Stabilizing mulch shall be applied on slopes.

(C) The mulching portion of a seed/mulch slurry in hydro-seeded applications shall comply with subsection (B) above.

(D) Highly flammable mulch material, such as straw or small or mini size wood chips, shall not be used in a "Hazardous Fire Area," as that term is defined in the County Fire Code.

(4) The plan shall identify the type and amount of mulch for each area where mulch is applied.

(5) On a project other than a single family residence, the plan shall identify recreational areas.

(6) The plan shall identify areas permanently and solely dedicated to edible plants.

(7) The plan shall identify each area irrigated with recycled water, gray water and other non-potable water.

(8) The plan shall identify any soils amendments and their type and quantity.

(9) The plan shall demonstrate that landscaping when installed and at maturity will be positioned to avoid obstructing motorists' views of pedestrian crossings, driveways, roadways and other vehicular travel ways. If the landscaping will require maintenance to avoid obstructing motorist's views, the plan shall describe the maintenance and the frequency of the proposed maintenance.

(10) The plan shall avoid the use of landscaping with known surface root problems adjacent to a paved area, unless the plan provides for installation of root control barriers or other appropriate devices to control surface roots.

(11) The plan shall provide that any slope greater than 25 percent will be irrigated with an irrigation system with a precipitation rate of .75 inches per hour or less to prevent runoff and erosion. As used in this chapter, 25 percent grade means one foot of vertical elevation change for every four feet of horizontal length. An applicant may employ an alternative design if the plan demonstrates that no runoff or erosion will occur.

(12) The plan shall provide that all wiring and piping under a paved area that a vehicle may use, such as a parking area, driveway or roadway, will be installed inside a PVC conduit.

(13) The plan shall provide that irrigation piping and irrigation devices that deliver water, such as sprinkler heads, shall be installed below grade if they are within 24 inches of a vehicle or pedestrian use area. The Director DPLU may allow on-grade piping where landform constraints make below grade piping infeasible.

(14) That plan shall provide that only low volume or subsurface irrigation shall be use to irrigate any vegetation within 24 inches of an impermeable surface unless the adjacent impermeable surfaces are designed and constructed to cause water to drain entirely into a landscaped area.

(15) The plan shall provide that plants in a transitional area consist of a combination of site adaptive and compatible native and non-native species. The plan shall also provide that no invasive plant species shall be introduced or tolerated in a transitional area. The irrigation in a transitional area shall be

designed so that no overspray or runoff shall enter an adjacent area that is not irrigated.

(16) The plan shall demonstrate compliance with best management practices required by sections 67.801 et seq. (Watershed Protection, Stormwater Management and Discharge Control regulations).

(17) The plan shall address fire safety issues and demonstrate compliance with State and County requirements for defensible space around buildings and structures and shall avoid the use of fire prone vegetation.

(18) The irrigation system shall provide for the installation of an easily accessible manual shutoff valve as close as possible to the water supply. Additional manual shutoff valves shall be installed between each zone of the irrigation system and the water supply.

(19) The irrigation system shall provide that irrigation for any landscaped area will be regulated by an automatic irrigation controller.

(20) The irrigation system shall be designed to meet or exceed an average landscape irrigation efficiency of 0.71.

(d) The landscaping and irrigation plan shall describe each automatic irrigation controller the system uses to regulate the irrigation schedule and whether it is a weather based system or moisture detection system. The plan shall depict the location of electrical service for the automatic irrigation controller or describe the use of batteries or solar power that will power valves or an automatic irrigation controller.

#### **SEC. 86.710. GRADING DESIGN PLAN.**

(a) The grading design plan required by section 86.707(c)(4) shall be prepared by a landscape architect, civil engineer or architect licensed by the State of California. A homeowner of a single family residence required to submit a grading design plan may have a licensed landscape contractor prepare the grading design plan if the homeowner has contracted with that contractor to do the work covered by the plan. The grading design plan shall comply with following requirements:

(1) The grading on the project site shall be designed for the efficient use of water by minimizing soil erosion, runoff and water waste, resulting from precipitation and irrigation.



(2) The plan shall show the finished configurations and elevations of each landscaped area including the height of graded slopes, the drainage pattern, pad elevations, finish grade and any stormwater retention improvements.

(b) If the project applicant has submitted a grading plan with the application for the project the Director DPLU may accept that grading plan in lieu of the grading design plan required by this section, if the grading plan complies with subsection (a) above.

#### **SEC. 86.711. WATER EFFICIENT LANDSCAPE WORKSHEET.**

The water efficient landscape worksheet required by section 86.707(c)(3) shall be prepared by a landscape architect, civil engineer or architect licensed by the State of California. A homeowner of a single family residence required to submit a water efficient landscape worksheet may have a licensed landscape contractor prepare the water efficient worksheet if the homeowner has contracted with that landscape contractor to install the landscaping and irrigation covered by the plan for which the worksheet was prepared. The water efficient worksheet shall contain all of the following:

(a) A hydrozone information table that contains a list of each hydrozone in the landscaped area of the project. For each hydrozone listed the applicant shall provide all of the following information:

(1) The square footage of the hydrozone and the percentage of the total landscaped area of the project the hydrozone represents.

(2) The irrigation methods proposed to be used within the hydrozone.

(3) The category of the hydrozone as high, moderate or low water use and the median plant factor for the hydrozone. The category of the hydrozone and median plant factor shall be determined as follows:

(A) The plant factor used shall be from WUCOLS. The plant factor ranges from 0 to 0.3 for low water use plants, from 0.4 to 0.6 for moderate water use plants and from 0.7 to 1.0 for high water use plants. The median plant factor for low water use plants is 0.2, for moderate water use plants is 0.5 and for high water use plants is 0.8. If plants within a hydrozone have different water use requirements the hydrozone category shall be determined using the highest water using plant. The median plant factor shall be assigned based on the category determined.

(B) Temporarily irrigated areas shall be included in the low water use hydrozone. Temporarily irrigated as used in this chapter means the period of time when plantings only receive water until they become established.

(C) The surface area of a water feature shall be included in a high water use hydrozone unless the water feature is a pool or a spa with a durable cover. In that case, the water feature may be included in a moderate water use hydrozone.

(4) Each special landscaped area and the area's water use calculated using an ETAF of 1.0.

(b) Budget calculations for the MAWA and the ETWU. The calculations shall use the formula for the MAWA in section 86.712 and for the ETWU in section 86.713.

#### **SEC. 86.712. MAXIMUM APPLIED WATER ALLOWANCE.**

(a) A landscape project subject to this chapter shall not exceed the MAWA. The MAWA for a new landscape project shall be determined by the following calculation:

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

(b) The abbreviations used in the equation have the following meanings:

(1) MAWA = Maximum Applied Water Allowance in gallons per year.

(2) ETo = Evapotranspiration in inches per year.

(3) 0.62 = Conversion factor to gallons per square foot.

(4) 0.7 = ET adjustment factor for plant factors and irrigation efficiency.

(5) LA = Landscaped area includes special landscaped area in square feet.

(6) 0.3 = the additional ET adjustment factor for a special landscaped area  
(1.0 - 0.7 = 0.3)

(7) SLA = Portion of the landscaped area identified as a special landscaped area in square feet.

(c) If a public water purveyor establishes a MAWA for a property that is lower than the MAWA established pursuant to this chapter nothing in this chapter shall

be construed to prevent the water purveyor from enforcing its rules, regulations or ordinances.

### **SEC. 86.713. ESTIMATED TOTAL WATER USE.**

(a) An applicant for a project subject to this chapter shall calculate the estimated water use for each hydrozone, except a special landscaped area, using the following equation:

$$(1) \text{ Estimated water use} = (ET_o)(0.62)(PF \times HA / IE)$$

For special landscaped areas the applicant shall use the following equation:

$$(2) \text{ Estimated water use} = (ET_o)(0.62)(SLA)$$

The sum of all landscaped areas shall be the ETWU for the project.

(b) The abbreviations used in the equation have the following meanings:

(1) ETWU = Estimated total water use in gallons per year.

(2)  $ET_o$  = Evapotranspiration in inches per year.

(3) 0.62 = Conversion factor to gallons per square foot.

(4) PF = Average plant factor for each hydrozone based on whether the hydrozone is classified as high, medium or low water use. The hydrozone classification shall be based on the data included in the landscape and irrigation plans.

(5) HA = Hydrozone Area in square feet.

(6) IE = Irrigation Efficiency of the irrigation method used in the hydrozone.

(7) SLA = Special landscaped area in square feet.

(c) The ETWU for a proposed project shall not exceed the MAWA.

#### **SEC.86.714. ADJUSTMENT TO LANDSCAPED AREA FOR NON-VEGETATED AREA.**

Rock and stone or pervious design features such as decomposing granite ground cover that are adjacent to a vegetated area may be included in the calculation of the MAWA and ETWU provided the features are integrated into the design of the landscape area and the primary purpose of the feature is decorative.

#### **SEC. 86.715. LIMITATIONS ON USE OF WATER FEATURES.**

The total of all water features for a project, except for a swimming pool or spa, shall be limited to 15 percent of the total landscaped area of the project.

#### **SEC.86.716. LIMITATIONS ON USE OF TURF IN LANDSCAPED AREAS.**

The following regulations shall apply to the use of turf on a project subject to this chapter:

(a) Only low volume or subsurface irrigation shall be used for turf in a landscaped area:

(1) On a slope greater than 25 percent grade where the toe of the slope is adjacent to an impermeable hardscape.

(2) Where any dimension of the landscaped area is less than eight feet wide.

(b) On a commercial, industrial or multi-family project, no turf shall be allowed:

(1) On a center island median strip, on a parking lot island or in a public right of way.

(2) On any portion of a site that is inaccessible to or unusable by a person who uses the site.

(c) On a commercial or industrial project, decorative cool season turf shall not exceed 15 percent of the total landscaped area of a project unless the site is irrigated using recycled water.

(d) A ball field, park, golf course, cemetery and other similar use shall be designed to limit turf in any portion of a landscaped area not essential for the operation of the facility.

(e) No turf shall be allowed in a landscaped area if the turf cannot be irrigated without causing runoff, overspray or other wasteful water uses.

#### **SEC. 86.717. CEMETERIES.**

A person submitting an application for a Major Use Permit for a cemetery shall also submit the following:

(a) A concept plan, as described in section 86.704(b)(2).

(b) A water efficient irrigation worksheet that calculates the MAWA for the project with the application that complies with section 86.711.

(c) A landscape and irrigation maintenance schedule that complies with section 86.724.

#### **SEC. 86.718. PROJECTS WITH MODEL HOMES.**

A person who obtains a permit to construct a single family residential development that contains a model home shall provide a summary of this chapter prepared by the Director DPLU to each adult visitor that visits a model home. If an adult visitor is accompanied by one or more adults during the visit only one set of written materials is required to be provided. Each model home shall provide an educational sign in the front yard of the model home visible and readable from the roadway that the home faces that states in capital lettering at least two inches high, "THIS MODEL HOME USES WATER EFFICIENT LANDSCAPING AND IRRIGATION."

#### **SEC.86.719. RECYCLED WATER.**

(a) A person who obtains a permit for a project that is subject to this chapter shall use recycled water for irrigation when tertiary treated recycled water is available from the water purveyor who supplies water to the property for which the County issues a permit.

(b) A person using recycled water from a public water purveyor shall install a distribution system that separates recycled water from potable water. Pipes carrying recycled water shall be purple.

(c) A person who uses recycled water under this section shall be entitled to an ETAF of 1.0.

(d) This section does not excuse a person using recycled water from complying with all State and local laws and regulations related to recycled water use.

#### **SEC. 86.720. INSTALLATION BEFORE FINAL INSPECTION.**

A person issued an outdoor water use authorization for a project, other than a single family residence where the landscaped area of the project is less than 5,000 square feet, shall install the approved landscaping and irrigation system before final inspection of the project.

#### **SEC. 86.721. MODIFICATION OF OUTDOOR WATER USE AUTHORIZATION.**

(a) A person may submit an application to modify the outdoor water use authorization required by this chapter on a form provided by the Director DPLU.

(b) An applicant requesting modification of an authorization for a single family residence where the total landscaped area after modification is less than 5,000 square feet shall comply with section 86.706.

(c) An applicant requesting modification of an authorization other than the type of project in subsection (b) above, shall comply with sections 86.707 - 86.711.

#### **SEC. 86.722. CERTIFICATE OF COMPLETION.**

Each person issued a water use authorization who has installed approved landscaping and irrigation, other than a single family residence with a total landscaped area less than 5,000 square feet shall submit:

(a) A certificate of completion on a form provided by the Director DPLU within 10 days after installation, verifying that the landscaping and irrigation were installed as allowed in the approved landscape and irrigation plan, that all approved soil amendments were implemented and the installed irrigation system is functioning as designed and approved. The certificate of completion shall be signed under penalty of perjury by the person to whom the water use authorization has been issued and by a California licensed, landscape architect, civil engineer or architect. Where the water use authorization has been issued to a single family homeowner with a landscaped area of 5,000 square feet or more who hired a licensed landscape contractor to install the landscaping and irrigation, the certificate shall be signed under penalty of perjury by the homeowner and the contractor.

(b) An irrigation schedule that complies with section 86.723 that describes the irrigation times and water usage for the project

(c) A landscape and irrigation system maintenance schedule that complies with section 86.724.

(d) A soil management report that complies with section 86.708(b) if the applicant did not submit the report with the landscape documentation package.

#### **SEC. 86.723. IRRIGATION SCHEDULE.**

The irrigation schedule required by section 86.722 shall be prepared by a California licensed, landscape architect, civil engineer or architect and provide the following information:

(a) A description of the automatic irrigation system that will be used for the project.

(b) The time period when overhead irrigation will be scheduled and confirm that no overhead irrigation shall be used between the 10:00 a.m. and 8:00 p.m.

(c) The parameters used for setting the irrigation system controller for watering times for:

(1) The plant establishment period.

(2) Established landscaping.

(3) Temporarily irrigated areas.

(4) Different seasons during the year.

(d) The parameters used for each station for the following factors:

(1) The days between irrigation.

(2) Station run time in minutes for each irrigation event, designed to avoid runoff.

(3) Number of cycle starts required for each irrigation event, designed to avoid runoff.

(4) Amount of water to be applied on a monthly basis.

- (5) The root depth setting.
- (6) The plant type setting.
- (7) The soil type.
- (8) The slope factor.
- (9) The shade factor.

#### **SEC. 86.724. LANDSCAPING AND IRRIGATION MAINTENANCE.**

(a) A person using water under a water use authorization that the County issued pursuant to this chapter shall maintain the landscaping and irrigation on the property to ensure compliance with the MAWA.

(b) A property owner using water on property subject to a water use authorization other than a single family residence with a total landscaped area less than 5,000 square feet, shall prepare a maintenance schedule for the landscaping and irrigation on the project. The schedule shall provide for: (1) inspections to guard against runoff and erosion and detect plant or irrigation system failure, (2) replacement of dead, dying and diseased vegetation, (3) eradication of invasive plant species in transitional areas, (4) repairing the irrigation system and its components when necessary, (5) replenishing mulch, (6) soil amendment when necessary to support and maintain healthy plant growth, (7) fertilizing, pruning, weeding and mowing and (8) maintenance to avoid obstruction of motorists' view. The schedule shall also identify who will be responsible for maintenance.

(c) A person who uses water pursuant to a water use authorization shall maintain the irrigation system to meet or exceed an average irrigation efficiency of 0.71.

(d) A person who replaces broken or malfunctioning irrigation system components shall replace the components with the same materials or their equivalent.

(e) A person who replaces vegetation shall replace it with plantings that are representative of the hydrozone in which the plants were removed and shall be typical of the water use requirements of the plants removed provided that the replaced vegetation does not result in mixing plants contrary to the requirements of this chapter.



**SEC. 86.725. PROHIBITION ON WASTING WATER AND EXCEEDING THE MAXIMUM ALLOWED WATER ALLOWANCE**

(a) No person who owns or occupies property in the unincorporated area of the County shall use water for irrigation that due to runoff, low head drainage, overspray or other similar condition, results in water flowing onto adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas. This section is not intended to apply to circumstances beyond the control of the property owner or other person in possession of the property.

(b) No person whose property is subject to an outdoor water use authorization pursuant to this chapter shall exceed the MAWA for the property.

(c) A person who violates subsections (a) or (b) above shall be subject to the Administrative Citation Procedures in sections 18.101 et seq. of this code.

(d) The County may also obtain an injunction against a person who continues to violate subsections (a) or (b) after receiving a warning of an Administrative Citation pursuant to section 18.103.

**SEC. 86.726. COUNTY'S RIGHT TO INSPECT.**

Whenever the County has reasonable grounds to believe that a person is violating section 86.725 the County may inspect the property and any irrigation system or water feature on the property. If a person refuses to consent to an inspection the County may obtain an inspection warrant pursuant to Code of Civil Procedure sections 1822.50 et seq. No person shall interfere with a County inspector conducting an inspection authorized by this chapter.

**SEC. 86.727. OUTDOOR WATER USE AUDIT.**

(a) The County may randomly audit outdoor water use on any property for which it issued a water use authorization pursuant to this chapter to determine compliance with the authorization. A person who owns or occupies property subject to a water use authorization, shall be deemed to consent to the audit of outdoor water use if the person engages in outdoor water use on the property.

(b) The County may also analyze, survey and audit outdoor water use using methods described in 23 California Code of Regulations sections 490 et seq., on an existing landscape project where the landscaped area exceeds one acre and the County has reasonable grounds to believe that due to irrigation runoff, low head drainage, overspray or other similar condition, water is flowing onto adjacent

property, non-irrigated areas, structures, walkways, roadways or other paved areas of the project.

#### **SEC. 86.728. FEES.**

An applicant for a project subject to this chapter shall include with the application, all fees established by the Board of Supervisors to cover the County's costs to review an application, any required landscape documentation package and any other documents the County reviews pursuant to the requirements of this chapter.

#### **SEC. 86.729. APPEAL**

A person whose application for a water use authorization or for modification of a water use authorization is denied may appeal the denial to the Planning Commission by making a written request for the appeal to the Director DPLU within 10 days of the denial. The Planning Commission shall consider the matter within 45 days after the appeal is filed. The 45-day period may be extended upon written consent of the appellant. The Planning Commission's decision shall be final.


Section 3. This ordinance shall take effect and be in force thirty days after its passage, and before the expiration of fifteen days after its passage, a summary hereof shall be published once with the names of the members of this Board voting for and against it in the San Diego Commerce a newspaper of general circulation published in the County of San Diego.

APPROVED AS TO FORM AND LEGALITY  
COUNTY COUNSEL

BY 

SENIOR DEPUTY

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of San Diego this 13<sup>th</sup> day of January, 2010.

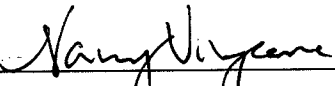
  
PAM SLATER-PRICE  
Chairwoman, Board of Supervisors  
County of San Diego, State of California

The above Ordinance was adopted by the following vote:

AYES: Cox, Jacob, Slater-Price, Roberts, Horn

ATTEST my hand and the seal of the Board of Supervisors this 13<sup>th</sup> day January, 2010.

THOMAS J. PASTUSZKA  
Clerk of the Board of Supervisors

By   
Nancy Vizcarra, Deputy



No. 10032 (N.S.)

01-13-2010 (9)



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# **WATER EFFICIENT LANDSCAPE DESIGN MANUAL**

## **COUNTY OF SAN DIEGO**

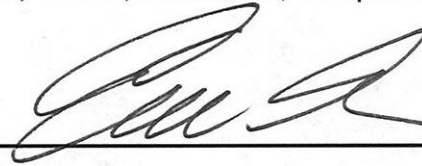
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**DEPARTMENT OF PLANNING AND LAND USE**

## APPROVAL

I hereby certify that this **Water Efficient Landscape Design Manual** has been considered and approved by the Director of Planning and Land Use on this 16<sup>th</sup> day of February, 2010, to be used in conjunction with the County's Water Conservation in Landscaping Ordinance, County Code, Title 8, Division 6, Chapter 7.

A handwritten signature in black ink, appearing to read 'Eric Gibson', is written over a horizontal line.

ERIC GIBSON  
Director of Planning and Land Use

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

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## PURPOSE

Impacts from landscaping can improve or impair quality of life. Landscaping affects water conservation, fire protection, soil erosion, storm-water management, wildland preservation, health standards, recreation and aesthetics. The primary purpose of this document is to provide guidance on landscaping design and installation that encourages the efficient use and conservation of water. It also encourages landscapes that create defensible space in the event of a wildfire.

This document incorporates the requirements of the County's Water Conservation in Landscaping regulations (County Code of Regulatory Ordinances Section 86.701 *et seq.*) with landscape design guidelines and installation specifications. It provides guidance on preparing the various components of landscape plans which may be required as part of a discretionary or ministerial permit process. Compliance with this manual will result in a more efficient process and avoid unnecessary time delays. For those people who are not required to submit a formal landscape plan, this manual serves as a resource to educate and assist in the design and installation of a water efficient landscape.



# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

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Lake Oroville June 2005



Lake Oroville February 2008



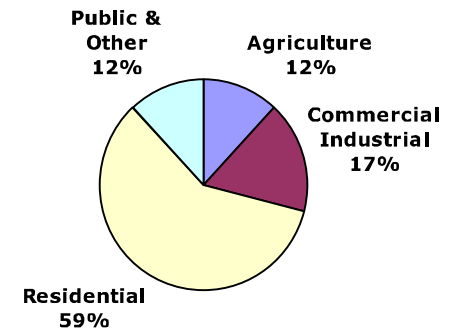
Lake Oroville November 2008



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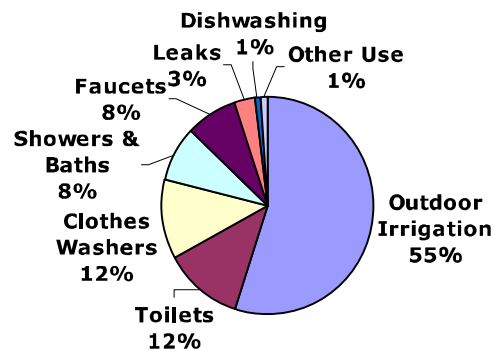
**REGIONAL WATER USE**



"Estimates of Water Use in the San Diego Region." *Our Water, Our Future – 2009 Update*, California Landscape Contractors Association, San Diego Chapter, May 2009

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**SINGLE FAMILY RESIDENTIAL**



"Estimates of Water Use in the San Diego Region." *Our Water, Our Future – 2009 Update*, California Landscape Contractors Association, San Diego Chapter, May 2009

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Cover photograph of the Water Conservation Garden at Cuyamaca College taken by Dixie Switzer.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

## SECTION 1 APPLICABILITY AND PROCESS

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

#### 1. Landscapes under 5,000 square feet



- a. A Residential Outdoor Water Use Compliance form must be submitted to the Department of Planning and Land Use for all new construction of primary single-family residences that meet the applicability requirements of the Water Conservation in Landscaping regulations and that contain a landscaped area of less than 5,000 square feet. The regulations apply to residences that are or will be served by a member agency of the San Diego County Water Authority (Appendix J) or by the Borrego Water District.
- b. The application may be submitted by the property owner or the owner's agent. The application must be approved by the Director of Planning and Land Use in order to obtain a Water Use Authorization, as described in the County Code of Regulatory Ordinances Section 86.704, and to receive a building permit.
- c. The application consists of project information, the size of the landscaped area, the water supply type, and calculation 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).

#### 2. Landscapes 5,000 square feet or greater

- a. A Landscape Documentation Package (LDP) must be submitted to the Department of Planning and Land Use for all new construction of primary single-family residences that meet the applicability requirements of the Water Conservation in Landscaping regulations and that contain a landscaped area of 5,000 square feet or greater.

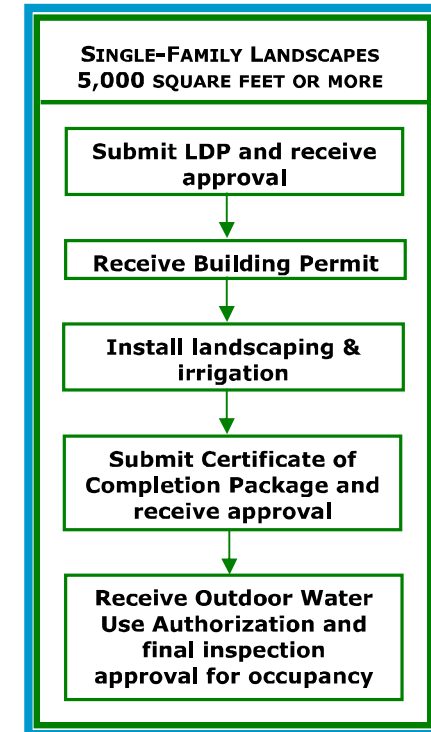
# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

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 J) or by the Borrego Water District.

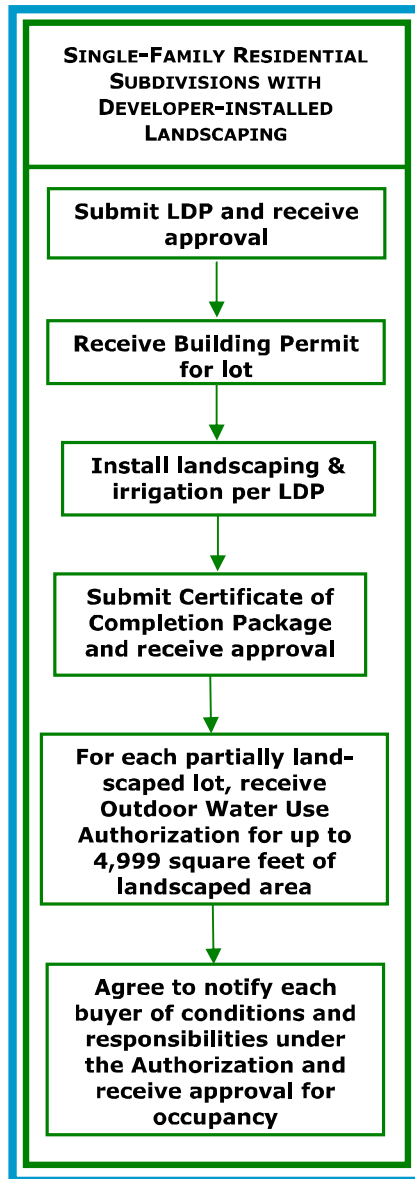
- b. The LDP must be prepared and certified by a California licensed landscape architect, licensed civil engineer, licensed architect, or licensed landscape contractor. The LDP must be approved by the Director of Planning and Land Use in order to obtain an Outdoor Water Use Authorization as described 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 86.722). The landscaping and the irrigation system must be installed and approved before final inspection of the residence will be approved for occupancy.

## 3. Single Family Residential Subdivisions

- a. Before a building permit can be issued for an individual lot within a residential subdivision where no landscaping will be installed by the developer, an Outdoor Water Use Authorization must be issued. The Outdoor Water Use Authorization will be issued to the developer based on the water budget for the entire landscaped area up to a maximum of 4,999 square feet.
- 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



# WATER EFFICIENT LANDSCAPE DESIGN MANUAL



developer must receive approval for the Landscape Documentation Package (LDP).

- 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. 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. The Outdoor Water Use Authorization will be issued to the developer based on the water budget for the entire landscaped area up to a maximum of 4,999 square feet.
  - ii. The estimated total water use of the installed landscape must not be greater than the water budget calculated for the square footage of the area where the landscape is installed.
- e. A Certificate of Completion must be submitted for any lot where all or a portion of the landscape will be installed by the developer.
- 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. The developer must inform the buyer that if the buyer wishes to increase the landscaped area beyond 4,999 square feet, the buyer must contact the County for a modification to the Outdoor Water Use Authorization.

## **B. Construction of New Commercial, Industrial, Civic, and Multifamily Landscapes of 1,000 square feet or more and New Single-Family Common Area Landscapes of 1,000 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

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

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 must be prepared and certified by a California licensed landscape architect, licensed civil engineer or licensed architect.
- c. The LDP must be approved by the Director of Planning and Land Use in order to obtain an Outdoor Water Use Authorization as described in the County Code of Regulatory Ordinances Section 86.704.
- 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 86.722).
- 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 or architect shall conduct periodic site visits during construction to ensure that the landscaping

**LANDSCAPES FOR COMMERCIAL, INDUSTRIAL, CIVIC, MULTIFAMILY AND COMMON AREA FOR SINGLE FAMILY OVER 1,000 SQUARE FEET**

**Submit Concept Plan  
as part of  
discretionary permit  
approval process**

**Receive discretionary  
permit approval**

**Submit Landscape  
Documentation  
Package and receive  
approval**

**Receive Building  
Permit**

**Install landscaping  
and irrigation**

**Submit Certificate of  
Completion Package  
and receive approval**

**Receive Outdoor Water  
Use Authorization and  
final inspection approval  
for occupancy**

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

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and irrigation system are being installed per the approved Landscape Document Package and shall certify to such as part of the Certificate of Completion requirements.

## **C. Model Homes**

1. The new construction of a model home in a 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 occupancy is permitted.
2. In addition, the developer must provide educational materials on water efficient landscaping and irrigation requirements to visitors.
3. Each model must have a sign in the front yard. The sign must be visible and readable from the roadway that the home faces. The sign must state in capital lettering at least two inches high, "THIS MODEL HOME USES WATER EFFICIENT LANDSCAPING AND IRRIGATION."

## **D. Public Agencies**

A public agency project that contains a landscaped area of 1,000 square feet or more is required to submit a Landscape Documentation Package and a Certificate of Completion.

## **E. Cemeteries**

1. The applicant does not need 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.

## **F. Graded Slopes**

An applicant for any discretionary permit that includes grading and landscaping, where the landscaping will require temporary or permanent



# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

irrigation, must submit a Landscape Documentation Package and Certificate of Completion to the Department of Planning and Land Use. Occupancy of the site may be delayed until the landscaping is sufficiently established to prevent erosion as required by the County Grading Ordinance.

## SECTION 2 LANDSCAPE DOCUMENTATION PACKAGE

### A. General Information

1. A Landscape Documentation Package (LDP) must be submitted to the Department of Planning and Land Use for all landscape projects that meet the applicability requirements of the Water Conservation in Landscaping regulations with the exception of the new construction of single-family residences with landscapes less than 5,000 square feet. The Landscape Documentation Package shall address water conservation techniques and efficient irrigation systems. The owner or his agent shall be responsible for implementation of the Landscape Documentation Package.
2. The LDP must 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.
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 to ensure that the landscaping and irrigation system are being installed per the approved Landscape Document Package and shall certify to such as part of the Certificate of Completion requirements.



#### 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

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4. The LDP consists of:
  - a. Project Information
  - b. Water Efficient Landscape Worksheet
  - c. Landscape Design Plan
  - d. Irrigation Design Plan
  - e. Grading Design Plan
  - f. Soil Management Report
5. The LDP must be approved by the Director of Planning and Land Use in order to obtain a Water Use Authorization as described in the County Code of Regulatory Ordinances Section 86.704.

## **B. Project Information**

The applicant shall provide the following information:

1. Date of application
2. Project applicant
3. Project Address (including parcel and lot number(s))
4. Total irrigated landscape area (square feet)
5. Landscape type (e.g., new, existing, public, private, cemetery, home-owner installed, etc)
6. Water supply type (potable, recycled, well)
7. Checklist of all documents in Landscape Documentation Package
8. Project contact information for the Project Applicant and Property Owner

## **C. Water Efficient Landscape Worksheet**

See Appendix C for the required Worksheet to verify that the project's Estimated Total Water Use (ETWU) does not exceed the project's Maximum Applied Water Allowance (MAWA).

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

1. For the calculations of the MAWA, the evapotranspiration adjustment factor (ETAF) is equal to .7 except for special landscaped areas where the ETAF is equal to 1, pursuant to the County Code of Regulatory Ordinances Section 86.711.
2. For calculation of the ETWU, a project applicant shall use the evapotranspiration values from the Reference Evapotranspiration (ETo) Table or the average annual ETo value based on the County classification of the Community Planning Area where the site is located. See Appendix A for the ETo Table and information on County classifications and corresponding average ETo values.
3. Each hydrozone in the landscape plan must be categorized (low, moderate, high water use or special landscaped area) based on the plant within the hydrozone with the highest plant factor. The applicant shall utilize the Water Use Classification of Landscape Species publication (WUCOLS) to determine plant factors (crop coefficients).
4. High water use plants cannot be planted in a low water use hydrozone.
5. All surface area of water features shall be included in a high water use hydrozone.
6. Temporarily irrigated areas shall be included in a low water use hydrozone.
7. Artificial turf shall be included in a low water use hydrozone.
8. After the appropriate hydrozone category has been established, the ETWU calculation will utilize an average plant factor for each hydrozone category as shown on the Worksheet in Appendix C.

Highest Plant Factor	Hydrozone Category
0.0 – 0.3	Low water use
0.4 – 0.6	Medium water use
0.7 – 1.0	High water use

## D. Landscape Design Plan

For the efficient use of water, a landscape shall be carefully designed and planned for the intended function of the project.

### 1. General Submittal Requirements

- a. Submit two complete sets.



**Example of a landscape using low water use plants**

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

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- b. Submit a copy of the project's Storm Water Management Plan (SWMP) with all vegetated Best Management Practices (BMPs) highlighted. SWMP must a copy of the approved plan or most recent version, updated and highlighted for landscape review. See Section 2.D.11.
- c. Plans must address fire safety issues and demonstrate compliance with State and County requirements for defensible space around buildings and structures.
- d. Plans must be standard 24" X 36" blueprint sheets. Any other size is not acceptable.
- e. Scale is 1" = 20' or smaller (such as: 1" = 10' or 1" = 5').
- f. Plans must be legible, professionally prepared and a print of an original drawing. Photocopies are not acceptable.
- g. All sheets must be signed, stamped, and dated along with a renewal date by the professional licensed by the State of California who prepared the plans.
- h. Each sheet must contain the following certification:

*I am familiar with the requirements for landscape and irrigation plans contained in the County Landscape Water Conservation regulations, in Title 8, Division 6, Chapter 7. I have prepared this plan in compliance with those regulations. I certify that the plan implements those regulations to provide efficient use of water.*

## 2. Plan Requirements

Plans shall:

- a. Delineate and label each hydrozone by number, letter, or other method.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

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- b. Identify each hydrozone as low, moderate, high water use or a special landscaped area.
- c. Show specific location of all vegetation, retained or planted, the plant spacing and plant size.
- d. Include a legend listing the common and botanical plant names of each plant shown on the drawing.
- e. Identify recreational areas (both passive and active) except on plans for single family residential projects.
- f. Identify areas permanently and solely dedicated to edible plants.
- g. Identify areas irrigated with recycled water.
- h. Identify temporarily irrigated areas.
- i. Show all pervious and non-pervious hardscapes.
- j. Show all natural features.
- k. Identify the type, and surface area of all water features.
- l. Identify the type and amount of mulch for each area where mulch is applied.
- m. Identify any soil amendments, the type, and quantity.

## **3. Plant Material**

- a. Landscaping includes the planting and maintenance of trees, groundcover, shrubs, vines, flowers, or turf varieties. In addition, when appropriate for the site and intended use, the landscaping may include natural features such as rock and stone or structural features including, but not limited to, fountains, pools, art work or pervious pathways.
- b. Plants shall be selected and planted appropriately based upon their adaptability to the climatic, geologic and topographical conditions of

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

**Once a year, groom ornamental grasses. Do not mow.**



**Buffalo Grass**



**California Meadow Sedge**

the project site. Low-water use, deep-rooted plants and native species are highly recommended, as well as plants that are well-suited for the soil type that exists on site.

- c. Plants shall be grouped into hydrozones with plant species having similar water demands and by their soil, sun, shade, and maintenance requirements.
- d. Within hazardous fire areas, highly flammable plant materials and mulches, such as straw or small wood chips, should be avoided. Refer to the plant list in Appendix G for plants that are both ignition resistive and low water use. Also see Section 2.D.7.
- e. Plant material used in landscapes within the wildland/urban interface should design and maintain a defensible, ignition resistive landscape. Projects are encouraged to use ignition-resistive, low water use plants that reduce the chance for embers from the plants to spread to either urban areas or wildlands.
- f. Plantings in transitional areas must consist of site adaptive and compatible native species and may also be combined with site adaptive and compatible non-native species. Invasive plant species must not be planted in transitional areas and must be eradicated when and where they occur. See Section 2.D.6. and Appendix I.

## **4. Turf Areas**

- a. Turf must be efficiently irrigated so as to avoid runoff or overspray.
- b. Turf shall not be allowed in an area that is less than eight feet wide in any direction unless low volume or subsurface irrigation is utilized.
- c. Turf shall not be allowed within 24 inches of impermeable surfaces unless it is irrigated with low volume or subsurface irrigation or unless the adjacent impermeable surfaces are designed and constructed to cause water to drain entirely into a landscaped area.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

- d. Turf shall not be allowed on slopes where the grade is greater than 25 percent (4:1) and where the toe of the slope is adjacent to an impermeable hardscape unless the turf is irrigated with low volume or subsurface irrigation .
- e. All large turf areas in projects such as, but not limited to, ball fields, cemeteries and parks shall be designed to limit the use of turf in any portion of the landscaped area not essential to operation of the facility.
- f. Turf shall not be allowed in center island median strips, parking lot islands or public right of way.
- g. Turf shall not be allowed in locations inaccessible and unusable to the public or site occupants. This restriction does not apply to single-family residential landscapes.
- h. Decorative cool season turf shall not exceed 15 percent of the landscape area, unless recycled (non-potable) water has been approved and used for irrigation at the site. This restriction does not apply to single-family residential landscapes.

## 5. Water Features

- a. Recirculating water systems must be used for decorative water features.
- b. The surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculations unless the water feature is a recreational pool or spa and is equipped with a durable cover. If a cover is used, the pool or spa may be included in a moderate water use hydrozone.
- c. The total of all water features, excluding a recreational pool or spa, is limited to 15 percent of the total landscaped area.

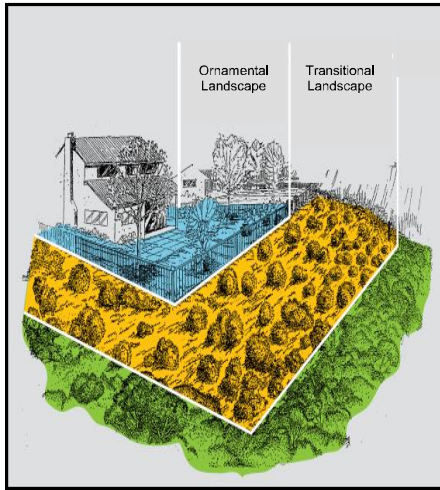


### TURF MANAGEMENT

- 30% of San Diego's water is used to irrigate residential landscapes. Turf consumes the majority of that water.
- Turf should be at least 2 to 3 inches high.
- Leave grass clippings on the lawn
- Use warm season turf instead of cool season turf.
- As an alternative, try low water use ornamental grasses such as buffalo grass or California meadow sedge.
- Dethatch or aerate your lawn to allow water to penetrate the soil.



# WATER EFFICIENT LANDSCAPE DESIGN MANUAL



**Illustration of a Transitional Landscape**

- d. If groundwater resources are proposed to be used, long term availability of this resource and the water quality must be approved to the satisfaction of the Director of Planning and Land Use.

## 6. Transitional Landscapes

- a. Transitional landscape areas are the areas between non-native landscapes and undeveloped areas. The plants specified for transitional landscapes, including slopes and other disturbed areas typically consist of a combination of site adaptive and compatible native and non-native species. The mix of native and non-native plant materials should generally vary, with areas contiguous to existing native vegetation being planned with predominantly native material.
- b. Invasive (i.e., those capable of reproducing and spreading into native, non-irrigated areas and displacing those communities) non-native plant species are prohibited in all transitional landscapes. Invasive plants that sprout in transition areas shall be promptly abated. The irrigation in a transitional area shall not influence adjacent vegetation.

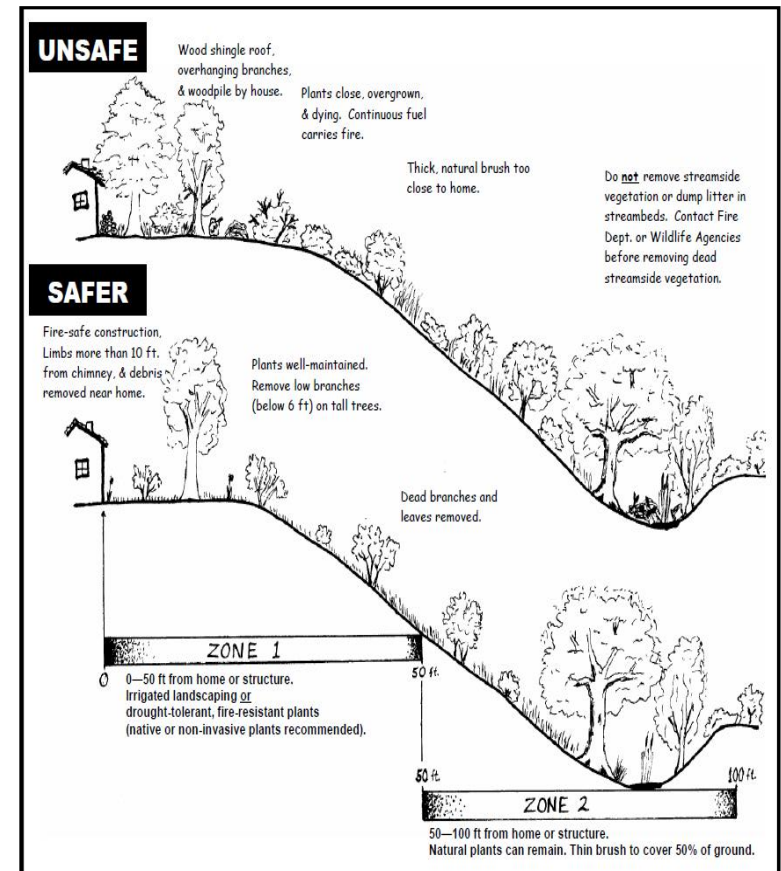
## 7. Fuel Management

- a. Combustible vegetation must be cleared in a 100-foot radius from any structure. Combustible vegetation is any material that left in its natural state will readily ignite, burn and cause fire to move to any structure or other vegetation. Examples are dry grass, brush, weeds, litter, waste and dead and dying vegetation. See the Undesirable Plant List in Appendix H for plants to avoid.
  - i. The first 50 feet from the structure may be permanently irrigated and planted with ignition resistive plants which must be maintained all year around.
  - ii. Within the remaining 50 feet of the 100-foot area, all dead and dying vegetation must be removed and the remaining vegetation must be thinned by 50 percent.



# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

- b. Vegetation can only be removed or thinned by mowing, cutting or grazing. The root structure must be left intact to prevent erosion. Do not completely remove or disturb the existing plant root system.
- c. No irrigated or non-native landscaping is allowed within an open space easement.
- d. Trees that overhang or touch your structures must be trimmed back away from the structure.
- e. Remove any tree limbs within 10 feet of your chimney.
- f. For fire truck access, remove trees and shrubs within 10 feet of each side of your driveway.
- g. Avoid planting trees under or near electrical lines. If the trees grow into overhead lines or make contact with overhead lines under windy conditions, they could cause a fire.
- h. Existing trees should be pruned by cutting off any branches up to 6 feet above the ground and the vegetation beneath the canopy of the tree should be trimmed to prevent ground fires from spreading upward into trees.
- i. Vary the height of plants and adequately space them. Taller plants need to be spaced wider apart.
- j. To conserve water, plant low water use trees and shrubs that can be maintained by deep watering as infrequently as once or twice a month.
- k. Work with your neighbors to clear common areas between houses, and prune areas of heavy vegetation that are a fire threat to both properties.



# WATER EFFICIENT LANDSCAPE DESIGN MANUAL



**Properly maintained defensible space saves property and lives.**

- l. If you have a heavily wooded area on your property, removing dead, weak or diseased trees may improve growing conditions. This will leave you with a healthy mixture of both new and older trees.
- m. Except in hazardous fire areas, any removed trees may be chipped and used as mulch provided the depth of the mulch does not exceed six inches. In hazardous fire areas, highly flammable mulch such as straw or small size wood chips must not be used.
- n. Don't forget to legally dispose of all your cut vegetation. You may contact your local landfill to inquire about green waste recycling. Open burning may not be allowed. Contact your fire agency for more information.
- o. Stack firewood and scrap wood piles at least 30 feet from any structure and clear away any combustible vegetation within 10 feet of the piles. Many homes have survived as a fire moved past it, only to burn later from a wood pile that caught fire after the firefighters had moved on to protect other homes.
- p. Check and clean your roofs and gutters on all structures several times during the spring, summer and fall to remove debris that can easily ignite from a spark.
- q. Check with your local fire district for additional requirements.

## **8. Slope Erosion Control**

- a. At a minimum, all manufactured slope areas shall be covered within 10 days of completion of grading with hydroseed/mulch, punched straw mulch, jute netting or other approved geotextile material capable of controlling surface soil erosion.
- b. Except where approved otherwise, all slopes and any other areas disturbed in conjunction with grading activities shall be maintained until vegetation is established, with coverage equal to at least 70 percent of the coverage achieved by native background plants. This threshold must be met before occupancy of the site will be permitted.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

- c. A minimum of 50 percent of the total slope area of manufactured slopes shall be planted with deep rooting plantings (i.e., those with a typical root depth of approximately 5 feet or greater). For seeded plantings, at least 50 percent of the viable seed count shall be deep rooting species.
- d. All plant materials on manufactured slopes shall be appropriate to the site conditions, shall be water efficient when established and shall be adequately spaced to control soil erosion.
- e. All slopes in excess of 15 feet shall be planted with rooted container stock at an average rate of one per 100 square feet unless approved otherwise by the Director of Planning and Land Use. Containers shall be a minimum of one gallon for shrubs and five gallons for trees. All container stock shall be provided with a temporary irrigation system.
- f. Turf shall not be allowed on slopes where the grade is greater than 25 percent (4:1) and where the toe of the slope is adjacent to an impermeable hardscape unless the turf is irrigated with low volume or subsurface irrigation.
- g. 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 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 for Certificate of Completion.



**Vegetated slopes prevent erosion.**

## **9. Groundcovers**

Herbaceous groundcovers shall be planted at a distance that will typically ensure 100 percent coverage within one year of installation.

## **10. Mulch and Amendments**

- a. A minimum two inch (2") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL



## MULCH TIPS

- Organic mulch absorbs and retains water so do not irrigate areas covered with organic mulch until the mulch dries out (about once a week).
- Use gravel mulch in areas planted with succulents.



Mulch can be a decorative ground cover that reduces evaporation and weeds.

or rooting groundcovers, or other special planting situations where mulch is not recommended.

- Stabilizing mulching products shall be used on slopes.
- The mulching portion of the seed/mulch slurry in hydro-seed applications shall meet the mulching requirements.
- Highly flammable mulch material, such as straw or small size wood chips, shall not be used in hazardous fire areas.
- Preserve and reuse as much site topsoil as possible.
- Amend disturbed soil with compost and prevent recompaction.
- Follow the recommendations from the soil analysis. See Section 2.G.

## 11. Drainage

- Landscape plans shall show the location and installation details of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater. Examples include, but are not limited to:
  - Infiltration beds, swales, and basins that allow water to collect and soak into the ground.
  - Constructed wetlands and retention ponds that retain water, handle excess flows, and filter pollutants
  - Pervious or porous surfaces (e.g., permeable pavers or blocks, pervious or porous concrete, etc.) that minimize runoff.
- No drainage shall flow or collect in such a manner as to allow breeding by mosquitoes or any other vermin.
- Low areas that may cause standing water shall be filled and replanted.

## 12. Vehicular Use Areas not within the Street Right of Way

- Landscape improvements, including, but not limited to, plants, berms, signs, and structures shall be selected, positioned, and

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

maintained to avoid obstructing views of motorists near intersections of aisles, drives, and pedestrian walkways.

- b. Trees shall be selected and maintained such that, at mature size, scaffold branches are a minimum of 60 inches above the finish grade as measured at the trunk.
- c. Plant materials with known surface root problems shall not be used in vehicular use areas, paved pedestrian walkways, and structures with poured concrete slabs.

## 13. Planting in the Right of Way

- a. All public right of way areas between a newly developed property or rehabilitated landscapes and the existing sidewalk or street edge shall be fully landscaped for erosion control purposes and community character. Trees shall not be planted in the right of way unless pursuant to an encroachment permit issued by the Department of Public Works.
- b. Plans shall include a statement indicating who is responsible for ongoing maintenance, including runoff and overspray prevention, repairs of broken or malfunctioning irrigation equipment, replacement of dead, dying, or diseased vegetation, and continual compliance with the project's approved water calculations.
- c. Turf shall not be planted in the public right of way.

## 14. Screening Requirements

- a. When plant materials are used to satisfy screening requirements, planting shall be spaced to ensure 100 percent screening within two years of installation.
- b. All plant material will be spaced according to acknowledged characteristics of the plant's growth.

## 15. Staking

- a. All trees which are not self-supporting must be staked or cabled.



**Surface roots have raised the sidewalk.**



# WATER EFFICIENT LANDSCAPE DESIGN MANUAL



## SMALL CHANGES FOR BIG SAVINGS

- The easiest and most effective action you can take to conserve water is to reduce overwatering and runoff.
- Install a smart controller.
- If you have an old sprinkler system, replace the heads with newer, more efficient heads.
- Replace sprinkler heads with mini rotors to reduce runoff. Mini rotors have a reduced precipitation rate which allows time for water to penetrate the soil.
- Use rotors to water large areas of 25 feet by 25 feet or larger.
- Water in 2 to 3 short cycles rather than one long cycle.
- Switch to drip irrigation for watering trees and shrubs.

- Stakes or cables are to be removed once the tree is self-supporting.

## E. Irrigation Design Plan

### 1. General Information

- Submit two complete sets.
- Plans must be standard 24" X 36" blueprint sheets. Any other size is not acceptable.
- Scale is 1" = 20' or smaller (such as: 1" = 10' or 1" = 5').
- Plans must be legible, professionally prepared and a print of an original drawing. Photocopies are not acceptable.
- For the efficient use of water, an irrigation system shall meet all requirements listed in the Water Conservation in Landscaping regulations as well as the manufacturer's specifications.
- The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance.
- The designated landscape architect, civil engineer, architect, or landscape contractor shall conduct periodic site visits during construction to ensure that the landscaping and irrigation system are being installed per the approved Landscape Document Package and shall certify to such as part of the Certificate of Completion requirements. Preliminary inspection shall include, but not be limited to, mainline, lateral lines, control wires, communication wires, and sprinkler head layout.
- All sheets must be signed, stamped, and dated along with a renewal date by the professional licensed by the State of California who prepared the plans.
- Each sheet must contain the following certification:

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

*I am familiar with the requirements for landscape and irrigation plans contained in the County Landscape Water Conservation regulations, in Title 8, Division 6, Chapter 7. I have prepared this plan in compliance with those regulations. I certify that the plan implements those regulations to provide efficient use of water.*

## 2. Plan Requirements

Plans, at a minimum shall:

- a. Depict the location of a dedicated separate landscape water meter for all irrigated landscape projects greater than 5,000 square feet. Dedicated landscape water meters are not required for single family residences and landscapes with less than 5,000 square feet. However, they are highly recommended to help facilitate water management.
- b. Show the locations of the pipes that supply water for outdoor use and the pipes that connect to any dedicated irrigation meter.
- c. Show the location of recycled irrigation pipes and water meter.
- d. Conform to the hydrozones of the landscape plan.
- e. Illustrate a system that efficiently irrigates each hydrozone without wasting water and without exceeding the MAWA. The irrigation system shall be designed to meet or exceed an average irrigation efficiency of 0.71.
- f. Provide that only low volume or subsurface irrigation will be used to irrigate any vegetation within 24 inches of an impermeable surface unless the adjacent impermeable surfaces are designed and constructed to cause water to drain entirely into a landscaped area.

## 3. Water Supply

- a. When recycled water is available within the basin containing the project site or when a Reclamation Master Plan indicating the availability of recycled water in the future has been adopted by either the County or a special district, the applicant shall incorporate the use



### SAVE WATER

- Learn how to operate your irrigation controller.
- Water between midnight and 6 a.m. to avoid evaporation and wind.
- Do not irrigate when it rains. Wait until the soil dries out.
- Check your irrigation system every month for:
  - leaking valves or heads
  - misaligned heads
  - runoff
  - puddles

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

of recycled water into the project design. If the project will also be using potable water, the original project shall provide for a dual distribution system for all landscaped areas. Projects proposing the use of recycled water must first submit irrigation plans through the Department of Environmental Health for approval prior to submitting final landscape plans to the Department of Planning and Land Use.

- b. Untreated and recycled water supplies shall be clean and free of suspended particles, algae, or chemicals that may form insoluble precipitates in the equipment or may be detrimental to plantings.
- c. Sites receiving recycled water shall utilize an ET adjustment factor of 1.0 (0.3 additional) for water budget calculations in establishing the project's MAWA
- d. Graywater may be used legally in the County of San Diego when designed and installed in accordance with the regulations stated in Appendix G of the California Plumbing Code (California Code of regulations Title 24, Part 5) and under permit and inspection by San Diego County Department of Environmental Health.
- e. If groundwater resources are proposed to be used, potential availability must be demonstrated to the satisfaction of the Director of Planning and Land Use.



**Overspray creates runoff and wastes water.**

## **4. Runoff and Overspray.**

- a. All irrigation systems shall be designed to avoid runoff, seepage, low head drainage, overspray or other similar conditions onto adjacent property, non-irrigated areas, walks, roadways or structures. Systems benefiting from flushing shall accommodate the water generated by the flushing without erosion or disturbance to the planting. Water used for flushing shall be channeled into adjacent drainage structures (swales, gutter, etc.) where possible.
- b. Overhead irrigation shall not be permitted within 24 inches of an impermeable surface. Allowable irrigation within the setback from impermeable surfaces may include drip, drip line, or other low flow



# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel or other porous material. These restrictions may be modified if:

- i. The landscape area is adjacent to permeable surfacing and no overspray and runoff occurs; or
- ii. The adjacent impermeable surfaces are designed and constructed to drain entirely to landscaping; or
- iii. The irrigation designer specifies an alternative design or technology and clearly demonstrates strict adherence to irrigation system design criteria as described in the Water Conservation in Landscaping regulations and this manual. Prevention of overspray and runoff must be confirmed as part of the Certificate of Completion.

## 5. Application Rate

The water delivery rate of the irrigation system shall take into account the slope gradient and percolation rate of the soil in order to minimize runoff.

## 6. Uniformity and Use

The irrigation system shall deliver water efficiently and uniformly. Water used for irrigation shall be minimized to the amount needed to maintain adequate plant health and growth.

## 7. Backflow Prevention

Approved backflow prevention units are required on all potable water irrigation systems. Installation shall comply with all applicable health and safety standards.

## 8. Electrical Service

Electrical service for the irrigation system controllers shall be indicated and referenced on the irrigation plans, including the use of battery operated valves or solar powered controllers.



### HOW TO READ YOUR WATER METER

Water is typically measured by the cubic foot which equals approximately 7.5 gallons.

Your water meter records how much water you use in the same way the odometer in your car records how many miles you travel.

To check your daily water use:

1. Record the reading on your meter on Day 1.
2. Twenty-four hours later, record the new reading.
3. Subtract the reading on Day 1 from the reading on Day 2.
4. Multiply the answer by 7.5.
5. The result is the number of gallons you have used in the last 24 hours.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

Hydrozone Plan



Hydrozone	Plant Water Use Type(s)
1	Moderate
2	Special Landscape Area
3	Moderate
4	High
5	High
6	Low

## 9. Hydrozones

- Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.
- Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.
- Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf.
- Individual hydrozones that mix plants of moderate and low water use plants or moderate and high water use plants, may be allowed if the plant factor of the higher water using plant is used for calculations.
- High water use plants shall not be permitted in a low water use hydrozone, but low water use plants may be allowed in a high water use hydrozone if the plants are of the type that tolerate the additional water.
- 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. Use this valve number in the Hydrozone Information Table (see Appendix C). This table can also assist with pre and final inspections of the irrigation system and programming the controller.

## 10. Scheduling and Lateral Systems

- Each lateral system shall be capable of meeting the minimum needs of the mature plant material during peak demands.
- Lateral systems shall be divided by exposure (sun/shade, etc.), plant material (turf/shrub, etc.), differing plant water requirements (tropical/low water using, etc.), elevation, and by type of application equipment (drip, spray, etc.), to the degree that is both practical and feasible.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

- c. Spray system heads of different manufacturers or of different basis types (drip, bubbler, stream, low gallonage, standard, impact etc.) shall have consistent operating characteristics on any single lateral circuit.
- d. Spray heads on the same lateral circuit shall be balanced for matched precipitation rates within 5 percent from the average for any different arcs of coverage or operating radii.
- e. Separately controlled lateral systems shall be used when head or nozzle precipitation rate varies more than 15 percent from the average application in the area.
- f. Specially designed adjustable nozzles shall be used for odd shaped areas, maintaining even application rates.
- g. After plants are established, the irrigation system is to provide sufficient water to sustain plants in a healthy, growing condition.

## 11. Design Pressure

- a. The system design pressure and the recorded static pressure or hydraulic gradeline information (with the recording date) shall be indicated on the plans.
- b. When the pressure reading is less than 40 psi, more than five years old, or is not available, the pressure shall be calculated from the hydraulic gradient (contact individual Water District Engineers) and the site elevation. The calculated pressure, meter elevation and hydraulic gradient shall be indicated on the plans.
- c. When the actual measured or calculated minimum pressure is above 40 psi, irrigation systems shall include compensating design or equipment modifications.



### WHY ARE PARTS OF MY LAWN TURNING BROWN?

Typically these dry spots occur because overhead spray is not distributing water evenly.

1. Place several small containers with straight sides around your lawn in even rows and on brown spots.
2. Run your irrigation system for 15 minutes.
3. Using a ruler, measure the amount of water in each container.
4. If there is a significant difference in the amount of water in each container, water is not being applied evenly.
5. Make sure that the spray isn't blocked by tall vegetation.
6. Change the rate and direction of spray by adjusting the screw on the top of the nozzle head.
7. Different heads have different application (precipitation) rates. Replace heads so that you have the same (or matched) precipitation rates throughout the area.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

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## **12. Pressure Constraints**

- a. Irrigation systems shall be designed to operate correctly at the lowest available operational pressure expected during the year and shall withstand water system surges.
- b. Pressure loss within lateral piping circuits shall not exceed 20 percent of the designed operating pressure of the equipment on that circuit.
- c. Pressure regulating devices shall be installed on any systems with a static inlet pressure at the point of connection greater than 80 psi unless specifically approved by the Director of Planning and Land Use. Pressure shall be regulated to a pressure adequate to operate the equipment at designed pressures with all incidental and line losses included. Where the pressure within the system exceeds 80 psi (due to elevation drops, etc.) a pressure reducing valve shall be used to reduce pressure to designed levels.
- d. The irrigation system shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
- e. 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.
- f. 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.

## **13. Velocity Constraints**

Irrigation system piping shall be sized such that velocities remain below 5 feet per second for metal piping and 6 feet per second for PVC piping.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

## 14. Coverage

- a. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's specifications.
- b. Head to head coverage is recommended. However, sprinkler spacing shall be set to achieve distribution uniformity using the manufacturer's specifications.

## 15. Equipment Protection

- a. Any irrigation equipment located within 24 inches of pedestrian and vehicular use areas shall be located entirely below grade, including the use of pop-up type heads, or otherwise adequately protected from potential damage.
- b. Pop-ups heads shall be installed with swing joints or other flexible assembly. Swing joints shall be installed in lines at all abrupt changes of grade.
- c. Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to high traffic areas.

## 16. Broken or Malfunctioning Equipment

High flow sensors that detect and report high flow conditions created by system damage or malfunction are recommended.

## 17. Control Systems

- a. Automatic control systems are required, and must be able to accommodate all aspects of the design, including multiple schedules, repeat cycles, and moisture sensing and rain sensing override devices. Control mechanisms for moisture-sensing systems shall be accommodated within the controller enclosure. All control circuits shall be designed to operate one valve at a time unless otherwise approved by the Director of Planning and Land Use.



Smart Controllers

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL



## DEEP ROOT SYSTEMS

- Deep root systems use less water.
- Deep root systems require less frequent irrigation.
- Encourage deep rooting:
  - Water in 2 to 3 short cycles rather than one long cycle with at least 30 minutes delay between each short cycle.
  - Slowly increase the number of days between waterings until you irrigate only 1 or 2 days per week. If necessary, increase the number of short cycles.
  - In winter, irrigate only after the top 2 or 3 inches of soil dries out.

- b. Controller units shall be enclosed in secure, weather and vandal resistant, locking housings manufactured expressly for that purpose or located within a structure.
- c. All irrigation systems shall be adjusted seasonally and as weather and plant conditions warrant. Scheduling tools may be found at: [www.cimis.water.ca.gov](http://www.cimis.water.ca.gov).
- d. All control systems shall include rain sensing override devices acceptable to the Director of Planning and Land Use and installed per manufacture's recommendations.
- e. Irrigation systems must use self-adjusting, weather based automatic irrigation controllers.

## 18. Valves

- a. Shutoff Valves: Globe or ball valves shall be provided at points of connection and loop or zone isolation points to divide the irrigation system into controllable units, and to avoid draining long runs of piping for system repairs. For manifold remote control valves, the globe or ball valve shall be equal to or larger than the size of the largest control valve in the manifold.
- b. Remote Control Valves: Control valves shall be manifolded when the main line is greater than two inches in diameter and installed in individual valve boxes. Valves shall be of slow closing design, and automatically close in the event of power failure. Valves shall be sized to provide adequate pressure differential for proper operation.
- c. Quick Coupling Valves/Hose Bibs: Quick coupler valves or hose bibs shall be spaced at 100 foot intervals, maximum, and as needed to logically service areas. Quick coupling valves located with valve manifolds shall be separate and up stream of the manifold shutoff valve.
- d. Check valves or anti-drain valves are required for all irrigation systems.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

## 19. Piping

All piping shall be as per the following charts:

### Acceptable Pipe Materials

Location	Use	Material	Type	Notes
Below Grade	Pressure Mains	Copper	Type "L"	Any Size
		PVC	Class 315	$\geq 2"$
		PVC	Sch 40	$< 1\frac{1}{2}"$
		Red Brass	Sch 50	Threaded
	Lateral Lines	Copper	Type "L"	
		Galvanized Steel	Sch 40	Any Size
		Polyethylene	UV-Resistant	Drip Systems
		Flexible PVC	Algae Resistant	Drip Systems
		PVC	Class 315	$\frac{1}{2}"$
		PVC	Class 200	$\geq \frac{3}{4}"$
		PVC	Sch 40	Any Size
	Fittings	Cast Iron	Class 250	Threaded
		Copper	Type "L"	Drip Systems
		Galvanized Steel	Sch 40	Any Size
		Nylon or ABS	Specialty	Threaded
		PVC	Sch 40	Any Size
		Red Brass	Sch 40	Threaded

NOTE: When dissimilar metals are connected together, dielectric fittings are required.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

## Acceptable Pipe Materials

Location	Use	Material	Type	Notes
Above grade	Pressure Mains	Copper	Type "L"	Any Size
		Galvanized Steel	Sch 40	Threaded
		Red Brass	Sch 40	Threaded
	Lateral Lines	Copper	Type "L"	Any Size
		Galvanized Steel	Sch 40	Threaded
		Polyethylene	UV-Resistant	Drip Systems and Mulch Required
		Flexible PVC	Algae Resistant	Drip Systems and Mulch Required
		PVC	Sch 40	< 2"
		PVC	UVR-Sch 409	Any Size
	Fittings	Copper	Type "L"	Any Size
		Galvanized Steel	Sch 40	Threaded
		Molded Plastic	UV Resistant	Drip Systems
		PVC	Sch 40	W/Flex PVC pipe
		PVC	Sch 40	Any Size*
		PVC	UVR-Sch 40	Any Size
		Red Brass	Sch 40	Threaded

NOTE: When dissimilar metals are connected together, dielectric fittings are required.

\*Temporary systems only.

## 20. Trench Widths

- a. Trenches for irrigation pressure lines shall be excavated wide enough to allow a minimum of 8 inches between parallel pipe lines, and 8 inches from lines of other trades.



# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

- b. Lines shall not be installed parallel and directly over one another.
- c. At least three inches of vertical clearance shall be maintained between crossing irrigation lines; and the minimum transverse angle shall be 45 degrees.

## 21. Trench Depths

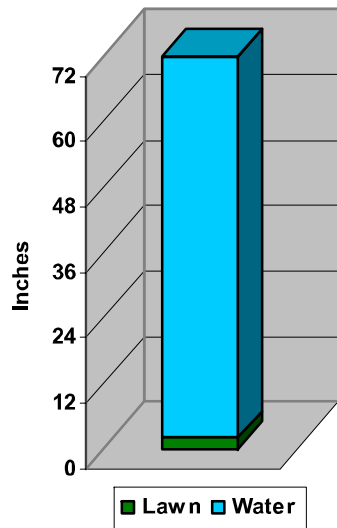
The following trench depths shall be observed:

### Trench Depths

Line Type	Location	Size	Depth (min.)
Pressure main	Within landscape	< 3" I.D.	18"
		≥ 3" I.D.	24"
		≥ 4" I.D.	30"
	Under vehicular paving	< 3" I.D.	30"
		< 3" I.D.	36"
		≥ 3" I.D.	36"
Non-pressure lateral	Within landscape	< 3" I.D.	12"
		≥ 3" I.D.	18"
	Under vehicular paving	< 3" I.D.	24"
		< 3" I.D.	30"
		≥ 3" I.D.	30"

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

The amount of water needed to irrigate 2 inches of cool season turf for one year.



## 22. Sleeving

- All pipe and wire under vehicular paving shall be installed in PVC schedule 40 sleeves.
- Sleeves shall be at least twice the diameter of the pipe or wire bundle to be enclosed, with a minimum two inch size.
- Sleeving locations shall be marked at each end at the time of installation with a painted spot on the back face of the curb or other similar marking.

## 23. Backfill

- Backfill material shall be clean and free of debris, large rocks, and objects with sharp edges.
- Finish grade of all trenches must conform to adjacent grades without dips, sunken areas, humps or other irregularities.

## 24. On-Grade Irrigation Systems

- Permanent on-grade systems may only be allowed for selective watering of native areas or areas with highly erosive or rocky soils where trenching would disturb or loosen unstable materials and requires approval of the Director of Planning and Land Use.
- On-grade piping shall not be allowed adjacent to pedestrian traffic.
- All on-grade lines shall be secured to slopes every ten feet or less. The ends of all laterals shall also be staked.
- On-grade lateral piping is allowed for temporary systems and irrigation in revegetation areas.

## 25. Drip Irrigation Systems

- All components shall be of non-corrosive materials.
- Separate or multiple outlet emitters shall be of self-flushing, pressure compensating design.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

- c. The design of drip systems shall provide balanced water supplies to plant materials of different sizes irrigated with a common lateral line.
- d. All drip systems shall be adequately filtered and regulated per the manufacture's recommended design parameters.
- e. All systems shall be capable of flushing out accumulated particulate matter. Design shall provide a means for flushing with a minimum of erosion or disruption to the surrounding landscape. Water from flushing shall be accommodated back into the site, where feasible.
- f. Emitters shall be protected from soil or root incursion and easily accessible. Metal studs may be required at underground emitters if necessary for easy location with a metal detector.

## 26. Special Irrigation Systems

Special systems shall be allowed at the discretion of the Director of Planning and Land Use.

## F. Grading Design Plan

1. For the efficient use of water, grading of a project site shall be designed to minimize soil erosion, runoff, and water waste. Plans shall be signed by the project's licensed landscape professional.
2. Projects that require a grading permit and plans may submit a copy of these plans to satisfy the requirements of the Landscape Documentation Package as long as the required information is available on the plans.
3. The grading design plan should contain the following information:
  - a. Finished configurations and elevations of the landscaped areas.
  - b. Bottom and top of slope elevations.
  - c. Drainage patterns.
  - d. Finished grade and pad elevations.
  - e. Stormwater retention improvements:



### PLANTING HINTS

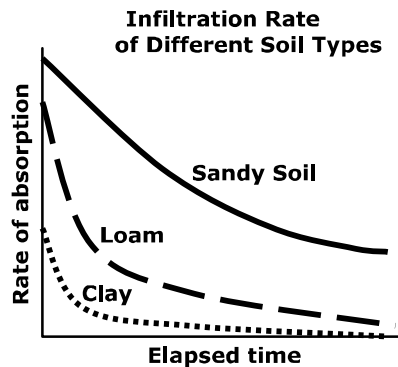
- Plant in the fall when less water is required to establish the plants.
- Plant high water use plants in shady areas that are protected from the wind.
- For each irrigation zone, choose plants that need the same amount of water and sunlight.
- Use compost rather than fertilizer.
- Only use the minimum amount of fertilizer necessary.
  - Fertilizers result in higher water use.
  - Fertilizers encourage rapid growth which increases maintenance and green waste.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

**A rain barrel captures roof and gutter runoff to irrigate landscape.**



Photograph Courtesy of Arid Solutions, Inc.



- Where feasible storm water must be captured and retained on site to improve water use efficiency and water quality.
  - Where feasible, rain water harvesting methods must be implemented.
  - Water harvesting containers must be operated in a manner that excludes trash, insects (including mosquitoes), animals, and children.
  - Where feasible, pervious hard surfaces shall be installed to harvest and cleanse rain water.
4. Projects that are not required to prepare grading plans for a grading permit shall provide sufficient information on the landscape plans to verify slope heights and drainage patterns. All applicable grading, drainage, and stormwater improvement information must be shown on the landscape design plan or by separate sheet.
  5. Areas planned for vegetation should be protected from soil compaction activities.
  6. Retain and protect native topsoil and vegetation where practical.
  7. Stockpile and reuse good quality topsoil.

## G. Soil Management Report

1. In order to reduce runoff and encourage healthy plant growth, a soil management report must be submitted.
2. The report must contain an analysis of the soil for the proposed landscaped areas of the project. The analysis should include information about the soil texture, soil infiltration rate, pH, total soluble salts, sodium and percent of organic matter.
3. The report should also contain recommendations about the type and amount of amendments necessary to sustain the vegetation proposed in the landscape design plan.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

4. The information contained within the soils analysis report must be made available to the preparer of the required landscape and irrigation plans to make any necessary adjustments to the design relating to soil erosion, runoff, and plant establishment.
5. If movement of more than 5,000 cubic yards of soil is planned, the soil management report must be submitted as part of the Certificate of Completion. Otherwise the report must be submitted as part of the Landscape Documentation Package.

## SECTION 3

### CERTIFICATE OF COMPLETION PACKAGE

#### A. Landscape Certificate of Completion

1. A Certificate of Completion is only required for those projects that submit a Landscape Documentation Package.
2. The applicant shall provide this information to the Director of Planning and Land Use within 10 days after installation of the landscaping and irrigation system.
3. An irrigation schedule and a maintenance schedule must also be submitted. In addition, a soil management report will also be required if one was not submitted as part of the Landscape Documentation Package. See Appendix D for the Certificate of Completion form and the required documentation to be submitted, verified, and approved prior to obtaining use of the property
4. The Certificate of Completion certifies that the landscaping and irrigation system have been installed in compliance with the approved Landscape Documentation Package and that the irrigation system functions as designed and approved.
5. The landscape architect, civil engineer or architect shall conduct periodic site visits during construction to ensure that the landscaping and



#### CLAY SOIL

- Clay soil does not absorb water as quickly as loam or sandy soil.
- Clay soil can be amended to increase the infiltration rate.
- Clay soil should be irrigated using short watering cycles with enough time in between each cycle to allow the soil to absorb the water.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL



## HOW QUICKLY DOES YOUR SOIL ABSORB WATER?

1. Dig a hole 6 inches deep by 6 inches across.
2. Fill the hole with water and let it stand for one hour to saturate the soil.
3. Refill the hole with water. Measure depth of the water with a ruler.
4. Let stand one hour. Then measure depth of the water.
5. The difference in the water level between step 3 and step 4 is the amount of water absorbed by your soil in an hour.

irrigation system are being installed per the approved Landscape Document Package and shall certify to such as part of the Certificate of Completion requirements. Preliminary inspection shall include, but not be limited to, mainline, lateral lines, control wires, communication wires, and sprinkler head layout.

6. An irrigation system evaluation must be conducted prior to submitting the Certificate of Completion. The evaluation must include a system test and inspection of the various components. The evaluation must indicate the efficiency of the controller and the overall system and must verify that the rain sensing override device functions properly.
7. The applicant shall submit two sets of the signed Landscape Certificate of Completion.

## B. Irrigation Scheduling

An annual irrigation program with monthly or seasonal irrigation schedules shall be submitted with the Landscape Certificate of Completion and provide the following information:

1. A description of the automatic irrigation system that will be used for the project.
2. The time period when overhead irrigation will be scheduled and confirm that no overhead irrigation shall be used between 10:00 a.m. and 8:00 p.m.
3. The parameters used for setting the irrigation system controller for the following:
  - a. The plant establishment period (monthly).
  - b. The established landscape (seasonal).
  - c. Temporarily irrigated areas (monthly).
  - d. Different seasons during the year.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

4. Each schedule for each station should consider all of the following that apply:
  - a. Irrigation interval (days between irrigation).
  - b. Irrigation run times (hours or minutes per irrigation event to avoid runoff).
  - c. Number of cycle starts required for each irrigation event to avoid runoff.
  - d. Amount of water scheduled to be applied on a monthly basis.
  - e. Application rate setting, root depth setting, plant type setting, soil type, slope factor setting, shade factor setting, and irrigation efficiency setting.

## C. Landscape and Irrigation Maintenance and Schedule

1. Landscapes shall be maintained by the property owner or the owner's designee to ensure water use efficiency and continuing compliance with the approved Landscape Documentation Package.
2. All required plantings shall be maintained in good growing condition and whenever necessary, shall be replaced with similar plant materials to ensure continued compliance with applicable landscaping, buffering, and screening requirements.
3. All landscaping and irrigation systems shall be properly maintained for the life of the permit and per the approved irrigation and maintenance schedules.
4. Broken or malfunctioning equipment and material shall be repaired or replaced immediately with equipment and material of the same type and operating characteristics as the original.
5. All irrigation systems shall be maintained in a fully operational condition. The irrigation system must function at a minimum average efficiency factor of 0.71.



**Broken sprinkler heads can waste water at the rate of 10 gallons per minute.**

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL



## HOW TO CHECK FOR LEAKS

- Turn off all water (including ice makers).
- Record the reading on your water meter and mark the position of the needle.
- Wait 30 minutes to one hour and check the meter.
- If the needle has moved or the reading has changed, you have a leak.

6. Plans shall include a statement indicating who is responsible for on-going maintenance, including runoff and overspray prevention, repairs of broken or malfunctioning irrigation equipment, replacement of dead, dying, or diseased vegetation, and continual compliance with the project's approved water calculations.
7. A regular maintenance schedule must be submitted as part of the Certificate of Completion and shall include, but not be limited to:
  - a. Routine inspection of the irrigation system.
  - b. Adjustments and repair of the irrigation system and its components.
  - c. Aerating and dethatching turf areas.
  - d. Replenishing mulch.
  - e. Fertilizing of non-native vegetation.
  - f. Pruning, weeding and removing any obstruction to emission devices.
  - g. Brush management.
  - h. Storm water management.

## SECTION 4 DEFINITIONS

**Automatic irrigation controller** means an automatic timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers schedule irrigation events using either evapotranspiration (weather-based) or soil moisture sensor data.

**Cool season turf** means a type of grass that grows during the cool months of the year. Examples include bluegrass and tall fescue.

**Discretionary permit** means any permit that requires a decision making body to exercise judgment prior to its approval, conditional approval or denial.



# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

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**ET adjustment factor** (ETAF) means a factor that when applied to reference evapotranspiration, adjusts for plant water requirements and irrigation efficiency, two major influences on the amount of water that is required for a healthy landscape.

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

**Graywater** means untreated household waste water which has not come into contact with toilet waste. Examples include used water from bathtubs, showers, bathroom wash basins, and water from clothes washing machines and laundry tubs. Graywater does not include waste water from kitchen sinks, dishwashers, or laundry water from soiled diapers.

**Hardscape** means any durable surface material, pervious or non-pervious.

**Hazardous Fire Area** means any geographic area mapped by the State or designated by a local jurisdiction as a moderate, high or very high fire hazard area or which the fire authority having jurisdiction has determined is a hazardous fire area, because the type and condition of vegetation, topography, weather and structure density increase the probability that the area will be susceptible to a wildfire. (See County Code Section 96.1.202)

**Hydrozone** means a portion of the landscape area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.

**Invasive species** means non-native vegetation that spreads outside cultivated areas and may damage environmental or economic resources.

**Irrigation efficiency** means the measurement of the amount of water beneficially used divided by the water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

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**Landscaped area** means an area with outdoor plants, turf and other vegetation. A landscaped area includes a water feature either in an area with vegetation or that stands alone. A landscaped area may also include design features adjacent to an area with vegetation when allowed under the County Code of Regulatory Ordinances Section 86.714. A landscaped area does not include the footprint of a building, decks, patio, sidewalk, driveway, parking lot or other hardscape that does not meet the criteria of Section 86.714. A landscaped area also does not include an area without irrigation designated for non-development such as designated open space or area with existing native vegetation.

**Low head drainage** means a sprinkler head or other irrigation device that continues to emit water after the water to the zone in which the device is located has shut off.

**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 lines or bubblers.

**Maximum Applied Water Allowance (MAWA)** means the maximum allowed annual water use for a specific landscaped area based on the square footage of the area, the ETAF and the reference ETo.

**Mulch** means an organic material such as leaves, bark, straw, compost or inorganic mineral materials such as rocks, gravel or decomposed granite left loose and applied to the soil surface to reduce evaporation, suppress weeds, moderate soil temperature or prevent soil erosion.

**Overspray** means the water from irrigation that is delivered outside an area targeted for the irrigation and makes contact with a surface not intended to be irrigated.

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

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

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**Plant factor** means a factor, when multiplied by the ETo, that estimates the amount of water a plant needs.

**Public water purveyor** means a public utility, municipal water district, municipal irrigation district or municipality that delivers water to customers.

**Recycled water** means waste water that has been treated at the highest level required by the California Department of Health Services for water not intended for human consumption. "Tertiary treated recycled water" means water that has been through three levels of treatment including filtration and disinfection.

**Reference evapotranspiration** (ETo) means a standard measurement of environmental parameters which affect the water use of plants. ETo is given in inches per day, month, or year and is an estimate of the evapotranspiration of a large field of four-inch to seven-inch tall, cool season turf that is well watered. Reference evapotranspiration is used as the basis of determining the MAWA so that regional differences in climate can be accommodated.

**Runoff** means water that is not absorbed by the soil or landscape to which it is applied and flows from the landscaped area.

**Special landscaped area** means an area of the landscape dedicated to edible plants, an area irrigated with recycled water or an area dedicated to play such as a parks sports field or golf course where turf provides a playing surface.

**Subsurface irrigation** means an irrigation device with a delivery line and water emitters installed below the soil surface that slowly and frequently emit small amounts of water into the soil to irrigate plant roots.

**Transitional area** means a portion of a landscaped area that is adjacent to a natural or undisturbed area and is designed to ensure that the natural area remains unaffected by plantings and irrigation installed on the property.

**Turf** means a groundcover surface of grass that is classified in WUCOLS as a high water use plant.

# WATER EFFICIENT LANDSCAPE DESIGN MANUAL

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**Warm season turf** means a type of grass that grows during the warmest months of the year. Examples include Bermuda grass, buffalo grass and St. Augustine grass.

**Water feature** means a design element where open water performs an aesthetic or recreational function. A water feature includes a pond, lake, waterfall, fountain, artificial streams, spa and swimming pool where a public water purveyor within the San Diego County Water Authority or the Borrego Water District provides water for the feature. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices are not water features.

**WUCOLS** means Water Use Classification of Landscape Species and refers to the most recent version of the Department of Water Resources publication authored by the University of California Cooperative Extension.



# **APPENDICES**

# APPENDIX A

## REFERENCE EVAPOTRANSPIRATION (ET<sub>0</sub>) DATA

### Reference Evapotranspiration (ET<sub>0</sub>) Table

		CIMIS Station/ Location	Annual ET <sub>0</sub>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
County Classification	Coastal	Torrey Pines	46.4	1.8	2.2	3.4	4.5	5.3	5.7	5.9	5.6	4.5	3.4	2.4	1.8
		Oceanside	48.7	2.1	2.4	3.7	4.8	5.4	5.7	6.0	6.0	4.6	3.6	2.4	2.0
		Chula Vista*	44.2	2.2	2.7	3.4	3.8	4.9	4.7	5.5	4.9	4.5	3.4	2.4	2.0
	Coastal Corridor	San Diego	46.5	2.1	2.4	3.4	4.6	5.1	5.3	5.7	5.6	4.3	3.6	2.4	2.0
		Miramar	46.4	1.8	2.2	3.4	4.5	5.3	5.7	5.9	5.6	4.5	3.4	2.4	1.8
	Inland	Otay Lake	50.5	1.3	1.9	3.3	4.7	5.9	7.0	7.8	6.8	5.2	3.5	2.0	1.2
		Santee*	51.1	2.1	2.7	3.7	4.5	5.5	6.1	6.6	6.2	5.4	3.8	2.6	2.0
		Ramona	51.6	2.1	2.1	3.4	4.6	5.2	6.3	6.7	6.8	5.3	4.1	2.8	2.1
	Mountain	Escondido	57.0	2.5	2.7	3.9	5.3	6.1	6.9	7.3	7.0	5.5	4.2	3.0	2.5
		Pine Valley*	54.8	1.5	2.4	3.8	5.1	6.0	7.0	7.8	7.3	6.0	4.0	2.2	1.7
		Warner Springs*	56.0	1.6	2.7	3.7	4.7	5.7	7.6	8.3	7.7	6.3	4.0	2.5	1.3
	Desert	Borrego Springs	75.4	2.7	3.5	5.9	7.7	9.7	10.1	9.3	8.3	6.9	5.5	3.4	2.2

## **APPENDIX A**

### **REFERENCE EVAPOTRANSPIRATION (ETo) DATA**

With the exception of those locations identified with an asterisk (\*), the values in the ETo table are based on the monthly average ETo data available on the California Irrigation Management Information System (CIMIS) website (<http://www.cimis.water.ca.gov>) as of January 6, 2010. Locations identified with an asterisk (\*) are included in the State's Model Efficient Landscape Ordinance ETo Table (Appendix A) but do not have data available on the CIMIS site. For these locations, the ETo table uses the data contained in the State's ETo table.

Monthly average ETo is a long-term average of monthly ETo. The time period over which the data is averaged varies from station to station depending on how long the station has been active. The minimum time requirement was five years. Stations with less than five years of data at the time of calculation (year 2000) were assigned regional averages.

#### **County Classification Alternative**

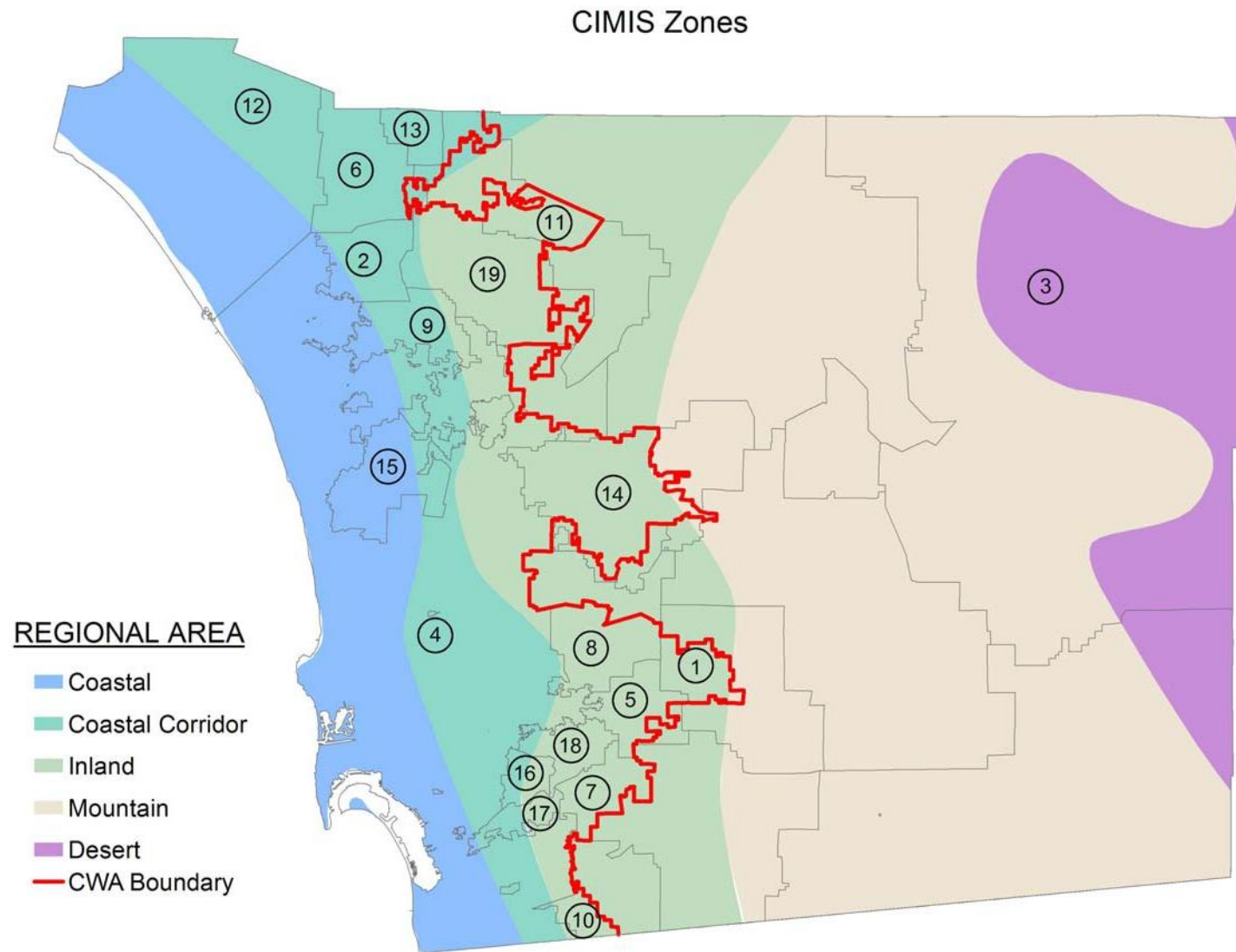
The following classifications have been assigned by the County to the various California Irrigation Management Information System (CIMIS) zones. (See the Reference Evapotranspiration (ETo) Table above and the CIMIS Zones map below). The average annual ETo for each classification is based on the average annual ETo of the CIMIS stations within the classification. For sites within geographical areas not included in the Reference Evapotranspiration (ETo) Table above, the average annual ETo from the table below may be used. This table has also been used to calculate the Maximum Applied Water Allowance for the Application for Residential Outdoor Water Use Compliance. (See Appendix B).

<b>Classification</b>	<b>Average Annual ETo (inches per year)</b>
Coastal	46.4
Coastal Corridor	46.4
Inland	51.1
Mountain	55.9
Desert	75.4

## APPENDIX A

### REFERENCE EVAPOTRANSPIRATION (ET<sub>o</sub>) DATA

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## APPENDIX A

### REFERENCE EVAPOTRANSPIRATION (ET<sub>o</sub>) DATA

	Community Planning Area	County Classification	Average Annual ET <sub>o</sub> (inches per year)
1	Alpine	Inland	51.1
2	Bonsall	Coastal corridor	46.4
3	Borrego Springs	Desert	75.4
4	County Islands	Coastal corridor	46.4
5	Crest	Inland	51.1
6	Fallbrook	Coastal corridor	46.4
7	Jamul/Dulzura	Inland	51.1
8	Lakeside/Pepper Drive- Bostonia	Inland	51.1
9	North County Metro	Coastal corridor	46.4
10	Otay	Inland	51.1
11	Pala-Pauma	Inland	51.1
12	Pendleton/DeLuz	Coastal corridor	46.4
13	Rainbow	Coastal corridor	46.4
14	Ramona	Inland	51.1
15	San Dieguito	Coastal	46.4
16	Spring Valley	Inland	51.1
17	Sweetwater	Inland	51.1
18	Valle de Oro	Inland	51.1
19	Valley Center	Inland	51.1

NOTE: Only areas within the County Water Authority and the Borrego Water District are classified.

# APPENDIX B



County of San Diego, Department of Planning and Land Use

## APPLICATION FOR RESIDENTIAL OUTDOOR WATER USE COMPLIANCE COUNTY LANDSCAPE ARCHITECT

This form must accompany the building permit application for construction of a single family primary residence with a proposed irrigated area of less than 5,000 square feet. If the irrigated area is 5,000 square feet or greater, please contact the Zoning Counter for more information at 858-565-5981.

Applicant Name:	Date:
Project Address:	Permit Application Number:
	APN:
Select type of water for irrigation: <input type="checkbox"/> Potable (Water district service) <input type="checkbox"/> Well <input type="checkbox"/> Reclaimed	

1. Irrigable Landscaped Area Calculations in square feet:

- |  |    |                 |
|--|----|-----------------|
| A. Total lot size:   | A. | _____ (sq. ft.) |
| B. Total impervious area after construction:                       | B. | _____ (sq. ft.) |
| C. Calculate maximum area available for landscaping: $A - B = C$ . | C. | _____ (sq. ft.) |
| D. Actual proposed irrigated landscaped area:                      | D. | _____ (sq. ft.) |

The actual proposed irrigated landscaped area, including water features such as pools, cannot exceed the total maximum area available for landscaping.

2. Check the water agency that will supply a water meter for the property:

- |   |   |
|---|---|
| <input type="checkbox"/> Borrego Water District             | <input type="checkbox"/> Rincon Del Diablo Municipal District   |
| <input type="checkbox"/> Fallbrook Public Utility District  | <input type="checkbox"/> San Dieguito Water District            |
| <input type="checkbox"/> Helix Water District               | <input type="checkbox"/> Santa Fe Irrigation District           |
| <input type="checkbox"/> Lakeside Water District            | <input type="checkbox"/> Sweetwater Authority                   |
| <input type="checkbox"/> Olivenhain Water District          | <input type="checkbox"/> Vallecitos Water District              |
| <input type="checkbox"/> Otay Water District                | <input type="checkbox"/> Valley Center Municipal Water District |
| <input type="checkbox"/> Padre Dam Municipal Water District | <input type="checkbox"/> Vista Irrigation District              |
| <input type="checkbox"/> Rainbow Municipal Water District   | <input type="checkbox"/> Yuima Municipal Water District         |
| <input type="checkbox"/> Ramona Municipal Water District    | <input type="checkbox"/> Not served by the above agencies       |

If you marked "Not served by the above agencies", **STOP** you do not need to complete this form.

3. Select the regional area/community where the property is located:

- ☐ Coastal: San Dieguito
- ☐ Coastal Corridor: Bonsall, County Islands, Fallbrook, North County Metro, Pendleton/De Luz, Rainbow
- ☐ Desert: Borrego Springs
- ☐ Inland: All other communities

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DPLU-401 (02/10)

# APPENDIX B



County of San Diego, Department of Planning and Land Use

## APPLICATION FOR RESIDENTIAL OUTDOOR WATER USE COMPLIANCE COUNTY LANDSCAPE ARCHITECT

### Maximum Applied Water Allowance for Outdoor Use (gallons per year)

REGIONAL AREA	SIZE OF LANDSCAPED AREA (SQUARE FEET)				
	0 – 999	1,000 – 1,999	2,000 – 2,999	3,000 – 3,999	4,000 – 4,999
Coastal	20,903	40,255	60,393	80,530	100,668
Coastal Corridor	20,903	40,255	60,393	80,530	100,668
Inland	22,155	44,333	66,510	88,687	110,865
Desert	32,691	65,414	98,138	130,862	163,585

Select the allowed water usage for the property from the table above and **CIRCLE IT.**

For more information on Maximum Applied Water Allowance (MAWA), please refer to the County's Water Conservation in Landscaping regulations\* and the Water Efficient Landscape Design Manual\*.

### APPLICANT CERTIFICATION OF COMPLIANCE

I acknowledge that it is my responsibility to design, install and maintain this landscape project in accordance with the regulations and guidelines contained in the County's Water Conservation in Landscaping Ordinance\* and the Water Efficient Landscape Design Manual\*. I agree that the water used outdoors on this property shall not exceed the Maximum Applied Water Allowance authorized by the County as shown in this document. If after I install the landscaping and irrigation, the information I provided to the County in this certificate is not accurate, within 10 days after installation, I will contact the Department of Planning and Land Use (DPLU), Zoning Counter main phone line at (858) 565-5981 for further instructions. I certify under penalty of perjury under the laws of the State of California that the foregoing information is true and correct.

\_\_\_\_\_  
Signature of Property Owner or Agent

\_\_\_\_\_  
Date

Original Form to County Landscape Architect

Copy to Applicant

\*The County of San Diego Water Conservation in Landscaping Ordinance and the Water Efficient Landscape Design Manual can be obtained from the cashier at the Department of Planning and Land Use, Building Division and are available online at the County's web site at:

<http://www.sdcounty.ca.gov/dplu/appforms/index.html>

# APPENDIX C



County of San Diego, Department of Planning and Land Use

## WATER EFFICIENT LANDSCAPE WORKSHEET

COUNTY LANDSCAPE ARCHITECT

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package. Please complete all section of the worksheet.

### PROJECT INFORMATION

<i>Project Name</i>		
<i>Name of Project Applicant</i>		<i>Telephone No.</i>
<i>Title</i>		<i>Fax No.</i>
<i>Company</i>		<i>Email Address</i>
<i>Street Address</i>		
<i>City</i>	<i>State</i>	<i>Zip Code</i>



# WATER EFFICIENT LANDSCAPE WORKSHEET

**COUNTY LANDSCAPE ARCHITECT**

Please complete the Hydrozone table(s) for each irrigation point of connection. Use as many tables as necessary to provide information on the total landscaped area. Controller #, Hydrozone #, and Valve Circuit # should correspond to the landscape and irrigation system plans.

[illegible]

Hydrozone Category is based on the feature or plant within the hydrozone with the highest plant factor.

Hydrozone Category	PF – Plant Factor (average)
High Water Use	0.8
Moderate Water Use	0.5
Low Water Use	0.2
Special Landscaped Area	1.0

<b>Irrigation Method Code</b>	<b>IE – Irrigation Efficiency *</b>
S = Spray	0.55
R = Rotor	0.70
D = Drip	0.80

\* *Turf and Landscape Irrigation Best Management Practices*, April 2005, Water Management Committee of the Irrigation Association

# APPENDIX C



County of San Diego, Department of Planning and Land Use

## WATER EFFICIENT LANDSCAPE WORKSHEET

COUNTY LANDSCAPE ARCHITECT

### SECTION B. WATER CALCULATIONS

#### SECTION B1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

$$\text{MAWA} = (\text{ET}_o)(0.62)[(0.7 \times \text{LA}) + (0.3 \times \text{SLA})]$$

Where:

MAWA = Maximum Applied Water Allowance (gallons per year)

ET<sub>o</sub> = Reference Evapotranspiration Appendix A (inches per year)

0.7 = ET Adjustment Factor

LA = Landscaped Area including Special Landscape Area (square feet)

0.62 = Conversion factor (to gallons per square foot)

SLA = Portion of the landscaped area identified as Special Landscape Area (square feet)

0.3 = Additional ET adjustment Factor for Special Landscape Area (1.0 – 0.7 = 0.3)

Show values:

ET<sub>o</sub> = \_\_\_\_\_ in./yr.

LA = \_\_\_\_\_ sq. ft. (Total from Column F of Hydrozone Information Table)

SLA = \_\_\_\_\_ sq. ft.

Show calculation:

Maximum Applied Water Allowance = \_\_\_\_\_ gallons per year



# APPENDIX C



County of San Diego, Department of Planning and Land Use

## **WATER EFFICIENT LANDSCAPE WORKSHEET**

**COUNTY LANDSCAPE ARCHITECT**

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### **SECTION B2. ESTIMATED TOTAL WATER USE (ETWU)**

The project's Estimated Total Water Use is calculated using the following formula:

$$\text{ETWU} = (\text{ETo})(0.62)(\text{Total of Column J from the Hydrozone Information Table})$$

Where:

ETWU = Estimated total water use per year (gallons)

ETo = Reference Evapotranspiration (inches)

Show value: ETo = \_\_\_\_\_ in./yr.

Show calculation:

**Estimated Total Water Use = \_\_\_\_\_ gallons per year.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# APPENDIX D



County of San Diego, Department of Planning and Land Use

## LANDSCAPE CERTIFICATE OF COMPLETION

COUNTY LANDSCAPE ARCHITECT

This certificate is filled out by the project applicant upon completion of the landscape project.  
Please complete all sections below.

### SECTION A. PROJECT INFORMATION

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

### Project Address and Location:

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

### Property Owner:

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

"I acknowledge that I have received copies of all documents within the Landscape Documentation Package and the Certificate of Completion and that it is my responsibility to maintain the landscaping and irrigation in accordance with the Schedule of Landscape and Irrigation Maintenance. I understand that I may be subject to fines or penalties if I fail to meet my responsibilities."

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

Please answer the following questions:

1. Date on which the Landscape Documentation Package was submitted to the County. \_\_\_\_\_
2. Date on which the Landscape Documentation Package was approved by the County. \_\_\_\_\_





# APPENDIX D



County of San Diego, Department of Planning and Land Use

## LANDSCAPE CERTIFICATE OF COMPLETION

COUNTY LANDSCAPE ARCHITECT

3. Maximum Applied Water Allowance (MAWA) from approved Landscape Documentation Package. \_\_\_\_\_
4. Estimated Total Water Use from approved Landscape Documentation Package. \_\_\_\_\_

### SECTION B. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I certify under penalty of perjury under the laws of California that 1) the landscaping and irrigation project approved by the County of San Diego has been completed, 2) the landscaping and irrigation installation conforms to the criteria and specifications of the approved Landscape Documentation Package and 3) the irrigation system operates and performs as designed and approved."

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 Documentation Package.

### SECTION C. IRRIGATION SCHEDULING

Attach the irrigation schedule for each controller as required by County Code Section 86.723.

### SECTION D. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach the schedule of landscape and irrigation maintenance as required by County Code Section 86.724.

### SECTION E. SOIL MANAGEMENT REPORT

Attach soil analysis report as required by County Code Section 86.708 if not previously submitted with the Landscape Documentation Package.

Attach documentation verifying implementation of recommendations from soil analysis report.

**Acceptance and approval of this Certificate of Completion by the County will serve as the Outdoor Water Use Authorization per Section 86.704 of the County Code.**

# APPENDIX E



County of San Diego, Department of Planning and Land Use

## LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

COUNTY LANDSCAPE ARCHITECT

### Application Processing

All applications for a Landscape Documentation Package must meet the following requirements. Incomplete applications will not be accepted; or if accepted, will be returned to the applicant.

**First Check:** The first plan check turn around time is 30 days from the date of submittal. Please return the corrected plans to the Zoning Counter with a copy of the plan check letter. Plans will not be accepted without this letter.

**Second Check:** The second plan check turn around time is 1 week after resubmittal.

**Third Check:** The third plan check turn around time is 1 week after resubmittal.

**NOTE:** If the landscape plan is not acceptable after the third plan check, a new fee and application will be required in order to continue.

### General Requirements

#### Initial

\_\_\_\_\_ DPLU Application Form 346, signed, including Assessor's Parcel Numbers

\_\_\_\_\_ Two Complete Sets of the Landscape Design Plan

\_\_\_\_\_ Two Complete Sets of the Irrigation Plan

\_\_\_\_\_ Two Complete Sets of the Water Efficient Landscape Worksheet

\_\_\_\_\_ Two copies of the Grading Design Plan

\_\_\_\_\_ Two copies of the Soil Management Report

\_\_\_\_\_ All required information and layouts have been provided as per the Water Efficient Landscape Design Manual.

\_\_\_\_\_ One Copy of the project's Storm Water Management Plans (SWMPs) with all vegetated Best Management Practice's (BMPs) highlighted. Note: SWMPs are required for all landscape plan submittals, including Model Home Landscape Plans. SWMPs must be copy of approved set or most recent version, updated and highlighted for landscape review.

\_\_\_\_\_ Submittal fees for review and approval of Landscape Plans per the County's Fee Schedule.

\_\_\_\_\_ Plans are standard 24" X 36" blueprint sheets. **Any other size is not acceptable.**

\_\_\_\_\_ Scale is 1" = 20' or smaller (such as: 1" = 10' or 1" = 5')



# APPENDIX E



County of San Diego, Department of Planning and Land Use

## LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

COUNTY LANDSCAPE ARCHITECT

### Initial

Plans are legible, professionally prepared and a print of an original drawing.  
Photocopies are not acceptable.

Plans show plants and irrigation for all areas that require vegetated protection for erosion control, storm water management, or fuel management and for all areas that contain decorative landscaping.

If plans are for a single-family residential landscape project for a homeowner and the plans are 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 has been submitted.

All sheets in the document set are signed, stamped, and dated along with a renewal date by the landscape professional licensed by the State of California (landscape architect, civil engineer, or architect) who has prepared the plans. A landscape contractor may also perform this requirement if the landscaping is for the homeowner of the single-family residential project.

Compliance Statement shall be provided on the title sheet for each set of plans as follows:

*"I am familiar with the requirements for landscape and irrigation plans contained in the County Landscape Water Conservation regulations, in Title 8, Division 6, Chapter 7. I have prepared this plan in compliance with those regulations. I certify that the plan implements those regulations to provide efficient use of water."*

**NOTE: NO PLANS WILL BE ACCEPTED WITHOUT THIS STATEMENT.**

### Landscape Design Plan

Plan includes location, botanical name, common name, size and quantity of all retained plants.

Plan includes location, botanical name, common name, size and quantity of all new plants.

Soil amendment specifications and planting specifications

Mulch applied to a depth of at least 2" to all areas of bare soil

All buildings, property lines, paving, fencing, walls, and above ground utilities are shown.

# APPENDIX E



County of San Diego, Department of Planning and Land Use

## LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

COUNTY LANDSCAPE ARCHITECT

---

### Initial

\_\_\_\_\_ A finish grading note such as: All landscape areas shall be finish graded to remove rocks and to ensure surface drainage away from buildings.

\_\_\_\_\_ Details, specifications, guarantees and necessary notes on all parking plans. Construction details of walls, fencing, lighting and paving for clarity of intent may be required.

\_\_\_\_\_ All required street trees are planted outside of the public right-of-way on private property. If tree planting is proposed within the public right-of-way, a copy of an encroachment permit issued by the Department of Public Works has been included with this submittal.

\_\_\_\_\_ All required screening (parking lots, trash enclosures, etc.) is shown on plans. Plants spaced and sized to insure 100% screening within two growing seasons.

\_\_\_\_\_ Root barrier is provided for all trees within 5 feet of hardscape.

\_\_\_\_\_ Landscape improvements, including, but not limited to, plants, berms, walls (decorative or retaining), signs, and structures have been selected and positioned so as to avoid obstructing views of motorists near intersections or aisles, drives, and pedestrian walkways. Tree's have been selected (and shall be maintained) such that, at mature size, scaffold branches will be a minimum of 60 inches above the finished grade.

\_\_\_\_\_ A note on the plans indicates who is responsible for maintaining the landscape, including the public right-of-way, in a healthy, disease free condition.

\_\_\_\_\_ Plantings adjacent to open space lots do not contain any non-native, invasive plants.

\_\_\_\_\_ Erosion control planting is provided for all slopes over 3 feet in vertical height and additional planting (as per Section 87.417 of the Grading Ordinance) is provided for slopes over 15 feet in vertical height.

\_\_\_\_\_ All vegetated BMPs, as per the approved Storm Water Management Plans, are shown on landscape plans as required by Section 67.804 (g) of the Watershed Protection, Storm Water Management, and Discharge Control Ordinance.

# APPENDIX E



County of San Diego, Department of Planning and Land Use

## LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

COUNTY LANDSCAPE ARCHITECT

### Irrigation Plan

#### Initial

- \_\_\_\_\_ Water meter location, size and available pressure are shown.
- \_\_\_\_\_ Point of connection and backflow prevention are shown on the irrigation plans. Include make and model number of backflow prevention device.
- \_\_\_\_\_ The irrigation legend provides a complete description of all the irrigation equipment.
- \_\_\_\_\_ Location, size, and type of valves and sprinklers (give make and model number in an irrigation legend).
- \_\_\_\_\_ Location, depth, size and type of pressure and lateral lines. Use of sleeves for pipes under driveways and paved surfaces.
- \_\_\_\_\_ All piping is sized, including sleeve pipe.
- \_\_\_\_\_ The system design pressure and the recorded static pressure or hydraulic gradeline information (with recording date) is indicated on the plans.
- \_\_\_\_\_ An automatic controller with a rain sensing override device is shown both graphically and described in the legend.
- \_\_\_\_\_ Details such as water filters and pressure regulators on any drip irrigation systems.
- \_\_\_\_\_ Irrigation layout is consistent with the Water Efficient Landscape Design Manual.
- \_\_\_\_\_ Avoid sprinkler risers in corner, along walls and parking areas. No overhead irrigation within 24" of an impermeable surface or in areas less than 8' wide in any direction.
- \_\_\_\_\_ Check valves/anti-drain valves shown on slopes where needed.
- \_\_\_\_\_ Temporary, on-grade irrigation is shown for areas planted solely with native vegetation. Temporary irrigation is required to help establish native vegetation and then shall be removed (typically two to three years after initial planting).

# APPENDIX E



County of San Diego, Department of Planning and Land Use

## LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

COUNTY LANDSCAPE ARCHITECT

### Initial

\_\_\_\_\_ An overspray note such as: "Field adjust all sprinklers to eliminate overspray onto sidewalks or driveways."

\_\_\_\_\_ Details/specifications and guarantees on all irrigation plans.

**Reclaimed Water:** For Projects Using Reclaimed Water or Projects Where Reclaimed Water Will Be Available in the Future

The local water district has confirmed that reclaimed water is available and plans have been submitted and approved by the Department of Environmental Health prior to submittal to the Department of Planning and Land Use. Irrigation plans have the required RW# posted as required by DEH.

RW# \_\_\_\_\_

\_\_\_\_\_ The local water district has confirmed that reclaimed water will be available in the future, or is currently available, and the submitted plans provide for a dual distribution system for all landscaped areas (dual distribution is required if potable water is used for areas where food is served or consumed).

### Water Efficient Landscape Worksheet

\_\_\_\_\_ Hydrozone Information Table is complete and accurately conforms to the landscape design plan, irrigation plan and County regulatory requirements.

\_\_\_\_\_ Calculations of estimated total water use and maximum applied water allowance (water budget).

\_\_\_\_\_ CONFIRM THAT ESTIMATED TOTAL WATER USE DOES NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE.

### Grading Design Plan

\_\_\_\_\_ Demonstrate the elimination or minimization of soil erosion, runoff and water waste resulting from precipitation or irrigation.

\_\_\_\_\_ Finished configuration and elevations of each landscaped area shown.

\_\_\_\_\_ Height of graded slopes shown.

\_\_\_\_\_ Drainage pattern shown.

\_\_\_\_\_ Pad elevations shown.



# APPENDIX E



County of San Diego, Department of Planning and Land Use

## LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

COUNTY LANDSCAPE ARCHITECT

### Initial

\_\_\_\_\_ Finish grade shown.

\_\_\_\_\_ Any stormwater retention improvements shown.

**Grading permit in lieu of grading design plan.** If the project requires a grading permit and a plan, that grading plan may be used in lieu of a grading design plan provided it meets all of the grading design plan requirements listed above and the additional requirements of the Grading Ordinance listed below.

\_\_\_\_\_ All planting shown as required by Section 87.417 of the Grading Ordinance.

\_\_\_\_\_ All irrigation shown as required by Section 87.418 of the Grading Ordinance.

\_\_\_\_\_ Certification statement, as required by Section 87.401.a.2 (cuts) and 87.406.a (fills) for all slopes steeper than 2:1.

\_\_\_\_\_ Compliance Statement - per the Department of Public Works (DPW) – is provided on all sheets in document set prepared by, or under the direct supervision of, the California licensed landscape professional of record.

The required signed and dated compliance statements are as follows:

"I, \_\_\_\_\_, certify that the Landscape and Irrigation Plan as shown hereon per this grading plan L- \_\_\_\_\_ satisfy the grading ordinance requirements as stated per section 87.417 (planting) and section 87.418 (irrigation)."

Prior to the approval of the record plan, the licensed landscape professional of record shall certify that the landscape and irrigation has been constructed per the approved landscape and irrigation as is shown hereon.

### Soil Management Report

If the project requires mass grading, the soil management report should be submitted with the Certificate of Completion. Otherwise it must be submitted as part of the Landscape Documentation Package.

\_\_\_\_\_ Soil analysis of the landscaped areas with information on the soil texture, soil infiltration rate, pH, total soluble salts, sodium, and percent of organic matter.

\_\_\_\_\_ Recommendations for improving the soil to efficiently utilize irrigation to sustain the health of landscape plantings.

# APPENDIX E



County of San Diego, Department of Planning and Land Use

## LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

COUNTY LANDSCAPE ARCHITECT

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**NOTE:** For all building permit applications not requiring a discretionary review (per the zoning of the property), landscape plans shall be submitted to the Department of Planning and Land Use, when there is 5,000 square feet or more of single-family residential landscaped area or 1,000 square feet or more of any other type of landscaped area. All submittal requirements, certification of landscape plan compliance, reclaimed water, and off-street parking standards mentioned above are applicable and shall be addressed and initialed by the California licensed landscape professional of record upon submittal.

**NOTE:** All built structures proposed with the approval of these landscape plans shall require the applicant to obtain necessary building permit's to comply with the most current version of the County's Building, Electrical, Fire, and Plumbing Codes.

**NOTE:** When a Fire District requires District review and approval, the applicant shall first submit landscape plans for review to the Department of Planning and Land Use (DPLU). If plans require corrections, the applicant will be issued a comment letter outlining necessary revisions. At this time, the applicant shall make the corrections and then submit those 'revised' plans to the local Fire District for their review. Once the landscape plans have been approved by the Fire District, resubmit two sets of plans to the Department of Planning and Land Use (with the Fire District's approval stamp and signatures on plans). At this stage the plans should be ready for approval and there should be no further iteration submittals. The DPLU will review to assure corrections have been made and will then stamp the plans approved. The approved plans (two sets) will have both the DPLU and Fire District's approval stamp on the title sheet. If the plans are ready for approval after the first submittal, the DPLU will require the applicant to pick up the plans and proceed with the Fire District review as mentioned above. All other submittal procedures shall remain the same.

**NOTE:** Per Sections 86.720 and 86.722 of the San Diego County Code, the landscape professional who prepared the Landscape Documentation Package is required to submit (to the County Landscape Architect), prior to the issuance of a certificate of occupancy, or notice of completion, whichever is applicable, a Certificate of Completion acknowledging that the landscape improvements have been installed per the approved landscape plans. Periodic inspections may be conducted by the Department to verify conformance and corrections may be required if needed.

For additional information, please contact:

David Kahler  
County Landscape Architect, RLA 3945  
Department of Planning and Land Use  
(858) 694-3040  
(858) 694-3373 (fax)  
[David.Kahler@sdcounty.ca.gov](mailto:David.Kahler@sdcounty.ca.gov)



# APPENDIX E



County of San Diego, Department of Planning and Land Use

## LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

COUNTY LANDSCAPE ARCHITECT

As a landscape professional licensed by the State of California, I hereby acknowledge that the preceding items initialed by me are provided on the attached landscape plans. I understand that the Department of Planning and Land Use may verify compliance.

Signature \_\_\_\_\_

Date \_\_\_\_\_

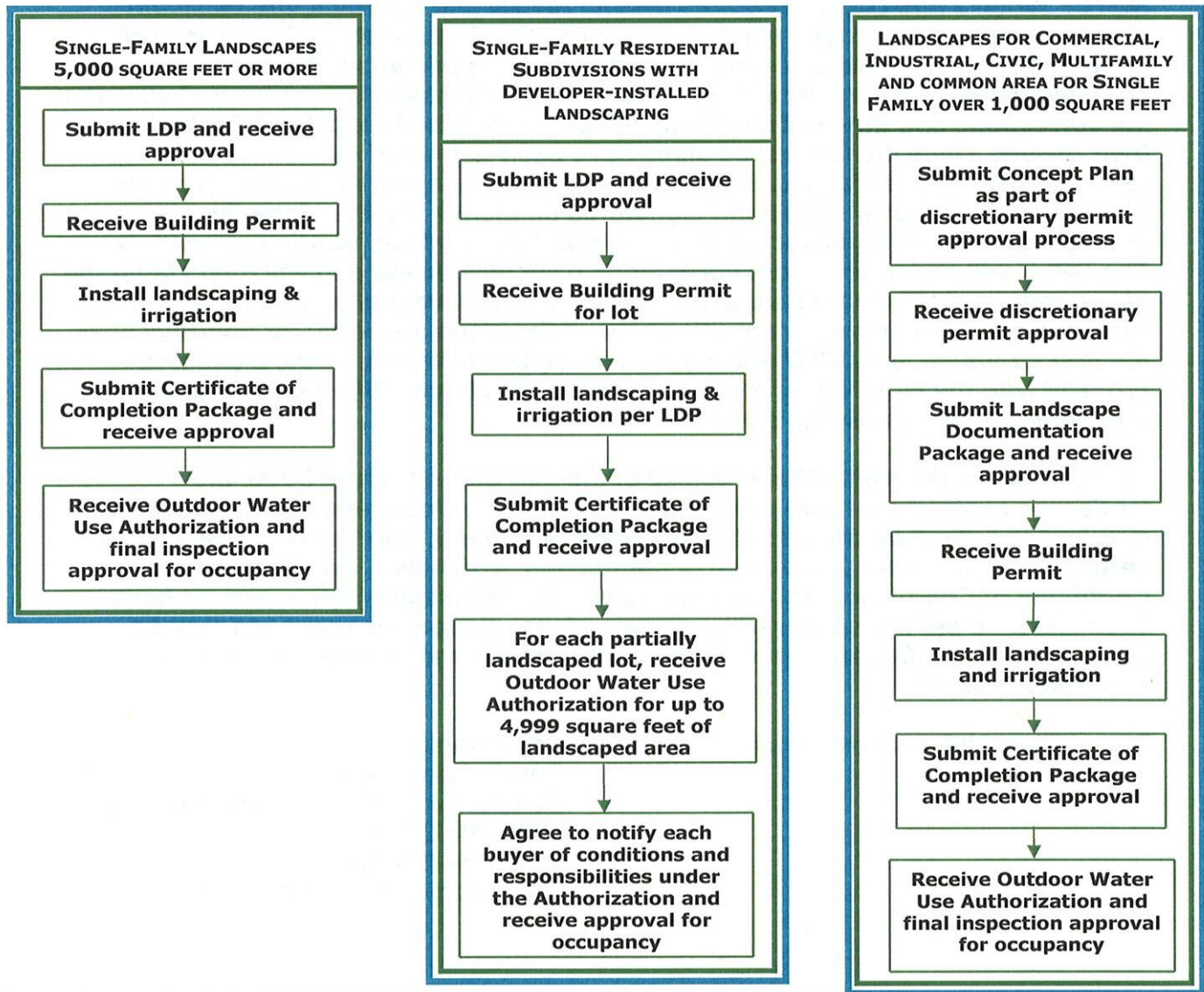
Name \_\_\_\_\_

Phone No. \_\_\_\_\_

License No. \_\_\_\_\_

Renewal Date \_\_\_\_\_

### SUMMARY OF LANDSCAPE APPROVAL PROCESS



5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CA 92123 • (858) 565-5981 • (858) 267-8770

[www.sdcountry.ca.gov/dplu/](http://www.sdcountry.ca.gov/dplu/)

# APPENDIX F



County of San Diego, Department of Planning and Land Use

## LANDSCAPE CERTIFICATE OF COMPLETION CHECKLIST

COUNTY LANDSCAPE ARCHITECT

The Landscape Certificate of Completion must be submitted to the County Landscape Architect and approved before the project site can receive approval for occupancy.

### Initial

### General Requirements

- \_\_\_\_\_ Two copies of the completed and signed Landscape Certificate of Completion form
- \_\_\_\_\_ Two copies of the Irrigation Schedule
- \_\_\_\_\_ Two copies of the Landscape and Irrigation Maintenance schedule
- \_\_\_\_\_ Two copies of the Soil Management Report, if not previously submitted

### Landscape Certificate of Completion

- \_\_\_\_\_ Completed and signed form certifying that the installed landscaping and irrigation system conform to the approved plans and the requirements of the County's Water Conservation in Landscaping Ordinance.
- \_\_\_\_\_ Signed acknowledgment by property owner of ongoing responsibility to maintain the landscape and irrigation system in compliance with approved plans.

### Irrigation Schedule

- \_\_\_\_\_ Description of irrigation system and name of responsible party.
- \_\_\_\_\_ Schedule of irrigation events and parameters used for setting the system controller per Section 86.723. No overhead irrigation allowed between 10:00 a.m. and 8:00 p.m.
- \_\_\_\_\_ Irrigation schedules for plant establishment period, established landscaping, temporarily irrigated areas, and different seasons during the year.

### Landscape and Irrigation Maintenance Schedule

- \_\_\_\_\_ Maintenance schedule is designed to ensure continuing compliance with the maximum applied water allowance authorized by the County.
- \_\_\_\_\_ Schedule of irrigation system inspection and repair and name of responsible party.
- \_\_\_\_\_ Schedule of landscape maintenance including pruning, feeding, weeding and mowing as well as removal of dead and dying plants. Name of responsible party.
- \_\_\_\_\_ Schedule to replenish mulch.



# APPENDIX F



County of San Diego, Department of Planning and Land Use

## LANDSCAPE CERTIFICATE OF COMPLETION CHECKLIST

COUNTY LANDSCAPE ARCHITECT

### Initial

Schedule of inspection and eradication of invasive species in transitional areas.

Instructions to replace broken irrigation components with the same or equivalent parts and to maintain an average irrigation efficiency factor of at least 0.71.

Instructions to replace a removed plant with a plant that is classified within the same hydrozone.

### Soil Management Report

Was a grading permit required for the project? (If not, skip this section.)

Soil analysis of the landscaped areas with information on the soil texture, soil infiltration rate, pH, total soluble salts, sodium, and percent of organic matter.

Recommendations for improving the soil to efficiently utilize irrigation to sustain the health of landscape plantings.

***Random audits may be conducted by the County to verify conformance, and corrections may be required if needed.***

As a landscape professional licensed by the State of California, I hereby acknowledge that the preceding items initialed by me are being provided to the County. Upon approval, I will provide copies to the property owner. I understand that the County may verify compliance.

Signature

Date

Name

Phone No.

License No.

Renewal Date

For additional information, please contact:

David Kahler  
County Landscape Architect, RLA 3945  
Department of Planning and Land Use  
(858) 694-3040  
(858) 694-3373 (fax)  
David.Kahler@sdcounty.ca.gov



## APPENDIX G

### LOW WATER USE, IGNITION RESISTIVE PLANTS

---



Courtesy of Dixie Switzer

The intent of this list is to provide examples of plants that are less prone to ignite or spread flames to other vegetation during a fire and that can naturalize or survive without irrigation after growth has been established. This list indicates those plants that are considered native to California. It also excludes non-native invasive species that easily spread into natural, non-irrigated areas.

No plant is totally fire resistant. The plants listed have been chosen because they contain minimal amounts of flammable resins and have a low fuel volume. All plants on this list are considered to be drought-tolerant.

When first planting drought-tolerant plants, it is necessary to water deeply to encourage the plant roots to seek natural moisture in the soil. During this establishment period, many plants will require more water in summer than in winter but be careful not to overwater. Even in summer some natives will die if watered too much. Over a three year establishment period, these plants should be weaned off supplemental irrigation. Once established, these plants can grow and reproduce with only natural moisture such as rainfall. Occasional irrigation is necessary only in extreme drought conditions.

## APPENDIX G

### LOW WATER USE, IGNITION RESISTIVE PLANTS

---

#### LEGEND

- \* Native plant as identified in the Native Plant list published by the San Diego Chapter of the California Native Plant Society or the California Native Plant Link Exchange for San Diego County [www.cnplx.info](http://www.cnplx.info).

TYPE: A = Annual  
C = Succulent  
G = Groundcover  
P = Perennial  
S = Shrub  
T = Tree

The following references were used to avoid any listing of invasive plants:

*Los Angeles Regional Guide to Invasive Plants* [http://weedwatch.lasgrwc.org/Matrix\\_Master\\_20071022.pdf](http://weedwatch.lasgrwc.org/Matrix_Master_20071022.pdf).

*California Invasive Plant Council Inventory of California Invasive Plants*  
<http://www.cal-ipc.org/ip/inventory/index.php>.

*American Society of Landscape Architects, San Diego Chapter: Invasive Ornamental Plant Guide*  
[http://www.asla-sandiego.org/Download/PG\\_08\\_mod.pdf](http://www.asla-sandiego.org/Download/PG_08_mod.pdf).

## APPENDIX G

### LOW WATER USE, IGNITION RESISTIVE PLANTS

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**Yarrow**

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**California Buckeye**

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**Desert Century**

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**Shaw's Century**

BOTANICAL NAME	COMMON NAME	TYPE
<i>Achillea Tomentosa</i> *	Wooly Yarrow	G
<i>Aesculus californica</i> *	California Buckeye	T/S
Agave		
<i>americana</i>	Century Plant	C
<i>deserti</i> *	Desert Century Plant	C
<i>shawii</i> *	Shaw's Century Plant	C
<i>Aloe arborescens</i>	Tree Aloe	C
<i>Alyogyne huegelii</i>	Blue Hibiscus	S
<i>Antigonon leptopus</i> *	San Miguel Coral Vine	V
<i>Arbutus unedo</i>	Strawberry Tree	T
<i>Baccharis glutinosa</i> *	Mule Fat	S
<i>Brachychiton populneus</i>	Bottle Tree	T
<i>Caesalpinia gilliesii</i>	Bird of Paradise Bush	S
<i>Calliandra californica</i> *	Baja Fairy Duster	S
<i>Cassia artemisioides</i>	Feathery Senna	S
<i>Ceanothus spp.</i> *	California Lilac	S/G
<i>Ceratonia siliqua</i>	Carob	T
<i>Cercidium floridum</i>	Blue Palo Verde	T
<i>Cercis occidentalis</i> *	Western Redbud	T/S

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**Mule Fat**

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**California Mountain Lilac  
(Ceanothus)**

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**Western Redbud**

## APPENDIX G

### LOW WATER USE, IGNITION RESISTIVE PLANTS

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**Summer Holly**

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**Coast Sunflower**

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**Giant Coreopsis**

BOTANICAL NAME	COMMON NAME	TYPE
<i>Comarostaphylis diversifolia</i> *	Summer Holly	S
<i>Convolvulus cneorum</i>	Bush Morning Glory	S
<b>Coreopsis</b>		
<i>gigantea</i> *	Giant Coreopsis	P
<i>maritima</i> *	Sea Dahlia	P
<i>verticillata</i>	Coreopsis	P
<b>Dalea</b>		
<i>orcuttii</i>	Orcutt's Delea	S
<i>spinosa</i>	Smoke Tree	S
<i>Delosperma alba</i>	White Trailing Ice Plant	G
<b>Dudleya</b>		
<i>brittonii</i> *	Britton's Chalk Dudleya	G
<i>pulverulenta</i> *	Chalk Dudleya	G
<i>virens</i> *	Island Live-Forever	G
<i>Elaeagnus pungens</i>	Silverberry	S
<b>Encelia</b>		
<i>californica</i> *	Coast Sunflower	P
<i>farinosa</i> *	White Brittlebush	P
<i>Eriophyllum confertiflorum</i> *	Golden Yarrow	S
<i>Erythrina caffra</i>	Kaffirboom Coral Tree	T

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**Sea Dahlia**

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**Chalk Dudleya**

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**White Brittlebush**



## APPENDIX G

### LOW WATER USE, IGNITION RESISTIVE PLANTS

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**Golden Yarrow**

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**California Poppy**

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**Island Bush-Snapdragon**

BOTANICAL NAME	COMMON NAME	TYPE
<i>Eschscholzia californica</i> *	California Poppy	G/A
<i>Ferocactus viridescens</i> *	Coast Barrel Cactus	C
<i>Fouquieria splendens</i> *	Ocotillo	C
Galvezia		
<i>Juncea</i> *	Baja Bush-Snapdragon	S
<i>speciosa</i> *	Island Bush-Snapdragon	S
<i>Garrya flavescens</i> *	Ashy Silktassel	S
<i>Grevillea</i> spp.	Grevillea	T/S/G
<i>Helianthemum</i> spp.*	Sunrose	G
<i>Hesperaloe parviflora</i>	Red Yucca	C
<i>Heteromeles arbutifolia</i> *	Toyon	S
<i>Iva hayesiana</i> *	Poverty Weed	P
Juglans		
<i>californica</i> *	California Walnut	T
<i>hindsii</i>	California Black Walnut	T
<i>Keckiella cordifolia</i> *	Heart-Leaved Penstemon	V
<i>Kniphofia uvaria</i>	Red-Hot Poker	P
<i>Lampranthus aurantiacus</i>	Ice Plant	G
<i>Lantana</i> spp.	Lantana	S/G

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**Ashy Silktassel**

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**Sunrose**

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**Toyon**

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**Poverty Weed**



## APPENDIX G

### LOW WATER USE, IGNITION RESISTIVE PLANTS

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**California Walnut**

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**Heart-Leaved Penstemon**

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**Chaparral Honeysuckle**

BOTANICAL NAME	COMMON NAME	TYPE
<i>Lasthenia californica</i> *	Common Goldfields	G
<i>Laurus nobilis</i>	Sweet Bay	T/S
<i>Lavandula</i> spp.	Lavender	P
<i>Leucophyllum frutescens</i>	Texas Ranger	S
<i>Lonicera subspicata</i> *	Chaparral Honeysuckle	V
<i>Lotus scoparius</i> *	Deerweed	S
<i>Lupinus</i> spp.	Lupine	G/A
<i>Lyonothamnus floribundus</i> spp.		
<i>asplenifolius</i> *	Fernleaf Catalina Ironwood	T
<i>Malacothamnus fasciculatus</i> *	Mesa Bushmallow	S
<i>Nolina</i>		
<i>parryi</i> *	Parry's Nolina	C
<i>parryi</i> spp. <i>Wolfii</i> *	Wolf's Bear Grass	C
<i>Penstemon</i> spp. (wild)*	Penstemon wild	P
<i>Pittosporum phylliraeoides</i>	Willow Pittosporum	T
<i>Portulacaria afra</i>	Elephant's Food	T/S
<i>Prunus</i>		
<i>ilicifolia</i> *	Hollyleaf Cherry	T/S
<i>lyonii</i>	Catalina Cherry	T/S

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**Deerweed**

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**Fernleaf Catalina**

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**Mesa Bushmallow**

## APPENDIX G

### LOW WATER USE, IGNITION RESISTIVE PLANTS

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**Wild Penstemon**

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**Hollyleaf Cherry**

Courtesy of Dixie Switzer



**Coast Live Oak**

BOTANICAL NAME	COMMON NAME	TYPE
Quercus		
agrifolia*	Coast Live Oak	T
dumosa*	Scrub Oak	S
engelmannii*	Engelmann Oak	T
suber	Cork Oak	T
Rhamnus californica*	Coffeeberry	S
Robinia Ambigua 'Purple Robe'	Purple Robe Locust	T
Romneya coulteri*	Matilija Poppy	S
Rosa		
californica*	California Wild Rose	S
minutifolia*	Baja California Wild Rose	S
Sambucus spp.	Elderberry	S
Santolina		
chamaecyparissus	Lavender Cotton	P
virens	Santolina	P
Sedum spp.	Stonecrops	C
Senecio cineraria	Dusty Miller	P
Sisyrinchium bellum*	Blue-Eyed Grass	P
Symphoricarpos mollis*	Creeping Snowberry	S

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**Engelmann Oak**

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**Coffeeberry**

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**Matilija Poppy**

## APPENDIX G

### LOW WATER USE, IGNITION RESISTIVE PLANTS

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**California Wild**

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**Blue-Eyed Grass**

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**Creeping Snowberry**

BOTANICAL NAME	COMMON NAME	TYPE
Tagetes lemmonii	Copper Canyon Daisy	P
Teucrium fruticans	Bush Germander	S
Ulmus pumila	Siberian Elm	T
Verbena lilacina*	Lilac Verbena	P
Viguiera laciniata*	San Diego Sunflower	G
Westringia fruticosa	Coast Rosemary	S
Yucca		
schidigera*	Mojave Yucca	C
whipplei*	Foothill Yucca	C
Zauschneria		
californica	California Fuschia	P
cana	Hoary California Fuschia	P
'Catalina'	Catalina Fuschia	P

Used with permission of  
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**San Diego Sunflower**

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**Mojave Yucca**

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**Foothill Yucca**

Please note: The above list is not intended as a comprehensive compilation of all plants that meets the criteria of low water use, ignition resistive, and non-invasive. It only suggests some plants that meet the criteria.

## APPENDIX H

### UNDESIRABLE PLANTS

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The following vegetation is more susceptible to burning due to rough or peeling bark, production of large amounts of litter, vegetation that contains oils, resin, wax or pitch, large amounts of dead material in the plant, or plantings with a high dead to live fuel ratio. To reduce the possibility of fire spreading to structures, these plants should be avoided within the first 50 feet adjacent to a structure.

- ⇒ Eucalyptus
- ⇒ Pines
- ⇒ Rosemary
- ⇒ Larger California sagebrush
- ⇒ Chamise
- ⇒ Tea trees
- ⇒ Pepper trees
- ⇒ Acacias
- ⇒ Junipers
- ⇒ Pampas grass
- ⇒ Palms

If the owner wishes to retain these plants, they must be adequately maintained (pruning, thinning, irrigation, litter removal and weeding) to reduce the potential for spreading a fire.

## APPENDIX I INVASIVE SPECIES

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
<i>Acacia baileyana</i>	Bailey Acacia	<i>Callistemon viminalis</i>	Weeping Bottlebrush
<i>Acacia cyclops</i>	Coastal Wattle	<i>Carpobrotus chilensis</i>	Sea Fig, Highway Ice Plant
<i>Acacia dealbata</i>	Silver Wattle	<i>Carpobrotus edulis</i>	Ice Plant
<i>Acacia longifolia</i> ( <i>A. latifolia</i> )	Golden Wattle	<i>Centaurea solstitialis</i>	Yellow Starthistle
<i>Ailanthus altissima</i>	Tree of Heaven	<i>Centranthus ruber</i>	Red Valerian, Jupiter's Beard
<i>Anthemis cotula</i>	Mayweed	<i>Chrysanthemum coronarium</i>	Garland or Crown Daisy
<i>Aptenia cordifolia</i>	Red Apple Iceplant	<i>Cirsium vulgare</i> *	Wild Artichoke
<i>Arctotheca calendula</i>	Cape Weed	<i>Conium maculatum</i>	Poison Hemlock
<i>Arundo donax</i>	Giant Cane	<i>Cortaderia jubata</i> & all varieties	Jubata Grass & all varieties
<i>Asparagus asparagoides</i>	Bridal Creeper	<i>Cortaderia selloana</i> & all varieties	Pampas Grass & all varieties
<i>Asparagus densiflorus</i> & all varieties	Asparagus Fern	<i>Cotoneaster lacteus</i>	Cotoneaster
<i>Asparagus setaceus</i>	Fern Asparagus	<i>Cotoneaster pannosus</i>	Silverleaf Cotoneaster
<i>Asphodelus fistulosa</i>	Onionweed	<i>Crassula ovata</i> ( <i>C. argentea</i> )	Jade Plant
<i>Atriplex semibaccata</i>	Australian Saltbush	<i>Cupaniopsis anacardioides</i>	Carrot Wood
<i>Brassica nigra</i>	Black Mustard	<i>Cynara cardunculus</i> *	Artichoke Thistle
<i>Brassica rapa</i>	Field Mustard	<i>Cyperus involucratus</i> ( <i>C. alternifolius</i> )	African Umbrella Plant
<i>Brassica tournefortii</i>	Asian Mustard, Sahara Mustard	<i>Echium candicans</i> ( <i>E. fastuosum</i> )	Pride of Madeira

## APPENDIX I INVASIVE SPECIES

BOTANICAL NAME	COMMON NAME
<i>Ehrharta longiflora</i>	Long-flowered/Annual Veldt Grass
<i>Eucalyptus camaldulensis</i> (E. rostrata)	Red Gum, River Red Gum
<i>Eucalyptus globulus</i>	Eucalyptus Blue Gum
<i>Ficus carica</i>	Edible Fig
<i>Foeniculum vulgare</i>	Sweet Fennel, Wild Fennel
<i>Fraxinus uhdei</i>	Evergreen/Shamel/ Mexican/Tropical Ash
<i>Gazania linearis</i> (Gazania longiscapa)	Gazania, Gazania Daisy, Colorado Gold
<i>Genista monspessulana</i>	French Broom
<i>Hedera canariensis</i>	Algerian Ivy
<i>Hedera helix</i>	English Ivy
<i>Hypericum canariense</i>	Canary Island Hypericum
<i>Hypericum perforatum</i>	St. John's Wort
<i>Ipomoea purpurea</i>	Common Morning Glory
<i>Iris pseudacorus</i>	Yellow Iris

BOTANICAL NAME	COMMON NAME
<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Lactuca serriola</i> *	Prickly Lettuce
<i>Lepidium latifolium</i>	Perennial Pepperweed
<i>Limonium perezii</i>	Perez's Marsh-rosemary, Sea Lavender
<i>Limonium ramosissimum</i>	Algerian Sea Lavender
<i>Limonium sinuatum</i>	Wavy Leaf Sea Lavender, Statice
<i>Lobularia maritima</i>	Sweet Allyssum
<i>Lonicera japonica</i> & all varieties	Japanese Honeysuckle & all varieties
<i>Lotus corniculatus</i>	Birdfoot Trefoil
<i>Ludwigia hexapetala</i> (L. uruguayensis)	Uruguay Marsh-Purslane, Water Primrose
<i>Lythrum salicaria</i>	Purple Loosestrife
<i>Malephora crocea</i>	Red-flowered Ice Plant, Croceum Ice Plant
<i>Melinis repens</i> (Rhynchelytrum repens)	Natal Grass, Natal Ruby Grass, Red Top
<i>Mentha pulegium</i>	Pennyroyal

## APPENDIX I INVASIVE SPECIES

BOTANICAL NAME	COMMON NAME
<i>Ehrharta calycina</i>	Perennial Veldt Grass
<i>Ehrharta erecta</i>	Panic Veldt Grass
<i>Mentha spicata</i>	Spearmint
<i>Mesembryanthemum crystallinum</i>	Crystalline Ice Plant
<i>Mesembryanthemum nodiflorum</i>	Slender-leaved Ice Plant
<i>Mirabilis jalapa</i> ( <i>M. lindheimeri</i> )	Four O-Clock, Marvel of Peru
<i>Myoporum laetum</i>	Ngaio Tree, Myoporum
<i>Myriophyllum aquaticum</i>	Parrotfeather
<i>Myriophyllum spicatum</i>	Eurasian Watermilfoil
<i>Nassella tenuissima</i>	Finestem Needlegrass, Mexican Feather Grass
<i>Nerium oleander</i>	Oleander
<i>Nicotiana glauca</i>	Tree Tobacco
<i>Oenothera speciosa</i>	Mexican Evening Primrose
<i>Olea europaea</i> (fruiting varieties)	Olive Tree

BOTANICAL NAME	COMMON NAME
<i>Opuntia ficus-indica</i>	Mission Prickly-Pear, Indian Fig, Tuna Cactus
<i>Osteospermum fruticosum</i> ( <i>Dimorphotheca fruticosa</i> )	Trailing African Daisy, Freeway Daisy
<i>Parkinsonia aculeata</i>	Mexican Palo Verde, Jerusalem Thorn
<i>Pennisetum villosum</i> ( <i>Cenchrus villosus</i> )	Feathertop Fountain Grass
<i>Pennisetum ciliare</i> ( <i>Cenchrus ciliare</i> )	Buffelgrass
<i>Pennisetum clandestinum</i> ( <i>Cenchrus clandestinum</i> )	Kikuyu Grass
<i>Pennisetum setaceum</i> ( <i>Cenchrus setaceum</i> ) & all varieties except 'Rubrum'/'Cupreum'	Fountain Grass
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Pittosporum undulatum</i>	Victorian Box
<i>Platanus x acerifolia</i>	London Plane Tree
<i>Prunus lyonii</i> ( <i>Prunus ilicifolia</i> ssp. <i>lyonii</i> )	Catalina Cherry
<i>Retama monosperma</i> ( <i>Genista monosperma</i> )	Bridal Veil Broom
<i>Ricinus communis</i>	Castor Bean
<i>Robinia pseudoacacia</i>	Black Locust

## APPENDIX I INVASIVE SPECIES

BOTANICAL NAME	COMMON NAME
<i>Salsola tragus</i>	Russian Thistle
<i>Schinus molle</i>	California Pepper
<i>Schinus terebinthifolius</i>	Brazilian Pepper
<i>Senna didymobotrya</i> ( <i>Cassia didymobotrya</i> )	Popcorn Senna, Popcorn Cassia, African Senna
<i>Silybum marianum</i>	Milk Thistle
<i>Spartium junceum</i>	Spanish Broom

BOTANICAL NAME	COMMON NAME
<i>Tamarix species</i>	Tamarisk
<i>Tropaeolum majus</i>	Garden Nasturtium
<i>Ulmus parvifolia</i>	Chinese Elm Tree
<i>Vinca major</i>	Periwinkle
<i>Washington robusta</i>	Mexican Fan Palm
<i>Zantedeschia aethiopica</i> ( <i>Calla aethiopica</i> )	Calla-lily

The following references were used:

*Los Angeles Regional Guide to Invasive Plants* [http://weedwatch.lasgrwc.org/  
Matrix\\_Master\\_20071022.pdf](http://weedwatch.lasgrwc.org/Matrix_Master_20071022.pdf).

*California Invasive Plant Council Inventory of California Invasive Plants*  
<http://www.cal-ipc.org/ip/inventory/index.php>.

*American Society of Landscape Architects, San Diego Chapter: Invasive Ornamental Plant Guide*  
[http://www.asla-sandiego.org/Download/PG\\_08\\_mod.pdf](http://www.asla-sandiego.org/Download/PG_08_mod.pdf).



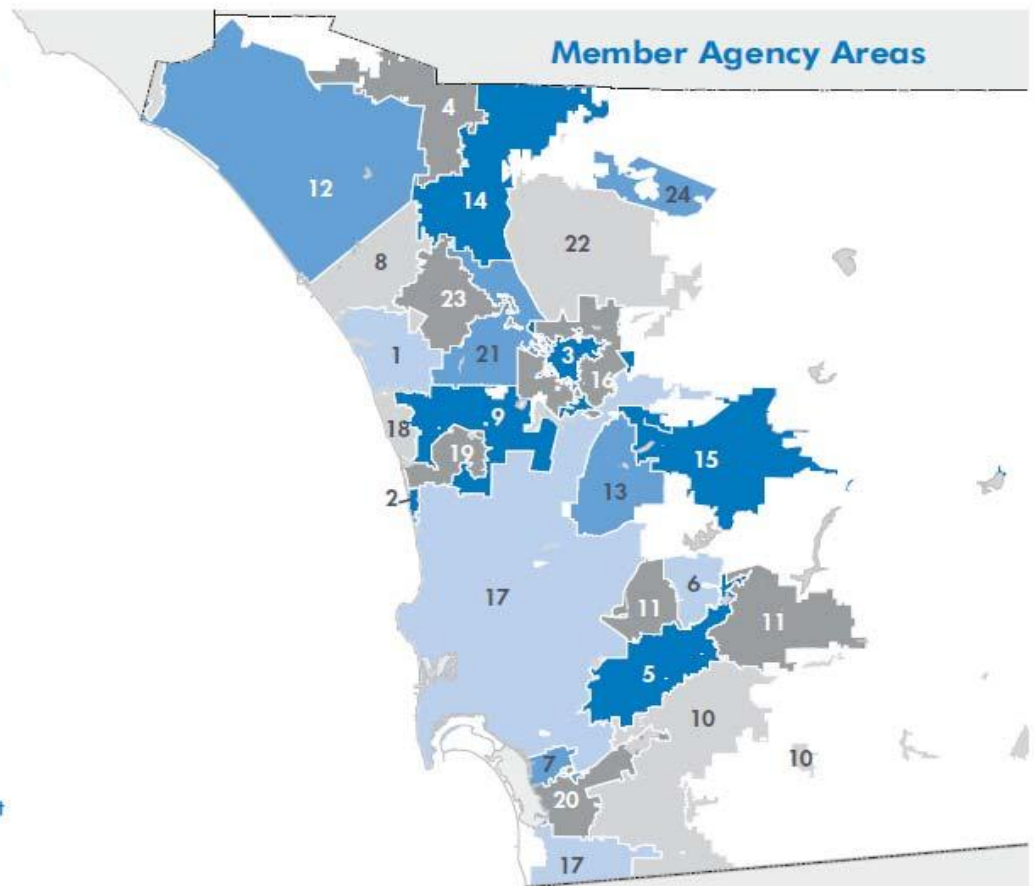
## APPENDIX J



# Water Authority Member Agencies

CONTACT YOUR LOCAL WATER AGENCY FOR INFORMATION ON RESTRICTIONS, RATES

- 1 Carlsbad Municipal Water District  
[www.carlsbadca.gov/water](http://www.carlsbadca.gov/water)  
Ph: 760-438-2722
- 2 City of Del Mar  
[www.delmar.ca.us](http://www.delmar.ca.us)  
Ph: 858-755-3294
- 3 City of Escondido  
[www.ci.escondido.ca.us](http://www.ci.escondido.ca.us)  
Ph: 760-839-4658
- 4 Fallbrook Public Utility District  
[www.fpud.com](http://www.fpud.com)  
Ph: 760-728-1125
- 5 Helix Water District  
[www.hwd.com](http://www.hwd.com)  
Ph: 619-466-0585
- 6 Lakeside Water District  
[www.lakesidewaterdistrict.com](http://www.lakesidewaterdistrict.com)  
Ph: 619-443-3805
- 7 City of National City\*  
[www.ci.national-city.ca.us](http://www.ci.national-city.ca.us)  
Ph: 619-336-4241  
[www.sweetwater.org](http://www.sweetwater.org)  
Ph: 619-420-1413
- 8 City of Oceanside  
[www.ci.oceanside.ca.us](http://www.ci.oceanside.ca.us)  
Ph: 760-435-5800
- 9 Olivenhain Municipal Water District  
[www.olivenhain.com](http://www.olivenhain.com)  
Ph: 760-753-6466
- 10 Otay Water District  
<http://www.otaywater.gov>  
Ph: 619-670-2222
- 11 Padre Dam Municipal Water District  
[www.padredam.org](http://www.padredam.org)  
Ph: 619 448-3111
- 12 Camp Pendleton Marine Corps Base  
[www.cpp.usmc.mil](http://www.cpp.usmc.mil)  
Ph: 760-725-4743
- 13 City of Poway  
[www.poway.org](http://www.poway.org)  
Ph: 858-668-4700
- 14 Rainbow Municipal Water District  
[www.rainbowmwd.com](http://www.rainbowmwd.com)  
Ph: 760-728-1178
- 15 Ramona Municipal Water District  
[www.rmwd.org](http://www.rmwd.org)  
Ph: 760-789-1330
- 16 Rincon del Diablo Municipal Water District  
[www.rinconwater.org](http://www.rinconwater.org)  
Ph: 760-745-5522



- 17 City of San Diego  
[www.sandiego.gov/water](http://www.sandiego.gov/water)  
Ph: 619-515-3500
- 18 San Dieguito Water District  
[www.ci.encinitas.ca.us](http://www.ci.encinitas.ca.us)  
Ph: 760-633-2810
- 19 Santa Fe Irrigation District  
[www.sfidwater.org](http://www.sfidwater.org)  
Ph: 858-756-2424
- 20 South Bay Irrigation District\*  
[www.sbid.us](http://www.sbid.us)  
Ph: 619-427-0868  
[www.sweetwater.org](http://www.sweetwater.org)  
Ph: 619-420-1413

- 21 Vallecitos Water District  
[www.vwd.org](http://www.vwd.org)  
Ph: 760-744-0460
- 22 Valley Center Municipal Water District  
[www.vcmwd.org](http://www.vcmwd.org)  
Ph: 760-749-1600
- 23 Vista Irrigation District  
[www.vid-h2o.org](http://www.vid-h2o.org)  
Ph: 760-597-3100
- 24 Yuima Municipal Water District  
[www.yuimamwd.com](http://www.yuimamwd.com)  
Ph: 760-742-3704

\*Sweetwater Authority manages City of National City and South Bay Irrigation District.

## APPENDIX K

### WATER CONSERVATION PROGRAM FOR ESTABLISHED LANDSCAPES

#### ESTABLISH A WATER BUDGET FOR LANDSCAPE IRRIGATION

The water applied to your landscape, including any water features such as swimming pools, should not exceed your water budget.

For properties served by public water providers, figure your water budget as follows:

1. Locate your community planning area in the table.
2. Multiply the corresponding Water Budget Factor by the area of your irrigated landscape, including the surface area of any water features. The size of your landscape should be in square feet.

**Budget = Water Budget Factor \* landscaped area (sq. ft.)**

The water budget sets the maximum number of gallons per year that should be used to water your landscape.

**The water you actually use should not exceed your budget.**

Community Planning Area	Water Budget Factor
Alpine	22.2
Bonsall	20.1
Borrego Springs	32.7
County Islands	20.1
Crest	22.2
Fallbrook	20.1
Jamul/Dulzura	22.2
Lakeside/Pepper Drive-Bostonia	22.2
North County Metro	20.1
Otay	22.2
Pala-Pauma	22.2
Pendleton/DeLuz	20.1
Rainbow	20.1
Ramona	22.2
San Dieguito	20.1
Spring Valley	22.2
Sweetwater	22.2
Valle de Oro	22.2
Valley Center	22.2

## **APPENDIX K**

### **WATER CONSERVATION PROGRAM FOR ESTABLISHED LANDSCAPES**

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#### **ELIMINATE OVER-WATERING**

This is the easiest and most effective way to conserve water.

You will use less water.

Your water bill will be reduced.

You will prevent runoff which contaminates our beaches.

Over-watering occurs when the soil is not able to absorb water as quickly as the water is applied. If your soil does not absorb water very quickly, you should irrigate for only a short time, wait until that water has completely infiltrated the soil, and then irrigate for another short time.

---

#### **FIX LEAKS**

How to check for leaks in your plumbing:

1. Record the reading on your water meter and mark the position of the needle.
  2. Turn off all water inside and outside, including an ice maker.
  3. Wait at least 30 minutes to one hour.
  4. Check the water meter.
  5. If the reading has changed or the needle has moved, there is a leak in your plumbing.
- 

#### **FIX BROKEN IRRIGATION EQUIPMENT**

A broken sprinkler head can waste water at a rate of 10 gallons per minute. That's equal to 100 gallons during a 10 minute irrigation cycle.

Check your irrigation system at least once a month.

1. Manually start the system.
2. Check the valves for leaks.
3. Check each head for leaks or puddling around the head.

## **APPENDIX K**

### **WATER CONSERVATION PROGRAM FOR ESTABLISHED LANDSCAPES**

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4. Check for overspray onto surfaces that should not be watered such as sidewalks, structures, or patios.
  5. Adjust and properly align heads.
  6. Check for vegetation or other obstacles that block spray.
  7. Check for over-watering or runoff.
  8. Shorten the watering cycle if necessary.
- 

#### **ADJUST THE IRRIGATION SCHEDULE**

The amount of water that is necessary for a healthy landscape will vary depending on the time of year and the type of plants.

- During the summer months, water 2 or 3 days per week for grass and 1 or 2 days per week for other plants.
- In winter, irrigate only when the top 2 to 3 inches of soil is dry.

Force plants and lawns to develop deep roots rather than shallow roots. Plants with deep roots can be watered less often, once a week may be sufficient. Shallow roots develop from frequent watering. To develop deep roots:

1. Apply water using 2 or 3 short cycles rather than one long cycle.
2. Add one extra day between waterings.
3. After three weeks, add another day between waterings and, for overhead spray systems, increase the watering time by 1 to 3 minutes.
4. If the plants respond well, try adding another day between waterings.

Your irrigation schedule should be adjusted at least once a month.

Learn how to use your irrigation controller. Replace an old controller with a smart controller which will automatically suspend irrigation during rainy weather conditions.

Do not water when it rains. Wait until the soil dries out.

## APPENDIX K

### WATER CONSERVATION PROGRAM FOR ESTABLISHED LANDSCAPES

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Water between midnight and 6 a.m. to reduce water loss due to evaporation and wind.

For overhead spray systems, water between 4 a.m. and 6 a.m. to allow the morning sun to dry the vegetation.

Experiment to find the most efficient schedule for your landscape.

Check the following website for a calculator that provides estimates for irrigation schedules:

<http://www.bewaterwise.com/calculator.html>

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#### **PERFORM REGULAR MAINTENANCE**

##### **Turf**

- Do not mow lawns any shorter than 3 inches to encourage deep roots.
- Leave grass clippings on the lawn to provide nutrients and reduce green waste.
- Use a mulching mower.
- Dethatch or aerate your lawn to allow water to penetrate into the soil.
- Sporadic brown spots on your lawn are usually caused by the uneven distribution of water from your spray heads. Check the heads to be sure they are not blocked and that vegetation is not obstructing the spray. Adjust the spray heads or the pressure of your irrigation system if necessary. Using more water is not the solution.

##### **Plants**

- Plant in the fall when less water is required to establish plants.
- Do not overprune shrubs and trees.
- Ornamental grasses should be groomed once a year. Do not mow.
- Use plants that are well-suited to the type of soil on your site.

##### **Mulch**

## APPENDIX K

### WATER CONSERVATION PROGRAM FOR ESTABLISHED LANDSCAPES

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- Place a 2 or 3 inch layer of mulch over bare dirt to reduce water evaporation, improve the soil, and control weeds.
- Organic mulch absorbs and retains water. If it gets wet during irrigation, allow it to dry out. Otherwise it will become vulnerable to molds, fungi and other diseases that may spread to the plants.
- Re-mulch every 1—2 years.
- Use gravel mulch around succulents to keep the plants from becoming too wet.

#### Soil

- Amend the soil with compost to improve filtration, texture and nutrients which will produce healthy plants with less water.
  - For turf, 1—2 inches of compost tilled into an 8-inch depth.
  - For trees and shrubs, 2—4 inches compost tilled at least 12 inches deep.
  - If not tilling the soil, mulch with compost, then put wood chips on top for weed control.
- Use only the minimum amount of fertilizer necessary. Fertilizers result in higher water use, increased maintenance, and more green waste.
- When using fertilizer, try more frequent applications using smaller amounts. Fertilizer is toxic and any excess washes into waterways.
- Select slow-release or natural organic fertilizers to reduce runoff pollution.

#### Pests

- Select pest-resistant plants.
- If necessary, spot treat with non-toxic insecticide.

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### **GIVE YOUR LANDSCAPE A MAKEOVER**

Simple design changes can save water and give your landscape a fresh, new look.

#### Design

## **APPENDIX K**

### **WATER CONSERVATION PROGRAM FOR ESTABLISHED LANDSCAPES**

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- Attend classes on water smart landscaping.
- Visit the Water Conservation Garden at Cuyamaca College or the Quail Botanical Gardens in Encinitas.
- Choose plants that require the same amount of water and sunlight for each irrigation zone (or hydrozone).
- Use permeable landscaping materials to create pathways and borders.

#### **Plants**

- Replace high water use lawns with water smart groundcovers, trees and shrubs.
- Plant drought-tolerant plants. After 1 to 3 years of regular watering, the plants will be able to survive with little or no irrigation.
- Plant high water use plants in shady areas that are protected from the wind.
- Consider plants native to the region. They require less maintenance and less water.
- Do not plant invasive species or plants that can easily burn or spread fire. (See Appendices G, H, and I)
- Look for low water use plants at local nurseries.

#### **Irrigation System**

- Install a water smart controller.
- Switch to drip irrigation for trees and shrubs.
- Replace old sprinkler heads with newer, more efficient heads.
- Replace sprinkler heads with mini rotors to reduce runoff. Mini rotors have a reduced precipitation rate which allows time for water to penetrate the soil.
- Use rotors to water large areas of 25 feet by 25 feet or larger.

## **APPENDIX K**

### **WATER CONSERVATION PROGRAM FOR ESTABLISHED LANDSCAPES**

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- Check with your water agency or equipment retailer for rebates on water smart irrigation equipment.
- 

#### **WATERING WITHOUT AN AUTOMATED IRRIGATION SYSTEM**

When watering with a garden hose:

- Always attach a trigger nozzle or a watering wand with a ball valve to a garden hose. The trigger nozzle should be the type that must be depressed continuously by hand in order to allow water to flow.
- Shut off the water when moving from plant to plant during garden watering.
- Check your hose and fittings to make sure they are in good condition, and replace with quality fittings if required. Worn hoses and fittings are more likely to leak.
- Remember to shut off the water at the faucet after use.

When watering with portable lawn sprinklers:

- Do not leave the water running unattended. Set an alarm to remind you to turn it off.
  - Adjust the water pressure to avoid overspray and runoff
  - Use a hose timer between the faucet and the hose to automatically shut off the water.
  - Remember to shut off the water at the faucet when you are done.
- 

#### **HOW TO READ A WATER METER**

A water meter records the amount of water used in the same way the odometer in a car records the number of miles traveled. A water meter measures water use by the cubic foot. One cubic foot equals 7.48 gallons.

To check your daily water use:

1. Record the reading on your meter.
2. Twenty-four hours later, record the reading on the meter again.
3. Subtract the reading in Step 1 from the reading in Step 2.



## APPENDIX K

### WATER CONSERVATION PROGRAM FOR ESTABLISHED LANDSCAPES

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4. Multiply the result in Step 3 by 7.48.
5. The answer in Step 4 is the number of gallons used over the twenty-four hour period.

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#### **HOW TO DETERMINE THE AMOUNT OF WATER USED FOR OUTSIDE IRRIGATION**

Most water meters measure all water used by the customer regardless of how the water is used. However, there are some methods to estimate the amount of water used for irrigation.

1. Install a water sub-meter.

The meter can be attached to the branch off the main water line that supplies water to the irrigation system. This method allows you to accurately track the amount of water used for irrigation. Be sure the sub-meter meets AWWA standards.

2. Read the main water meter.

- Check the reading on your meter.
- Turn off all water, including ice makers and manually run the full cycle of your irrigation system.
  - Check the new reading on your meter.
  - The difference between the two readings is the amount of water used by the irrigation system.

3. Check your water bill.

Each water agency has its own billing system. Some water agencies charge customers for sewer service based on the amount of water that went into the customer's sewer. Check your bill. Subtract this amount from the total amount of water used. The result gives a rough estimate of how much water was used for irrigation and outdoor use during the billing period.

Please contact your water agency if you need help reading your water bill or for information on how sewer service is billed.

## **APPENDIX L**

### **WATER CONSERVATION IN LANDSCAPING ORDINANCE**

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ORDINANCE NO. 10032 (N.S.)  
01/13/2010 (9)

AN ORDINANCE AMENDING THE SAN DIEGO COUNTY CODE TO ADD TITLE 8, DIVISION 6, CHAPTER 7, ADOPTING REGULATIONS RELATING TO WATER CONSERVATION IN LANDSCAPING

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines as follows:

(a) The State of California adopted the Water Conservation in Landscaping Act, Government Code sections 65590 et seq. in 1990. The Act required the State Department of Water Resources to adopt a model water efficient landscape ordinance by January 1, 1992. The Act further provided that if a local agency had not by January 1, 1993 either: (1) adopted findings based on climatic, geological or topographical conditions or water availability stating a water efficient landscape ordinance is unnecessary or (2) adopted a water efficient landscape ordinance, then the model water efficient landscape ordinance adopted by the Department of Water Resources would take effect within the local jurisdiction and be enforced by the local agency. The County amended the County Zoning Ordinance adopting water efficient landscape regulations before the January 1, 1993 deadline.

(b) In 2006 the State repealed the Water Conservation in Landscaping Act and adopted a new Water Conservation in Landscaping Act, Government Code sections 65591 et seq. The new Act requires the Department of Water Resources to update the previously adopted model water efficient landscape ordinance that provides for greater efforts at water conservation and more efficient use of water in landscaping. The model ordinance is required to include provisions for: (1) water conservation by the appropriate use and groupings of plants that are well adapted to particular sites and local conditions, (2) a landscape water budget that establishes the maximum amount of water to be applied through the irrigation system, (3) automatic irrigation systems and irrigation schedules based on climatic conditions, terrains and soil types and other environmental conditions, (4) onsite soil assessment and soil management plans that include grading and drainage to promote healthy plant growth and prevent excessive erosion and runoff and (5) promoting the use of recycled water for landscaping when it is available and the use is consistent with State law.

(c) Government Code section 65595 requires that on or before January 1, 2010 a local agency shall adopt a water efficient landscape ordinance that is at least as effective in conserving water as the updated model

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ordinance or adopt the model ordinance. If a local agency does not adopt a water efficient landscape ordinance by the deadline, the updated model ordinance shall apply within the local agency's jurisdiction and shall be enforced by the local agency.

(d) The water efficient landscape regulations in the County Zoning Ordinance are not as effective in conserving water as the updated model ordinance and need to be replaced by more comprehensive regulations.

(e) This ordinance adopts water efficient landscape regulations for the unincorporated area of the County that include provisions for: (1) water conservation by the appropriate use and groupings of plants that are well adapted to particular sites and local conditions, (2) a landscape water budget that establishes the maximum amount of water to be applied through the irrigation system, (3) automatic irrigation systems and irrigation schedules based on climatic conditions, terrains and soil types and other environmental conditions, (4) onsite soil assessment and soil management plans that include grading and drainage to promote healthy plant growth and prevent excessive erosion and runoff and (5) promoting the use of recycled water for landscaping when it is available and the use is consistent with State law.

(f) This ordinance will: (1) increase water use efficiency by establishing and monitoring water budgets, promoting installation and maintenance of efficient irrigation systems and encouraging use of plants that use water efficiently based on climate, soil type and site features and (2) reduce water waste that occurs from irrigation runoff and overspray.

(g) This ordinance is consistent with the findings and declarations the State Legislature made when adopting the new Water Conservation in Landscaping Act and is as effective as the State's updated model water efficient landscape ordinance.

Section 2. Title 8, Division 6, Chapter 7 is added to the San Diego County Code to read as follows:

#### **CHAPTER 7. WATER CONSERVATION IN LANDSCAPING**

##### **SEC. 86.701. PURPOSE.**

The State Legislature determined in the Water Conservation in Landscaping Act (the "Act"), Government Code sections 65591 et seq., that the State's water resources are in limited supply. The Legislature also recognized

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that while landscaping is essential to the quality of life in California, landscape design, installation, maintenance and management must be water efficient. The general purpose of this chapter is to establish water use standards for landscaping in the unincorporated area of the County that implement the 2006 development landscape design requirements established by the Act. Consistent with the Legislature's findings the purpose of this chapter is to:

- (a) Promote the values and benefits of landscapes while recognizing the need to utilize water and other resources as efficiently as possible.
- (b) Establish a structure for planning, designing, installing, maintaining and managing water efficient landscapes in new construction.
- (c) Promote the use, when available, of tertiary treated recycled water, for irrigating landscaping.
- (d) Use water efficiently without waste by setting a Maximum Applied Water Allowance for new projects as an upper limit for water use and reduce water use to the lowest practical amount.
- (e) Encourage water users of existing landscapes to use water efficiently and without waste.

#### **SEC. 86.702. DEFINITIONS.**

The following definitions shall apply to this chapter:

- (a) "Automatic irrigation controller" means an automatic timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers schedule irrigation events using either evapotranspiration (weather-based) or soil moisture sensor data.
- (b) "Building permit" means a permit issued by the County Building Department authorizing the permit holder to among other things, erect, construct, enlarge, alter, repair or improve a building or structure.
- (c) "Certified landscape irrigation auditor" means a person certified to perform landscape irrigation audits by an accredited academic institution, a professional trade organization or other accredited certification program.
- (d) "Cool season grass" means a type of grass that remains green in the winter months.

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(e) "Developer" includes a developer's partner, associate, employee, consultant, trustee or agent or any other person who has any other business or financial relationship with the developer.

(f) "Director DPLU" means the means the Director of Planning and Land Use or anyone whom the Director has appointed or hired to administer or enforce this chapter.

(g) "Discretionary permit" means any permit requiring a decision making body to exercise judgment prior to its approval, conditional approval or denial.

(h) "Estimated total water use" (ETWU) means the estimated total water use in gallons per year for a landscaped area.

(i) "ET adjustment factor" (ETAF) means a factor that when applied to reference evapotranspiration, adjusts for plant water requirements and irrigation efficiency, two major influences on the amount of water that is required for a healthy landscape.

(j) "Evapotranspiration rate" means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time period. "Reference evapotranspiration" (ET<sub>o</sub>) means a standard measurement of environmental parameters which affect the water use of plants. ET<sub>o</sub> is expressed in inches per day, month, or year and is an estimate of the evapotranspiration of a large field of four-inches to seven-inches tall, cool season grass that is well watered. Reference evapotranspiration is used as the basis of determining the MAWA so that regional differences in climate can be accommodated.

(k) "Grading" means any importation, excavation, movement, loosening or compaction of soil or rock.

(l) "Hardscape" means any durable surface material, pervious or non-pervious.

(m) "Hydrozone" means a portion of the landscape area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.

(n) "Invasive plant species" means species of plants not historically found in California that spread outside cultivated areas and may damage environmental or economic resources.

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(o) "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.

(p) "Irrigation efficiency" means the measurement of the amount of water beneficially used divided by the water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices.

(q) "Landscaped area" means an area with outdoor plants, turf and other vegetation. A landscaped area includes a water feature either in an area with vegetation or that stands alone. A landscaped area may also include design features adjacent to an area with vegetation when allowed under section 86.714. A landscaped area does not include the footprint of a building, decks, patio, sidewalk, driveway, parking lot or other hardscape that does not meet the criteria in section 86.714. A landscaped area also does not include an area without irrigation designated for non-development such as designated open space or area with existing native vegetation.

(r) "Licensed landscape contractor" means a person licensed by the State of California as a specialty contractor in the C-27 category, to construct, maintain, repair, install or subcontract the development of a landscape system.

(s) "Landscape design manual" means the manual, approved by the Director of Planning and Land Use that establishes specific design criteria and guidance to implement the requirements of this chapter.

(t) "Low head drainage" means a sprinkler head or other irrigation device that continues to emit water after the water to the zone in which the device is located has shut off.

(u) "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 lines or bubblers.

(v) "Mass grading" means the movement of more than 5000 cubic yards of soil by mechanical means to alter the topographic features of a site.

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(w) "Maximum applied water allowance" (MAWA) means the maximum allowed annual water use for a specific landscaped area based on the square footage of the area, the ETAF and the ETo.

(x) "Mulch" means an organic material such as leaves, bark, straw, compost or inorganic mineral materials such as rocks, gravel or decomposed granite left loose and applied to the soil surface to reduce evaporation, suppress weeds, moderate soil temperature or prevent soil erosion.

(y) "Overspray" means the water from irrigation that is delivered outside an area targeted for the irrigation and makes contact with a surface not intended to be irrigated.

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

(aa) "Plant factor" means a factor that when multiplied by the ETo, estimates the amount of water a plant needs.

(bb) "Public water purveyor" means a public utility, municipal water district, municipal irrigation district or municipality that delivers water to customers.

(cc) "Recycled water" means waste water that has been treated at the highest level required by the California Department of Health Services for water not intended for human consumption. "Tertiary treated recycled water" means water that has been through three levels of treatment including filtration and disinfection.

(dd) "Runoff" means water that is not absorbed by the soil or landscape to which it is applied and flows from the landscaped area.

(ee) "Special landscaped area" means an area of the landscape dedicated to edible plants, an area irrigated with recycled water or an area dedicated to play such as a park, sports field or golf course where turf provides a playing surface.

(ff) "Subsurface irrigation" means an irrigation device with a delivery line and water emitters installed below the soil surface that slowly and frequently emit small amounts of water into the soil to irrigate plant roots.

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(gg) "Transitional area" means a portion of a landscaped area that is adjacent to a natural or undisturbed area and is designated to insure that the natural area remains unaffected by plantings and irrigation installed on the property.

(hh) "Turf" means a groundcover surface of cool season or warm season mowed grass. Annual bluegrass, Kentucky bluegrass, perennial ryegrass, red fescue and tall fescue are cool season grasses. Bermuda grass, kikuyu grass, seashore paspalum, St. Augustine grass, zoysias grass and buffalo grass are warm season grasses.

(ii) "Water feature" means a design element where open water performs an aesthetic or recreational function. A water feature includes a pond, lake, waterfall, fountain, artificial streams, spa and swimming pool where a public water purveyor within the San Diego County Water Authority or the Borrego Water District provides water for the feature. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices are not water features.

(jj) "WUCOLS" means Water Use Classification of Landscape Species and refers to the most recent version of the Department of Water Resources publication authored by the University of California Cooperative Extension.

#### **SEC. 86.703. APPLICABILITY.**

(a) The following projects in the unincorporated area of the County for which the County issues a building permit or a discretionary permit after the chapter's effective date shall be required to obtain an outdoor water use authorization as part of the permitting process:

(1) A project for an industrial, commercial, civic or multi-family residential use where the landscaped area is 1000 square feet or more.

(2) A single family residential development where the total landscaped common area of the project area is 1000 square feet or more or where the developer or the developer's agent installs landscaping on one or more lots in the development.

(3) A new single family residence served by a public water purveyor within the San Diego County Water Authority or the Borrego Water District. As used in this subsection, a new single family residence does not include



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a single family residence that is being rebuilt after it was destroyed due to a natural disaster, such as a fire, earthquake, hurricane or tornado.

(4) A model home that includes a landscaped area, where the home is served by a public water purveyor within the San Diego County Water Authority or by the Borrego Water District.

(5) A public agency project that contains a landscaped area 1000 square feet or more.

(6) A project not included in categories (a)(1) through (a)(5) that requires a new grading permit and contains an area served by temporary or permanent irrigation.

(7) A cemetery.

(b) The following projects shall be exempt from the requirements of this chapter:

(1) A registered local, State or federal historical site.

(2) An ecological restoration project that does not require a permanent irrigation system.

(3) A mined land reclamation project that does not require a permanent irrigation system.

(4) A botanical garden or arboretum that is open to the public.

(c) Sections 86.725 and 86.726 shall apply to the owners and occupants of all property in the unincorporated area of the County, other than projects listed in subsection (b). Existing landscape projects that were installed before the effective date of this chapter where the landscape area is greater than one acre shall also be subject to section 86.727(b).

#### **SEC. 86.704. OUTDOOR WATER USE AUTHORIZATION.**

(a) No person who constructs a project subject to section 86.703(a) shall use water for irrigation or a water feature without the authorization required by this chapter.

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(b) A person constructing a project subject to section 86.703(a) shall obtain a water use authorization to provide water to a landscaped area as follows:

(1) A person applying for a building permit for a single family residence shall obtain a water use authorization from the County as part of the permitting process.

(2) A person applying for a discretionary permit shall submit a landscape concept plan with the discretionary permit application. As used in this chapter, a landscape concept plan means a drawing of the site where the project will be located that includes a representation of the site features, proposed plantings areas and the proposed method and type of irrigation.

(3) A person issued a discretionary permit shall obtain a water use authorization as part of the permitting process for each building permit for each project segment that requires installation of a water meter or connection to an existing water meter.

(c) A water use authorization issued by the County shall establish the allowed MAWA for property on which a project that is subject to this chapter is located.

(d) Once the County establishes the MAWA for a property, no person who obtains water for the property from a public water purveyor in the unincorporated area of the County shall exceed the MAWA on that property, unless the County agrees to modify the MAWA, as provided in section 86.721.

(e) Any person may examine the water use authorization establishing the MAWA for a property at the Department of Planning and Land Use during normal business hours.

#### **SEC. 86.705. ADMINISTRATION, ENFORCEMENT AND LANDSCAPE MANUAL.**

(a) The Director DPLU shall administer and enforce this chapter, except that the Director DPLU may refer an application for a water use authorization to the Director of Public Works or the Director of General Services for processing.

(b) The Director DPLU shall prepare a landscape design manual that provides guidance to applicants on how to comply with the requirements of this chapter. The manual shall also provide guidance for a person with an existing landscaped area on how to increase water use efficiency and avoid wasting water.

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#### **SEC. 86.706. NEW SINGLE FAMILY RESIDENTIAL PROJECTS WITH LIMITED LANDSCAPING.**

An applicant for a building permit for a new single family residence subject to this chapter where the landscaped area of the project is less than 5,000 square feet shall, as a condition of obtaining a building permit, submit an application for an outdoor water use authorization on a form provided by the Director. The application process shall include establishing a MAWA for the project.

#### **SEC. 86.707. LANDSCAPE DOCUMENTATION PACKAGE.**

(a) Except as provided in subsection (b) an applicant for a building permit for a project described in section 86.703(a) shall submit a landscape documentation package with the permit application.

(b) An applicant for a building permit for a single family residence with a landscaped area less than 5,000 square feet is not required to submit a landscape documentation package with the permit application, but shall comply with section 86.706. This subsection does not apply to a person who is applying for one or more building permits for single family residences in a residential development where the person applying is the developer.

(c) The landscape documentation package required by subsection (a) shall contain the following:

(1) A soil management report that complies with section 86.708 that analyzes soil composition within each landscaped area of the project.

(2) A landscaping and irrigation plan that complies with section 86.709 that describes the landscaping and irrigation for the project.

(3) A water efficient landscape worksheet that complies with section 86.711 that calculates the MAWA and the ETWU for the project.

(4) A grading design plan that complies with section 86.710 that describes the grading of the project.

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#### **SEC. 86.708. SOIL MANAGEMENT REPORT.**

(a) The soil management report required by section 86.707(c)(1) shall contain the following information:

(1) An analysis of the soil for the proposed landscaped areas of the project that includes information about the soil texture, soil infiltration rate, pH, total soluble salts, sodium, percent organic matter.

(2) Recommendations about soil amendments that may be necessary to foster plant growth and plant survival in the landscaped area using efficient irrigation techniques.

(b) When a project involves mass grading of a site the applicant shall submit a soil management report that complies with subsection (a) above with the certificate of completion required by section 86.722.

#### **SEC. 86.709. LANDSCAPING AND IRRIGATION PLAN.**

(a) The landscaping and irrigation plan required by section 86.707(c)(2) shall be prepared by a landscape architect, civil engineer or architect licensed by the State of California. A homeowner of a single family residence required to submit a landscape and irrigation plan may have a licensed landscape contractor prepare the landscaping and irrigation plan if the homeowner has contracted with that contractor to install the landscaping and irrigation pursuant to the plan.

(b) The landscaping and irrigation plan shall contain the following information:

(1) A list of all vegetation by common and botanical plant name which exists in the proposed landscaped area. The plan shall state what vegetation will be retained and what will be removed.

(2) A list of all vegetation by common and botanical plant name which will be added to each landscaped area. The plan shall include the total quantities by container size and species. If the applicant intends to plant seeds, the plan shall describe the seed mixes and applicable germination specifications.

(3) A detailed description of each water feature that will be included in the landscaped area.

(4) The plan shall be accompanied by a drawing showing on a page or pages, the specific location of all

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vegetation, retained or planted, the plant spacing and plant size, natural features, water features and hardscape areas. The drawing shall include a legend listing the common and botanical plant name of each plant shown on the drawing.

(5) The location, type and size of all components of the irrigation system that will provide water to the landscaped area, including the controller, water lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators and backflow prevention devices.

(6) The static water pressure at the point of connection to the public water supply and the flow rate in gallons, the application rate in inches per hour and the design operating pressure in pressure per square inch for each station.

(7) The MAWA for the plan, including the calculations used to determine the MAWA. The calculations shall be based on the formula in section 86.712.

(8) The ETWU for the plan, including the calculations used to determine the ETWU. The calculations shall be based on the formula in section 86.713.

(9) A statement signed under penalty of perjury by the person who prepared the plan that provides, "I am familiar with the requirements for landscape and irrigation plans contained in the County Landscape Water Conservation Regulations, in Title 8, Division 6, Chapter 7. I have prepared this plan in compliance with those regulations. I certify that the plan implements those regulations to provide efficient use of water."

(c) The landscape and irrigation plan shall be designed as follows:

(1) All plants shall be grouped in hydrozones and the irrigation system shall be designed to deliver water to hydrozones based on the moisture requirements of the plant grouping. A hydrozone may mix plants of moderate and low water use, and mix plants of high water use with plants of moderate water use, but no high water use plants shall be allowed in a low water use hydrozone. A high water use hydrozone may, however, provide for some low water use plants if the low water use plants are of a type that are likely to thrive and flourish with the additional water. The plan shall also demonstrate how the plant groupings accomplish the most efficient use of water.

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(2) The irrigation system shall be designed to prevent standing water and any condition such as runoff, overspray and low-head drainage where irrigation water flows or sprays onto areas not intended for irrigation. The plan shall also demonstrate how grading and drainage techniques promote healthy plant growth and prevent standing water, erosion and runoff.

(3) The plan shall provide for use of mulch as follows:

(A) A minimum two inch layer of mulch shall be applied on all exposed soil surfaces in each landscaped area except in turf areas, creeping or rooting ground covers or direct seeding applications where mulch is contraindicated.

(B) Stabilizing mulch shall be applied on slopes.

(C) The mulching portion of a seed/mulch slurry in hydro-seeded applications shall comply with subsection (B) above.

(D) Highly flammable mulch material, such as straw or small or mini size wood chips, shall not be used in a "Hazardous Fire Area," as that term is defined in the County Fire Code.

(4) The plan shall identify the type and amount of mulch for each area where mulch is applied.

(5) On a project other than a single family residence, the plan shall identify recreational areas.

(6) The plan shall identify areas permanently and solely dedicated to edible plants.

(7) The plan shall identify each area irrigated with recycled water, gray water and other non-potable water.

(8) The plan shall identify any soils amendments and their type and quantity.

(9) The plan shall demonstrate that landscaping when installed and at maturity will be positioned to avoid obstructing motorists' views of pedestrian crossings, driveways, roadways and other vehicular travel ways. If the landscaping will require maintenance to avoid obstructing motorist's views, the plan shall describe the maintenance and the frequency of the proposed maintenance.

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(10) The plan shall avoid the use of landscaping with known surface root problems adjacent to a paved area, unless the plan provides for installation of root control barriers or other appropriate devices to control surface roots.

(11) The plan shall provide that any slope greater than 25 percent will be irrigated with an irrigation system with a precipitation rate of .75 inches per hour or less to prevent runoff and erosion. As used in this chapter, 25 percent grade means one foot of vertical elevation change for every four feet of horizontal length. An applicant may employ an alternative design if the plan demonstrates that no runoff or erosion will occur.

(12) The plan shall provide that all wiring and piping under a paved area that a vehicle may use, such as a parking area, driveway or roadway, will be installed inside a PVC conduit.

(13) The plan shall provide that irrigation piping and irrigation devices that deliver water, such as sprinkler heads, shall be installed below grade if they are within 24 inches of a vehicle or pedestrian use area. The Director DPLU may allow on-grade piping where landform constraints make below grade piping infeasible.

(14) That plan shall provide that only low volume or subsurface irrigation shall be use to irrigate any vegetation within 24 inches of an impermeable surface unless the adjacent impermeable surfaces are designed and constructed to cause water to drain entirely into a landscaped area.

(15) The plan shall provide that plants in a transitional area consist of a combination of site adaptive and compatible native and non-native species. The plan shall also provide that no invasive plant species shall be introduced or tolerated in a transitional area. The irrigation in a transitional area shall be designed so that no overspray or runoff shall enter an adjacent area that is not irrigated.

(16) The plan shall demonstrate compliance with best management practices required by sections 67.801 et seq. (Watershed Protection, Stormwater Management and Discharge Control regulations).

(17) The plan shall address fire safety issues and demonstrate compliance with State and County requirements for defensible space around buildings and structures and shall avoid the use of fire prone vegetation.

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(18) The irrigation system shall provide for the installation of an easily accessible manual shutoff valve as close as possible to the water supply. Additional manual shutoff valves shall be installed between each zone of the irrigation system and the water supply.

(19) The irrigation system shall provide that irrigation for any landscaped area will be regulated by an automatic irrigation controller.

(20) The irrigation system shall be designed to meet or exceed an average landscape irrigation efficiency of 0.71.

(d) The landscaping and irrigation plan shall describe each automatic irrigation controller the system uses to regulate the irrigation schedule and whether it is a weather based system or moisture detection system. The plan shall depict the location of electrical service for the automatic irrigation controller or describe the use of batteries or solar power that will power valves or an automatic irrigation controller.

#### **SEC. 86.710. GRADING DESIGN PLAN.**

(a) The grading design plan required by section 86.707(c)(4) shall be prepared by a landscape architect, civil engineer or architect licensed by the State of California. A homeowner of a single family residence required to submit a grading design plan may have a licensed landscape contractor prepare the grading design plan if the homeowner has contracted with that contractor to do the work covered by the plan. The grading design plan shall comply with following requirements:

(1) The grading on the project site shall be designed for the efficient use of water by minimizing soil erosion, runoff and water waste, resulting from precipitation and irrigation.

(2) The plan shall show the finished configurations and elevations of each landscaped area including the height of graded slopes, the drainage pattern, pad elevations, finish grade and any stormwater retention improvements.

(b) If the project applicant has submitted a grading plan with the application for the project the Director DPLU may accept that grading plan in lieu of the grading design plan required by this section, if the grading plan complies with subsection (a) above.



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#### **SEC. 86.711. WATER EFFICIENT LANDSCAPE WORKSHEET.**

The water efficient landscape worksheet required by section 86.707(c)(3) shall be prepared by a landscape architect, civil engineer or architect licensed by the State of California. A homeowner of a single family residence required to submit a water efficient landscape worksheet may have a licensed landscape contractor prepare the water efficient worksheet if the homeowner has contracted with that landscape contractor to install the landscaping and irrigation covered by the plan for which the worksheet was prepared. The water efficient worksheet shall contain all of the following:

(a) A hydrozone information table that contains a list of each hydrozone in the landscaped area of the project. For each hydrozone listed the applicant shall provide all of the following information:

(1) The square footage of the hydrozone and the percentage of the total landscaped area of the project the hydrozone represents.

(2) The irrigation methods proposed to be used within the hydrozone.

(3) The category of the hydrozone as high, moderate or low water use and the median plant factor for the hydrozone. The category of the hydrozone and median plant factor shall be determined as follows:

(A) The plant factor used shall be from WUCOLS. The plant factor ranges from 0 to 0.3 for low water use plants, from 0.4 to 0.6 for moderate water use plants and from 0.7 to 1.0 for high water use plants. The median plant factor for low water use plants is 0.2, for moderate water use plants is 0.5 and for high water use plants is 0.8. If plants within a hydrozone have different water use requirements the hydrozone category shall be determined using the highest water using plant. The median plant factor shall be assigned based on the category determined.

(B) Temporarily irrigated areas shall be included in the low water use hydrozone. Temporarily irrigated as used in this chapter means the period of time when plantings only receive water until they become established.

(C) The surface area of a water feature shall be included in a high water use hydrozone unless the water feature is a pool or a spa with a durable cover. In that case, the water feature may be included in a moderate water use hydrozone.

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(4) Each special landscaped area and the area's water use calculated using an ETAF of 1.0.

(b) Budget calculations for the MAWA and the ETWU. The calculations shall use the formula for the MAWA in section 86.712 and for the ETWU in section 86.713.

#### **SEC. 86.712. MAXIMUM APPLIED WATER ALLOWANCE.**

(a) A landscape project subject to this chapter shall not exceed the MAWA. The MAWA for a new landscape project shall be determined by the following calculation:

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

(b) The abbreviations used in the equation have the following meanings:

(1) MAWA = Maximum Applied Water Allowance in gallons per year.

(2) ETo = Evapotranspiration in inches per year.

(3) 0.62 = Conversion factor to gallons per square foot.

(4) 0.7 = ET adjustment factor for plant factors and irrigation efficiency.

(5) LA = Landscaped area includes special landscaped area in square feet.

(6) 0.3 = the additional ET adjustment factor for a special landscaped area ( $1.0 - 0.7 = 0.3$ )

(7) SLA = Portion of the landscaped area identified as a special landscaped area in square feet.

(c) If a public water purveyor establishes a MAWA for a property that is lower than the MAWA established pursuant to this chapter nothing in this chapter shall be construed to prevent the water purveyor from enforcing its rules, regulations or ordinances.

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#### **SEC. 86.713. ESTIMATED TOTAL WATER USE.**

(a) An applicant for a project subject to this chapter shall calculate the estimated water use for each hydrozone, except a special landscaped area, using the following equation:

$$(1) \text{ Estimated water use} = (ETo)(0.62)(PF \times HA / IE)$$

For special landscaped areas the applicant shall use the following equation:

$$(2) \text{ Estimated water use} = (ETo)(0.62)(SLA)$$

The sum of all landscaped areas shall be the ETWU for the project.

(b) The abbreviations used in the equation have the following meanings:

(1) ETWU = Estimated total water use in gallons per year.

(2) ETo = Evapotranspiration in inches per year.

(3) 0.62 = Conversion factor to gallons per square foot.

(4) PF = Average plant factor for each hydrozone based on whether the hydrozone is classified as high, medium or low water use. The hydrozone classification shall be based on the data included in the landscape and irrigation plans.

(5) HA = Hydrozone Area in square feet.

(6) IE = Irrigation Efficiency of the irrigation method used in the hydrozone.

(7) SLA = Special landscaped area in square feet.

(c) The ETWU for a proposed project shall not exceed the MAWA.

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#### **SEC.86.714. ADJUSTMENT TO LANDSCAPED AREA FOR NON-VEGETATED AREA.**

Rock and stone or pervious design features such as decomposing granite ground cover that are adjacent to a vegetated area may be included in the calculation of the MAWA and ETWU provided the features are integrated into the design of the landscape area and the primary purpose of the feature is decorative.

#### **SEC. 86.715. LIMITATIONS ON USE OF WATER FEATURES.**

The total of all water features for a project, except for a swimming pool or spa, shall be limited to 15 percent of the total landscaped area of the project.

#### **SEC.86.716. LIMITATIONS ON USE OF TURF IN LANDSCAPED AREAS.**

The following regulations shall apply to the use of turf on a project subject to this chapter:

(a) Only low volume or subsurface irrigation shall be used for turf in a landscaped area:

(1) On a slope greater than 25 percent grade where the toe of the slope is adjacent to an impermeable hardscape.

(2) Where any dimension of the landscaped area is less than eight feet wide.

(b) On a commercial, industrial or multi-family project, no turf shall be allowed:

(1) On a center island median strip, on a parking lot island or in a public right of way.

(2) On any portion of a site that is inaccessible to or unusable by a person who uses the site.

(c) On a commercial or industrial project, decorative cool season turf shall not exceed 15 percent of the total landscaped area of a project unless the site is irrigated using recycled water.

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(d) A ball field, park, golf course, cemetery and other similar use shall be designed to limit turf in any portion of a landscaped area not essential for the operation of the facility.

(e) No turf shall be allowed in a landscaped area if the turf cannot be irrigated without causing runoff, overspray or other wasteful water uses.

#### **SEC. 86.717. CEMETERIES.**

A person submitting an application for a Major Use Permit for a cemetery shall also submit the following:

(a) A concept plan, as described in section 86.704(b)(2).

(b) A water efficient irrigation worksheet that calculates the MAWA for the project with the application that complies with section 86.711.

(c) A landscape and irrigation maintenance schedule that complies with section 86.724.

#### **SEC. 86.718. PROJECTS WITH MODEL HOMES.**

A person who obtains a permit to construct a single family residential development that contains a model home shall provide a summary of this chapter prepared by the Director DPLU to each adult visitor that visits a model home. If an adult visitor is accompanied by one or more adults during the visit only one set of written materials is required to be provided. Each model home shall provide an educational sign in the front yard of the model home visible and readable from the roadway that the home faces that states in capital lettering at least two inches high, "THIS MODEL HOME USES WATER EFFICIENT LANDSCAPING AND IRRIGATION."

#### **SEC. 86.719. RECYCLED WATER.**

(a) A person who obtains a permit for a project that is subject to this chapter shall use recycled water for irrigation when tertiary treated recycled water is available from the water purveyor who supplies water to the property for which the County issues a permit.

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(b) A person using recycled water from a public water purveyor shall install a distribution system that separates recycled water from potable water. Pipes carrying recycled water shall be purple.

(c) A person who uses recycled water under this section shall be entitled to an ETAF of 1.0.

(d) This section does not excuse a person using recycled water from complying with all State and local laws and regulations related to recycled water use.

#### **SEC. 86.720. INSTALLATION BEFORE FINAL INSPECTION.**

A person issued an outdoor water use authorization for a project, other than a single family residence where the landscaped area of the project is less than 5,000 square feet, shall install the approved landscaping and irrigation system before final inspection of the project.

#### **SEC. 86.721. MODIFICATION OF OUTDOOR WATER USE AUTHORIZATION.**

(a) A person may submit an application to modify the outdoor water use authorization required by this chapter on a form provided by the Director DPLU.

(b) An applicant requesting modification of an authorization for a single family residence where the total landscaped area after modification is less than 5,000 square feet shall comply with section 86.706.

(c) An applicant requesting modification of an authorization other than the type of project in subsection (b) above, shall comply with sections 86.707 - 86.711.

#### **SEC. 86.722. CERTIFICATE OF COMPLETION.**

Each person issued a water use authorization who has installed approved landscaping and irrigation, other than a single family residence with a total landscaped area less than 5,000 square feet shall submit:

(a) A certificate of completion on a form provided by the Director DPLU within 10 days after installation, verifying that the landscaping and irrigation were installed as allowed in the approved landscape and irrigation plan, that all approved soil amendments were implemented and the installed irrigation system is functioning as

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designed and approved. The certificate of completion shall be signed under penalty of perjury by the person to whom the water use authorization has been issued and by a California licensed, landscape architect, civil engineer or architect. Where the water use authorization has been issued to a single family homeowner with a landscaped area of 5,000 square feet or more who hired a licensed landscape contractor to install the landscaping and irrigation, the certificate shall be signed under penalty of perjury by the homeowner and the contractor.

(b) An irrigation schedule that complies with section 86.723 that describes the irrigation times and water usage for the project

(c) A landscape and irrigation system maintenance schedule that complies with section 86.724.

(d) A soil management report that complies with section 86.708(b) if the applicant did not submit the report with the landscape documentation package.

#### **SEC. 86.723. IRRIGATION SCHEDULE.**

The irrigation schedule required by section 86.722 shall be prepared by a California licensed, landscape architect, civil engineer or architect and provide the following information:

(a) A description of the automatic irrigation system that will be used for the project.

(b) The time period when overhead irrigation will be scheduled and confirm that no overhead irrigation shall be used between the 10:00 a.m. and 8:00 p.m.

(c) The parameters used for setting the irrigation system controller for watering times for:

(1) The plant establishment period.

(2) Established landscaping.

(3) Temporarily irrigated areas.

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(4) Different seasons during the year.

(d) The parameters used for each station for the following factors:

(1) The days between irrigation.

(2) Station run time in minutes for each irrigation event, designed to avoid runoff.

(3) Number of cycle starts required for each irrigation event, designed to avoid runoff.

(4) Amount of water to be applied on a monthly basis.

(5) The root depth setting.

(6) The plant type setting.

(7) The soil type.

(8) The slope factor.

(9) The shade factor.

#### **SEC. 86.724. LANDSCAPING AND IRRIGATION MAINTENANCE.**

(a) A person using water under a water use authorization that the County issued pursuant to this chapter shall maintain the landscaping and irrigation on the property to ensure compliance with the MAWA.

(b) A property owner using water on property subject to a water use authorization other than a single family residence with a total landscaped area less than 5,000 square feet, shall prepare a maintenance schedule for the landscaping and irrigation on the project. The schedule shall provide for: (1) inspections to guard against runoff and erosion and detect plant or irrigation system failure, (2) replacement of dead, dying and diseased vegetation, (3) eradication of invasive plant species in transitional areas, (4) repairing the irrigation system and its



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components when necessary, (5) replenishing mulch, (6) soil amendment when necessary to support and maintain healthy plant growth, (7) fertilizing, pruning, weeding and mowing and (8) maintenance to avoid obstruction of motorists' view. The schedule shall also identify who will be responsible for maintenance.

(c) A person who uses water pursuant to a water use authorization shall maintain the irrigation system to meet or exceed an average irrigation efficiency of 0.71.

(d) A person who replaces broken or malfunctioning irrigation system components shall replace the components with the same materials or their equivalent.

(e) A person who replaces vegetation shall replace it with plantings that are representative of the hydrozone in which the plants were removed and shall be typical of the water use requirements of the plants removed provided that the replaced vegetation does not result in mixing plants contrary to the requirements of this chapter.

#### **SEC. 86.725. PROHIBITION ON WASTING WATER AND EXCEEDING THE MAXIMUM ALLOWED WATER ALLOWANCE**

(a) No person who owns or occupies property in the unincorporated area of the County shall use water for irrigation that due to runoff, low head drainage, overspray or other similar condition, results in water flowing onto adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas. This section is not intended to apply to circumstances beyond the control of the property owner or other person in possession of the property.

(b) No person whose property is subject to an outdoor water use authorization pursuant to this chapter shall exceed the MAWA for the property.

(c) A person who violates subsections (a) or (b) above shall be subject to the Administrative Citation Procedures in sections 18.101 et seq. of this code.

(d) The County may also obtain an injunction against a person who continues to violate subsections (a) or (b) after receiving a warning of an Administrative Citation pursuant to section 18.103.

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#### **SEC. 86.726. COUNTY'S RIGHT TO INSPECT.**

Whenever the County has reasonable grounds to believe that a person is violating section 86.725 the County may inspect the property and any irrigation system or water feature on the property. If a person refuses to consent to an inspection the County may obtain an inspection warrant pursuant to Code of Civil Procedure sections 1822.50 et seq. No person shall interfere with a County inspector conducting an inspection authorized by this chapter.

#### **SEC. 86.727. OUTDOOR WATER USE AUDIT.**

(a) The County may randomly audit outdoor water use on any property for which it issued a water use authorization pursuant to this chapter to determine compliance with the authorization. A person who owns or occupies property subject to a water use authorization, shall be deemed to consent to the audit of outdoor water use if the person engages in outdoor water use on the property.

(b) The County may also analyze, survey and audit outdoor water use using methods described in 23 California Code of Regulations sections 490 et seq., on an existing landscape project where the landscaped area exceeds one acre and the County has reasonable grounds to believe that due to irrigation runoff, low head drainage, overspray or other similar condition, water is flowing onto adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas of the project.

#### **SEC. 86.728. FEES.**

An applicant for a project subject to this chapter shall include with the application, all fees established by the Board of Supervisors to cover the County's costs to review an application, any required landscape documentation package and any other documents the County reviews pursuant to the requirements of this chapter.

#### **SEC. 86.729. APPEAL**

A person whose application for a water use authorization or for modification of a water use authorization is denied may appeal the denial to the Planning Commission by making a written request for the appeal to the Director DPLU within 10 days of the denial. The Planning Commission shall consider the matter within 45 days

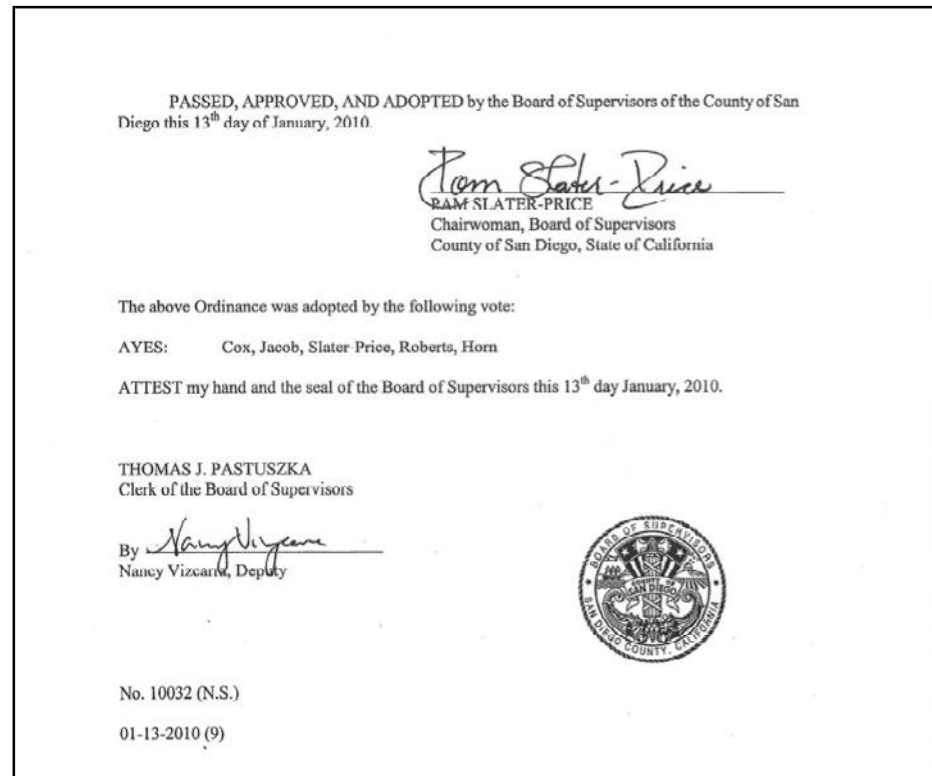
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after the appeal is file. The 45-day period may be extended upon written consent of the appellant. The Planning Commission's decision shall be final.

Section 3. This ordinance shall take effect and be in force thirty days after its passage, and before the expiration of fifteen days after its passage, a summary hereof shall be published once with the names of the members of this Board voting for and against it in the San Diego Commerce a newspaper of general circulation published in the County of San Diego.



## APPENDIX M

### ADDITIONAL RESOURCES

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**County Landscape website:** [http://www.sdcounty.ca.gov/dplu/Landscape-Ordinance\\_Design\\_Review\\_Manual.html](http://www.sdcounty.ca.gov/dplu/Landscape-Ordinance_Design_Review_Manual.html)

*The County of San Diego does not endorse the following websites. They are provided as resources for additional information.*

San Diego County Water Authority: <http://www.sdcwa.org/manage/conservation.phtml>

California Department of Water Resources: <http://www.water.ca.gov/>

CIMIS: <http://www.cimis.water.ca.gov/cimis/welcome.jsp>

Gray water: [http://www.water.ca.gov/wateruseefficiency/docs/graywater\\_guide\\_book.pdf](http://www.water.ca.gov/wateruseefficiency/docs/graywater_guide_book.pdf)

#### Invasive Plants:

California Invasive Plants Council: <http://www.cal-ipc.org/>

Los Angeles Regional Guide to Invasive Plants: [http://weedwatch.lasgrwc.org/Matrix\\_Master\\_20071022.pdf](http://weedwatch.lasgrwc.org/Matrix_Master_20071022.pdf)

American Society of Landscape Architects (San Diego): <http://www.asla-sandiego.org/reference.html>

#### Irrigation:

Irrigation tutorial: <http://www.irrigationtutorials.com/>

Drip tutorial: <http://www.irrigationtutorials.com/dripguide.htm>

#### Plants:

##### Water use classifications:

WUCOLS: [http://www.water.ca.gov/pubs/planning/guide\\_to\\_estimating\\_irrigation\\_water\\_needs\\_of\\_landscape\\_plantings\\_in\\_ca/wucols.pdf](http://www.water.ca.gov/pubs/planning/guide_to_estimating_irrigation_water_needs_of_landscape_plantings_in_ca/wucols.pdf)

California plants database: <http://www.calflora.org/>

USDA plants database: <http://plants.usda.gov/>

Water Conservation Garden at Cuyamaca College: <http://www.thegarden.org/>

California Native Plant Society (San Diego): <http://www.cnpssd.org/>

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Sustainable gardens:

<http://www.plantsoup.com/>

<http://www.sunset.com/garden/climate-zones/sunset-climate-zones-california-nevada-00400000036331/>

Soil:

<http://www.buildingsoil.org/>

[http://www.soilfoodweb.com/sfi\\_approach1.html](http://www.soilfoodweb.com/sfi_approach1.html)

Water conservation:

California Landscape Contractors Association (San Diego): <http://www.clcasandiego.org/h20management.html>

<http://www.bewaterwise.com/>

<http://irrigationessentials.com/>

Landscape watering calculator: <http://www.bewaterwise.com/calculator.html>

#### COUNTY REGULATIONS AND GUIDELINES

Fire Code: [http://www.sdcounty.ca.gov/dplu/docs/2009\\_Consolidated\\_Fire\\_Code.pdf](http://www.sdcounty.ca.gov/dplu/docs/2009_Consolidated_Fire_Code.pdf)

Fuel management:

[http://www.sdcounty.ca.gov/dplu/fire\\_resistant.html](http://www.sdcounty.ca.gov/dplu/fire_resistant.html)

<http://www.wildfirezone.org/>

[http://www.sdcounty.ca.gov/oes/ready/docs/wildfire\\_preparedness\\_guide.pdf](http://www.sdcounty.ca.gov/oes/ready/docs/wildfire_preparedness_guide.pdf)

Grading Ordinance: <http://www.sdcounty.ca.gov/dpw/land/landpdf/gradingordinance102108.pdf>

Groundwater Ordinance: <http://www.sdcounty.ca.gov/dplu/docs/GROUNDWATER-ORD.pdf>

Low Impact Development Handbook: <http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

Offstreet Parking Manual: [http://www.sdcounty.ca.gov/dplu/docs/Offstreet\\_Parking\\_Manual.pdf](http://www.sdcounty.ca.gov/dplu/docs/Offstreet_Parking_Manual.pdf)

Stormwater: <http://www.co.san-diego.ca.us/dpw/watersheds/business/landscape.html>



## **CHAPTER 2. LIGHT POLLUTION**

### **SEC. 51.201. PURPOSE.**

The purpose of this chapter is to minimize light pollution to allow citizens of the County to view and enjoy the night environment and to protect the Palomar and Mount Laguna observatories from the detrimental effect that light pollution has on astronomical research.

(Added by Ord. No. 9974 (N.S.), effective 4-3-09)

### **SEC. 51.202. GENERAL REQUIREMENTS FOR OUTDOOR LIGHTING FIXTURES.**

(a) All artificial outdoor luminaires installed or reinstalled after January 1, 1985 shall comply with this chapter.

(b) All artificial outdoor luminaires shall comply with the County Building and Electrical Codes and the Zoning Ordinance.

(Added by Ord. No. 9974 (N.S.), effective 4-3-09)

### **SEC. 51.203. DEFINITIONS.**

The following definitions shall apply to this chapter:

(a) "Outdoor luminaire" means an outdoor illuminating device, outdoor fixture, lamp and other similar device, whether permanently installed or portable, that produces artificial light.

(b) "Class I lighting" means outdoor lighting for an outdoor sales or eating area, vehicle fueling area, assembly or repair area, billboard or other sign, recreational facility or other similar application, where color rendition is important for commercial or safety purposes.

(c) "Class II lighting" means outdoor lighting for commercial, industrial and residential walkways, roadways and parking lots, equipment yards, outdoor security and residential entrance lighting.

(d) "Class III lighting" means outdoor lighting used for decorative effects such as architectural illumination, flag and monument lighting and landscape lighting.

(e) "Building official" means the Director of Planning and Development Services and any person appointed or hired by the Director to administer and enforce this chapter.

(f) "Residential entrance light" means an exterior lighting fixture mounted on a building required by the California Electrical Code or California Building Code to illuminate an outdoor entrance or exit with grade level access.

(g) "Zone A" means the area within a 15 mile radius of the center of the Palomar Observatory and the area within a 15 mile radius of the center of Mount Laguna Observatory.

(h) "Zone B" means all areas within the unincorporated area of the County not included in Zone A.

(i) "Luminaire" means a complete lighting unit, including the lamp, the fixture and other parts.

(j) "Holiday decoration" means an outdoor luminaire that is used only for temporary decorative purposes, to celebrate a specific holiday.

(k) "Fully shielded" means a luminaire constructed in a manner that all light emitted by the fixture, either directly from the lamp or a defusing element, or indirectly by reflection or refraction from any part of the luminaire is projected below the horizontal plane, as determined by photometric test or certified by the manufacturer. Any structural part of the luminaire providing this shielding shall be permanently affixed so that no light is able to be emitted above the horizontal plane.

(l) "Luminous tube lighting" means gas-filled glass tubing which, when subjected to high voltage, becomes luminescent in a color characteristic of the particular gas used, e.g., neon, argon, etc.

(m) "On premises advertising sign" means a sign located on the premises of a facility that is open to the public, that advertises the name of the facility, the product or service the facility offers, the facility's hours of operation or some other fact related to the facility.

(Added by Ord. No. 9974 (N.S.), effective 4-3-09; amended by Ord. No. 10224 (N.S.), effective 10-25-12)

#### **SEC. 51.204. REQUIREMENTS FOR LAMP SOURCE AND SHIELDING.**

The requirements for lamp source and shielding of light emissions for outdoor luminaires shall be as provided in the following table:

##### LAMP TYPE AND SHIELDING REQUIREMENTS PER FIXTURE CLASS I-COLOR RENDITION IMPORTANT

LAMP TYPE	ZONE A (15 Mi.)	ZONE B
Low Pressure Sodium	Fully Shielded	Fully Shielded
Others above 4050 Lumens	Prohibited	Fully Shielded
Others 4050 Lumens & Below	Fully Shielded <sup>1</sup>	Fully Shielded <sup>1</sup>

##### CLASS II-PARKING LOTS, SECURITY, ETC.

LAMP TYPE	ZONE A (15 Mi.)	ZONE B
Low Pressure Sodium	Fully Shielded	Fully Shielded
Others above 4050 Lumens	Prohibited	Prohibited, except fully shielded HPS is allowed for private roadways
Others 4050 Lumens & Below	(a) Fully Shielded Fixture with motion sensor, or (b) Unshielded Luminaire, 2000 lumens maximum with motion sensor or (c) Residential Entrance Light, 2000 lumens maximum	(a) Fully Shielded Fixture, or (b) Unshielded Luminaire, 2000 lumens maximum with motion sensor or (c) Residential Entrance Light, 2000 lumens maximum

##### CLASS III-DECORATIVE

LAMP TYPE	ZONE A (15 Mi.)	ZONE B
Low Pressure Sodium	Fully Shielded	Fully Shielded
Others above 4050 Lumens	Prohibited	Prohibited
Others 4050 Lumens & Below	Prohibited	Prohibited except if less than 2000 lumens per fixture
Luminous Tube	Prohibited	Fully Shielded

<sup>1</sup> Lighting for On-Premises Advertising Displays, as defined under Section 5490 of the Business and Professions Code, shall be shielded where feasible and focused to minimize spill light into the night sky or adjacent properties.

(Added by Ord. No. 9974 (N.S.), effective 4-3-09)

#### **SEC. 51.205. SUBMISSION OF PLANS AND EVIDENCE OF COMPLIANCE.**



(a) An applicant for any permit required by the County for work involving an outdoor luminaire, unless the work is exempt as provided in this chapter, shall submit evidence with the permit application that the proposed work will comply with this chapter. The submission shall contain the following:

(1) A map or other drawing showing the location of the property where any outdoor luminaire will be installed.

(2) Plans indicating the location on the property where each type of outdoor luminaire will be installed, indicating the type of fixture.

(3) The specifications for each outdoor luminaire to be installed including but not limited to manufacturer's catalog cuts, photometric study and drawings.

(b) In order to be considered complete, the plans and descriptions shall enable the plans examiner to readily determine whether the work will comply with the requirements of this chapter. If the plans examiner cannot determine from the applicant's submission whether the proposed work complies with this chapter, the examiner may reject the application or allow the applicant to submit additional information.

(Added by Ord. No. 9974 (N.S.), effective 4-3-09)

#### **SEC. 51.206. HOURS OF OPERATION.**

(a) All Class I lighting shall be off between 11:00 p.m. and sunrise, except as follows:

(1) An "on premises" advertising sign may be illuminated while a facility is open to the public.

(2) A billboard may remain lighted until midnight.

(3) Outdoor illumination of a sales area, commercial area, assembly area, repair area or industrial area is allowed when the area is in use and the use is not prohibited by any permit issued by the County or by any law or regulation.

(4) Lighting at an outdoor recreational facility may remain on to allow an organized recreational event in progress to be completed, provided the event and the facility are not violating the terms of any permit issued by the County or any law or regulation.

(5) The lighting is exempt from this section as provided in section [51.207](#) or a temporary exemption has been granted under section [51.209](#).

(b) Operation of a searchlight for advertising purposes is prohibited between 11:00 p.m. and sunrise.

(c) Class III lighting shall be off between 11:00 p.m. and sunrise.

(Added by Ord. No. 9974 (N.S.), effective 4-3-09)

#### **SEC. 51.207. EXEMPTIONS.**

An outdoor luminaire in any of the following categories is exempt from the requirements of this chapter, except the requirements in section [51.202](#)(b):

(a) The outdoor luminaire was legally installed prior to January 18, 1985 except that:

(1) When an existing luminaire becomes inoperable any replacement of the luminaire shall comply with this chapter.

(2) The exemption shall no longer apply when the property undergoes a change in use.

(b) An outdoor luminaire producing light directly by the combustion of a fossil fuel such as a kerosene lantern or gas lamp.

(c) An outdoor luminaire on, in or in connection with any facility or property owned or operated by the government of the United States of America or the State of California.

(d) A luminaire used for a holiday decoration, provided it is used for no more than 60 days in a 12 month period and is off between the hours of 11:00 p.m. and sunrise.

(e) Lighting that illuminates a United States or California Flag and the flagpole to which the flag is affixed. A luminaire or combination of luminaires with an output of more than 4050 lumens per flag, however, shall be fully shielded.

(f) Outdoor lighting for a facility required by State or federal law to have outdoor lighting that does not comply with this chapter. A person seeking an exemption under this subsection shall request an exemption at that time the person submits the application for the permit required by the County Electrical Code. The applicant shall submit proof along with the application for the permit that demonstrates the applicant is entitled to an exemption under this subsection.

(Added by Ord. No. 9974 (N.S.), effective 4-3-09)

#### **SEC. 51.208. SPECIAL REQUIREMENTS.**

County airports and County correctional institutions located in the unincorporated area of the County shall be subject to the following special requirements:

(a) Outdoor lighting at a County airport in an area not regulated by State or federal law, such as a parking lot or outside building, shall be low-pressure sodium.

(b) Outdoor lighting at a County correctional institution in an area not regulated by State or federal law, such as a parking lot, shall be fully shielded.

(Added by Ord. No. 9974 (N.S.), effective 4-3-09)

#### **SEC. 51.209. TEMPORARY EXEMPTIONS.**

(a) A person may submit a written request to the building department for a temporary exemption from the requirements of this chapter. The request shall be submitted on a form provided by the building official. The fee for the temporary exemption shall be as provided in section 362.1 of the County Administrative Code.

(b) A temporary exemption under this section shall only be granted if the applicant is able to establish that: (1) an exemption is necessary during a community event or some other event that benefits the public and the public benefit outweighs any harm that might result to the public or any private person or (2) the exemption is necessary due to an emergency that is behind the control of the applicant and that no other reasonable alternative exists. No temporary exemption shall be granted when the outdoor lighting for which a temporary exemption is requested has been installed in violation of this chapter.

(c) The building official shall have ten days from the date the applicant submits a complete request for a temporary exemption to approve or disapprove the request. The building official shall notify the applicant of the decision in writing.

(d) The temporary exemption shall be valid for no more than 30 consecutive days from the date the County approves the request. Upon request from the applicant, the County, upon receipt of evidence that a condition justifying continuing the exemption exists, may extend the exemption for up to an additional 30 consecutive days. The request for renewal shall be processed in the same manner as an original request. No exemption for an outdoor luminaire shall be granted for more than 60 days during any 12 month period.

(e) If the building official denies the request for a temporary exemption the applicant may request that the chief of the Building Division review the denial. The applicant shall submit the request for review in writing within 15 days from the date of the denial. The fee for the review shall be the same as fee for the request for a temporary exemption. The decision by the chief of the Building Division shall be final.

(Added by Ord. No. 9974 (N.S.), effective 4-3-09)

**AN ORDINANCE TO AMEND SECTION 67.801 ET SEQ. OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES RELATING TO WATERSHED PROTECTION**

The Board of Supervisors of the County of San Diego ordains as follows:

**Section 1.** The Board of Supervisors finds and determines that it is necessary to amend Title 6, Division 7, Chapter 8 of the San Diego County Code of Regulatory Ordinances relating to watershed protection, stormwater management and discharge control to ensure the County's ordinances enacted as part of its Jurisdictional Runoff Management Program implements California Regional Water Quality Control Board Order R9-2013-0001, NPDES No. CAS0109266, adopted by the California Regional Water Quality Control Board, San Diego Region, on May 8, 2013 as amended by Order Numbers R9-2015-0001 and R9-2015-0100.

**Section 2.** Amend Chapter 8 (Sections 67.801 through and including 67.821) to read as follows:

**SEC. 67.801. PURPOSE AND INTENT.**

(a) The purpose of this Chapter is to protect water resources and to improve water quality by controlling the stormwater conveyance system and receiving waters; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of non-stormwater and polluted stormwater discharges to the stormwater conveyance system and receiving waters; to secure benefits from the use of stormwater as a resource; and to ensure the County is compliant with applicable state and federal law and California Regional Water Quality Control Board Order No. R9-2013-0001, NPDES No. CAS0109266 as amended by Order Numbers R9-2015-0001 and R9-2015-0100.

(b) The requirements of this Chapter are specifically intended to implement a Jurisdictional Runoff Management Program in accordance with California Regional Water Quality Control Board amended Order No. R9-2013-0001, NPDES No. CAS0109266. To the extent necessary to ensure compliance with this order, this Ordinance shall require the following:

- (1) Prohibit non-stormwater discharges to the stormwater conveyance system and receiving waters unless otherwise authorized by this Chapter.
- (2) Establish requirements to prevent and reduce pollution to water resources.
- (3) Establish requirements for development project site design to prevent non-stormwater discharges to the stormwater conveyance system and reduce stormwater pollution and erosion.
- (4) Establish requirements for the management of stormwater flows from development projects to prevent erosion and to protect and enhance existing water-dependent habitats.
- (5) Establish standards for the use of off-site facilities, when permissible, for stormwater management to supplement on-site practices at new development sites.

- (6) Establish notice procedures and standards for adjusting stormwater and non-stormwater management requirements, where necessary.

## **SEC. 67.802. DEFINITIONS.**

Unless a different meaning is clearly intended and more protective of water quality under the circumstances, terms used in this Chapter shall have the same meaning as the same or equivalent term when defined in Attachment C of California Regional Water Quality Control Board amended Order No. R9-2013-0001, NPDES No. CAS0109266. For purposes of this Chapter subject to the foregoing limitation, the following definitions shall apply:

(a) "Authorized enforcement official" means the Director of Public Works, the Director of Planning and Development Services, the Director of Environmental Health, the Agricultural Commissioner, Department of Agriculture, Weights and Measures, or their designees.

(b) "Active/Passive Sediment Treatment" means using mechanical, electrical or chemical means to flocculate or coagulate suspended sediment for removal from runoff from construction sites prior to discharge.

(c) "Authorized non-stormwater discharge" means a discharge allowed to enter the stormwater conveyance system or receiving waters in accordance with a permit under the National Pollutant Discharge Elimination System or as specifically authorized by this Chapter.

(d) "Best management practices" (BMPs) shall have the same meaning as defined in the NPDES Order. Best management practices may include any type of pollution prevention and pollution control measure that achieves compliance with this Chapter.

(e) "Biofiltration" means practices that use vegetation and amended soils to detain and treat runoff from impervious areas. Treatment is through filtration, infiltration, adsorption, ion exchange, and biological uptake of pollutants.

(f) "BMP Design Manual" means the plan developed by the County in accordance with the NPDES Order to eliminate, reduce, or mitigate the impacts of water runoff from development projects and existing development.

(g) "Detention" means the temporary storage of storm run-off in a manner that controls peak discharge rates and provides some gravity settling of pollutants.

(h) "Detention facility" means a detention basin or alternative structure designed for the purpose of temporary storage of stream flow or surface run-off and gradual release of stored water at controlled rates.

(i) "Development project" means construction, rehabilitation, redevelopment, land disturbance activity, or reconstruction of any public improvement projects or private projects.

(j) "Discharge", when used as a verb, means to allow pollutants to directly or indirectly enter stormwater, or to allow stormwater or non-stormwater to directly or indirectly enter the stormwater conveyance system or receiving waters, from an activity or operations which one owns or

operates. When used as a noun, "discharge" means the pollutants, stormwater, or non-stormwater that are discharged.

(k) "Discharger" means any person or entity engaged in activities or operations or owning facilities, from which an allowed non-stormwater discharge to the stormwater conveyance system may or does originate or which will or may result in pollutants entering stormwater, the stormwater conveyance system, or receiving waters or the owners of real property on which such activities, operations or facilities are located, except that a local government or public authority is not a discharger as to activities conducted by others in public rights-of-way.

(l) "Environmentally sensitive area" or "ESA" means impaired water bodies, as defined by the federal Clean Water Act, Section 303(d), areas designated as Areas of Special Biological Significance or with the RARE beneficial use by the SWRCB in the Water Quality Control Plan for the San Diego Basin (1994 and amendments) and areas designated as preserves for species-protection purposes by the State of California or a local government.

(m) "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, and technological factors as determined in the sole discretion of the County. Feasibility may be limited in this Chapter to eliminate consideration of economic, environmental and other factors as, for example, where feasibility is specifically defined as technological feasibility.

(n) "Flow-thru treatment control BMPs" mean structural, engineered facilities that are designed to remove pollutants from stormwater runoff using treatment processes that do not incorporate significant biological methods. Examples include dry extended detention basins, sand filters, media filters, and vegetated swales.

(o) "Illicit connection" means any man-made conveyance or drainage system through which non-stormwater or pollutants in water, not authorized by an NPDES permit or the NPDES Order are discharged or may be discharged to the stormwater conveyance system.

(p) "Impervious surface area" means the ground area covered or sheltered by an impervious surface, measured in plan view. For example, the "impervious surface area" for a pitched roof is equal to the ground area it shelters, rather than the surface area of the roof itself.

(q) "Infiltration BMPs" mean structural measures that capture, store, and infiltrate stormwater runoff. These BMPs are engineered to store a specified volume of water and have no design surface discharge (underdrain or outlet structure) until this volume is exceeded. Infiltration BMPs may also support evapotranspiration processes, but are characterized by having their most dominant volume losses due to infiltration. They are a type of retention BMP.

(r) "Land disturbance activity" means any activity, whether or not a stormwater quality management plan or County permit or approval is required, that moves soils or substantially alters the land such as grading, digging, cutting, scraping, stockpiling or excavating of soil; placement of fill materials; paving, pavement removal, exterior construction; substantial removal of vegetation where soils are disturbed including but not limited to removal by clearing or grubbing; clearing or road-cutting associated with geotechnical exploration and assessment, percolation testing, or any



other activity that is a condition of a permit application; or any activity which bares soil or rock or involves streambed alterations or the diversion or piping of any watercourse.

(s) "Maximum extent practicable" (MEP) shall have the same meaning as defined in the NPDES Order.

(t) "Natural drainage" means a naturally occurring drainage consisting of native soils such as a natural swale or topographic depression which gathers or conveys run-off to a permanent or intermittent watercourse or water body.

(u) "Natural System Management Practices" (NSMP) means stormwater practices implemented to restore and/or preserve predevelopment watershed functions in lieu of providing direct pollutant removal and hydromodification flow control. NSMPs may include structural or engineered elements, but these elements do not expressly provide pollutant removal. NSMPs include land restoration, land preservation and stream rehabilitation projects.

(v) "Non-Stormwater" means all discharges to and from the stormwater conveyance system that do not originate from precipitation.

(w) "NPDES Order" shall mean and refer to California Regional Water Quality Control Board, San Diego Region Order No. R9-2013-0001, NPDES No. CAS00109266, as the same may be amended, modified or replaced from time to time.

(x) "Offsite Alternative Compliance Project" means a project implemented, either as a structural BMP or a Natural System Management Practice, which provides a greater overall water quality Benefit to the watershed management area and offset stormwater pollutant control impacts and hydromodification flow control impacts associated with Priority Development Projects (PDPs). Offsite Alternative Compliance Projects (ACP) may be implemented as an applicant-implemented ACP in which the ACP is owned or constructed by the same party that is generating the PDP impact. ACPs may be either structural BMPs or stormwater management practices implemented to restore and/or preserve predevelopment watershed function of a natural system.

(y) "Pollutant" means any agent that may cause, potentially cause or contribute to the degradation of water quality such that a condition of pollution or contamination is created or aggravated.

(z) "Pollutant Control BMP" (PC-BMP) means any engineered system designed to remove pollutants from stormwater by simple gravity settling of particulate pollutants, filtration, biological uptake, media absorption or any other physical, biological, or chemical process. They are also known as treatment control BMPs.

(aa) "Pollution prevention" means the practices and processes that reduce or eliminate the generation of pollutants such as the use of smaller quantities of toxic materials or substitution of less toxic materials; changes to production processes to reduce waste; decreases in waste water flows; recycling of wastes as part of the production process; segregation of wastes, and treatment of wastes on site to decrease volume or toxicity.

(bb) "Priority Development Projects" (PDPs) are new development and redevelopment projects that are subject to general, source control site design, pollutant control, and hydromodification management BMP requirements, and that must demonstrate compliance through a stormwater quality management plan to be approved by the County.

(cc) "Public improvement projects" means any project for the erection, construction, alteration, repair or improvement of any public structure, building, road, or other public improvement of any kind.

(dd) "Rainy season" means from October 1 through April 30.

(ee) "Receiving waters" shall mean waters of the United States.

(ff) "Redevelopment" means creation, addition, or replacement of impervious surface on an already developed site. Examples include the expansion of building footprints, road widening, the addition or replacement of a structure, and creation or addition of impervious surfaces. Replacement of existing impervious surfaces includes any activity that is not part of a routine maintenance activity where impervious material(s) are removed exposing underlying soil during construction. Redevelopment does not include trenching and resurfacing associated with utility work, resurfacing existing roadways, new sidewalk construction, pedestrian ramps, or bike lane on existing roads; and routine replacement of damaged pavement, such as pothole repair.

(gg) "Residential discharger" means the occupant, owner, manager, caretaker, or owner's association that owns, occupies or has responsibility for a discharge from a single-family dwelling, a multiple-family dwelling, mobile home park, condominium complex, board-and-care house, or other housing structure or portion of a residential development from which the discharge originated.

(hh) "Regional Water Quality Control Board" or "RWQCB" means the California Regional Water Quality Control Board for the San Diego Region.

(ii) "Source control BMP" means land use or site planning practices, or structural or nonstructural measures that aim to prevent runoff pollution by reducing the potential for contamination at the source of pollution. Source control BMPs minimize the contact between pollutants and runoff.

(jj) "Stormwater conveyance system" means private and public drainage facilities other than sanitary sewers within the unincorporated area of San Diego County by which water run-off may be conveyed to receiving waters, and includes but is not limited to roads, streets, constructed channels, aqueducts, storm drains, pipes, street gutters, inlets to storm drains or pipes, or catch basins.

(kk) "Stormwater Quality Management Plan" or "SWQMP" means a plan, submitted on a County form or in a County approved format with an application for a County permit or other County approval, identifying the measures that will be used for stormwater and non-stormwater management for a development project. There are two types of SWQMPs: a Standard SWQMP and a PDP SWQMP. A PDP SWQMP is required for all Priority Development Projects. Standard SWQMPs are required for all other development projects.

(ll) "Stormwater pollution prevention plan" (SWPPP) means an approved site-specific plan that (1) identifies and evaluates sources of pollutants associated with activities that may affect the quality of stormwater discharges, (2) eliminates non-stormwater discharges, and (3) identifies and implements site-specific BMPs to reduce or to prevent pollutants in stormwater or retain non-stormwater discharges.

(mm) "Structural BMPs" are a subset of BMPs which detain, retain, filter, remove, or prevent the release of pollutants and control runoff discharge rates to surface waters from development projects in perpetuity, after construction of a project is completed. These BMPs can satisfy the requirements for Pollutant Control BMPs and Hydromodification BMP requirements for Priority Development Projects.

(nn) "SUSMP" or standard urban stormwater mitigation plan for land development projects and public improvement projects means the SUSMP adopted by the County Board of Supervisors on November 13, 2002 pursuant to California Regional Water Quality Control Board Order No. 2001-01, as it may thereafter be revised by the Director, Department of Public Works. The County BMP Design Manual will supersede the SUSMP pursuant to the NPDES Order.

(oo) "Treatment control BMPs" are also known as a Pollutant Control BMPs (PC-BMPs).

(pp) "Tributary to an impaired water body" means any facility or activity that is a tributary to an impaired water body because urban run-off from that facility or activity enters (1) the stormwater conveyance system at a place and in a manner that will carry pollutants for which that water body is impaired to the impaired water body; (2) a flowing stream that will carry pollutants for which that water body is impaired to the impaired water body; or (3) an ephemeral stream that reaches the impaired water body during storm events and that will carry pollutants for which that water body is impaired during such storm events.

(qq) "Water quality standards" mean those regionally determined beneficial uses and water quality objectives in applicable water quality control and basin plans, together with anti-degradation policies that serve as water quality standards under the Clean Water Act.

(rr) "Watershed Management Areas" mean those areas identified in Table B-1 of the NPDES Order where the County is identified as a responsible Copermittee.

(ss) "Watershed Management Area Analysis" means the analysis completed pursuant to Section II.B.3.b.(4) of the NPDES Order.

(tt) "Water Quality Improvement Plans" mean the plans developed by the County in accordance with Section II.B. of the NPDES Order for the Watershed Management Areas.

### **SEC. 67.803. GENERAL PROVISIONS.**

(a) Interpretation of this Chapter shall be consistent with the provisions of state and federal clean water laws and the NPDES Order. The requirements of this Chapter are not intended to interfere with, abrogate or annul any other ordinance, rule, regulation, statute, or terms of the NPDES Order that apply to the operation of the stormwater conveyance system. The requirements of this Chapter are minimum requirements, and where any provision of this Chapter imposes restrictions different



from those imposed by any other ordinance (e.g., such as the County Subdivision Ordinance, Title 8, Division 1 of the San Diego County Code of Regulatory Ordinances, the County Grading Ordinance, Title 8, Division 7, Chapter 4, of the San Diego County Code of Regulatory Ordinances, or Part 3, commencing with Section 3000 of the San Diego County Zoning Ordinance regulating animal care), rule, regulation, statute, Stormwater Quality Management Plan, the BMP Design Manual, or the NPDES Order, whichever provisions are more restrictive or impose higher protective standards for human health or the environment shall take precedence.

(b) Except as set forth in Section 67.805, this Chapter shall apply to any development project in the County, whether or not a permit or other approval is required.

(c) If the authorized enforcement official identifies a discharge or category of facility or activity that is a source of a non-stormwater discharge in excess of what is allowed by this Chapter or of pollutants in stormwater or non-stormwater to the stormwater conveyance system or receiving waters, the discharger may be ordered by the authorized enforcement official to install, implement and maintain additional source control, structural or other BMPs to prevent or reduce the pollutant discharges to the MEP and non-stormwater discharges to the extent necessary to bring the discharge into compliance with this Chapter. Any such order shall specify a reasonable date by which those BMPs must be put in place. Failure to install, implement, or maintain additional BMPs as required by such order, is a violation of this Chapter.

(d) Areas within which facilities and sources will be presumed to be tributary to an impaired water body are identified on the most current listing in the Clean Water Act, Section 303(d). The presumption that a discharge is tributary to an impaired water body can be overcome for a particular discharge based on specific facts and analysis presented by a discharger. In making a site-specific determination as to whether a discharge is tributary to an impaired water body, consideration may be given to the amount of water and pollutant discharged; to whether the pollutant for which the water body is impaired is a suspended or dissolved pollutant; to whether the pollutant is volatile or degradable; and to whether the pollutant is substantially removed during transport by any natural or man-made features (sinks, infiltration areas, ponds or impoundments, vegetated swales or wetlands, media filtration devices, etc.) located between the site and the impaired water body. Any such analysis must consider common mechanisms for pollutant mobilization, remobilization, and transport over time.

(e) An authorized enforcement official may modify any requirement imposed by this Chapter to allow the on-site collection and use of stormwater, or the collection of stormwater for delivery to and use at County-designated sites, provided the modified requirements are enforceable, consistent with the NPDES Order and provide equivalent environmental protection.

#### **SEC. 67.804. DISCHARGE PROHIBITIONS.**

(a) It is unlawful for any person to discharge or cause the discharge of pollutants or non-stormwater directly or indirectly into the stormwater conveyance system or receiving waters, except as set forth in Section 67.805 or as otherwise authorized by law.

(b) It is unlawful for any person to construct, use or maintain a connection to the stormwater conveyance system that discharges any matter other than stormwater, except as set forth in Section

67.805(a). This Section expressly supersedes any previously issued permit or authorization granted by the County and expressly prohibits any previously legal non-conforming connection.

(c) It is unlawful to throw, deposit, leave, abandon, maintain, or keep materials or wastes on public or private lands in a manner and place where they may result in a discharge.

(d) Stormwater discharges from the site may not contain sediments in amounts in excess of the sediments that would have been discharged from the site in an undisturbed condition.

#### **SEC. 67.805. EXEMPTIONS FROM DISCHARGE PROHIBITIONS.**

The following are exempt from the prohibitions in Section 67.804:

(a) Any discharge or connection regulated under a valid facility-specific NPDES permit or non-stormwater discharges exempted pursuant to Section II.E.2. of the NPDES Order, provided that the discharge or connection is in compliance with all relevant permit conditions and the requirements of the NPDES Order to the satisfaction of the County or Regional Water Quality Control Board.

(b) Discharges of non-stormwater to the stormwater conveyance system covered by or meeting the exception criteria under NPDES Permit No. CAG919003 (Order No. R9-2015-0013, as it may be amended or reissued) for discharges to surface waters within the San Diego Region meeting the requirements enumerated below are allowed unless determined by the County or RWQCB to be a source of pollutants to receiving waters:

- (1) Uncontaminated pumped ground water;
- (2) Discharges from foundation drains if the system is designed to be located at or below the groundwater table to actively or passively extract groundwater during any part of the year;
- (3) Water from crawl space pumps; and
- (4) Water from footing drains if the system is designed to be located at or below the groundwater table to actively or passively extract groundwater during any part of the year.

(c) Non-stormwater discharges from water line flushing and water main breaks to the stormwater conveyance system are allowed provided the discharge is covered by NPDES Permit No. CAG679001 (Order No. R9-2010-0003, as it may be amended or reissued) or NPDES General Permit No. CAG140001 (Order 2014-0194-DWQ, as it may be amended or reissued) unless determined by the County or RWQCB to be a source of pollutants to receiving waters. This exemption does not cover discharges from recycled or reclaimed water lines unless covered by a separate NPDES permit.

(d) Discharges of non-stormwater to the stormwater conveyance system meeting the requirements enumerated below are allowed unless determined by the County or RWQCB to be a source of pollutants to receiving waters:

- (1) Diverted stream flows;
- (2) Rising ground waters;

- (3) Uncontaminated ground water infiltration to stormwater conveyance system;
- (4) Springs;
- (5) Flows from riparian habitats and wetlands;
- (6) Discharges from potable water sources;
- (7) Discharges from foundation drains where the system is designed to be located above the groundwater table at all times of the year, and the system is only expected to discharge non-stormwater under unusual circumstances; and
- (8) Discharges from footing drains where the system is designed to be located above the groundwater table at all times of the year, and the system is only expected to discharge non-stormwater under unusual circumstances.

(e) Discharges of non-stormwater to the stormwater conveyance system as enumerated below are allowed unless determined by the County or RWQCB to be a source of pollutants to receiving waters:

- (1) Air conditioning condensation
  - (A) Whenever feasible, the discharge of air conditioning condensation shall be directed to landscaped areas, pervious surfaces, or to the sanitary sewer.
- (2) Individual residential vehicle washing at a residence in accordance with Section 67.807(b)
  - (A) Whenever feasible, the discharge of wash water shall be directed to landscaped areas or other pervious surfaces; and
  - (B) The amount of water, washing detergent and other vehicle wash products used shall be the minimum amount necessary to completely wash the vehicle. This requirement shall be deemed violated if visible soap scum, oil sheen, or other by-products of residential vehicle washing reach the gutter or other drainage conveyance device in front of the residence where the vehicle is being washed.
- (3) Dechlorinated swimming pool discharges
  - (A) Residual chlorine from swimming pools and fountains must be eliminated prior to discharging to the stormwater conveyance system or receiving waters;
  - (B) Filter backwash, acid-wash water (pH <7.2 and > 8.0), and algacide-treated pool water shall be prohibited from discharge to the stormwater conveyance system or receiving water; and

(C) The discharge of saline swimming pool water must be directed to the sanitary sewer, landscaped areas, or other pervious surfaces that can accommodate the volume of water, unless the saline swimming pool water can be discharged via a pipe or concrete channel directly to a naturally saline water body (e.g. Pacific Ocean).

(f) Firefighting discharges to the stormwater conveyance system are only prohibited if determined to be a significant source of pollutants to receiving waters by the County or RWQCB. Firefighting discharges to the stormwater conveyance system not identified as a significant source of pollutants to receiving waters are allowed provided they meet the following requirements:

(1) Non-emergency firefighting discharges

(A) Building fire suppression system maintenance discharges (e.g. sprinkler line flushing) to the stormwater conveyance system are prohibited unless BMPs are implemented to prevent pollutants associated with such discharges from entering the stormwater conveyance system.

(B) Non-emergency firefighting discharges (i.e., discharges from controlled or practice blazes, firefighting training, and maintenance activities not associated with building fire suppression systems) must be addressed by a program developed and implemented by the County, to reduce or eliminate pollutants in such discharges from entering the stormwater conveyance system.

(2) Emergency firefighting discharges

(A) The development and implementation of BMPs to reduce or eliminate pollutants in emergency firefighting discharges to the stormwater conveyance system and receiving waters is encouraged, but not required. Notwithstanding the foregoing, the County may require the use of BMPs for firefighting discharges when determined by the authorized enforcement official to be necessary to eliminate or reduce the discharge of pollutants to the stormwater conveyance system or receiving waters. As applicable, required BMPs may include those described in Sections 67.806 and 67.808. Any BMPs that interfere with immediate emergency response operations or impact public health and safety need not be used.

(g) In the event that any non-stormwater discharge identified in Section 67.805 (a) through (f) is determined to be a source of pollutants to receiving waters, it may only be allowed to continue within an applicable Watershed Management Area if controls set forth by the County in the corresponding Water Quality Improvement Plan are implemented to the satisfaction of the RWQCB.

(h) Discharges exempted from compliance by operation or law; any permits, orders or decisions issued by the RWQCB; and any waivers, or renewals of waivers issued by the RWQCB such as those covered by Regional Board Order No. R9-2014-0041, adopted June 26, 2014.

(i) Discharges of critical coarse sediment necessary to comply with Section 67.811(b)(5)(C).

**SEC. 67.806. GENERAL BEST MANAGEMENT PRACTICE REQUIREMENTS.**

The following requirements apply to all dischargers:

(a) All dischargers must perform and maintain the following BMPs:

(1) Prior to the rainy season, except as required to maintain critical coarse sediment supply pursuant to Section 67.811(b)(5)(C), remove or secure any significant accumulations of eroded soils from slopes previously disturbed by landscaping, clearing or grading, if those eroded soils could otherwise enter and impact the stormwater conveyance system or receiving waters during the rainy season.

(2) Implement, as practicable, those stormwater pollution prevention practices that are generally recognized in that discharger's industry or business as being effective and economically advantageous.

(3) Eliminate illicit connections.

(4) Except as required to maintain critical coarse sediment supply pursuant to Section 67.811(b)(5)(C), protect from erosion those slopes that have been disturbed by clearing, grading, or landscaping and are more than three feet in height or steeper than 3:1 (run-to-rise). Slope protection shall occur prior to the first rainy season following the clearing, grading or landscaping of the slope and continuously thereafter.

(5) Store all materials and wastes with the potential to pollute stormwater in a manner that prevents contact with rainfall, run-on, run-off and wind dispersal.

(6) Except as required to maintain critical coarse sediment supply pursuant to Section 67.811(b)(5)(C), locate, configure, and manage stockpiles of soil, green waste and compost to prevent the release of materials to the stormwater conveyance system or receiving waters.

(7) Use all materials with the potential to pollute run-off, such as outdoor cleaning and maintenance products, fertilizers, pesticides and herbicides in accordance with label directions. No such product may be disposed of or rinsed into receiving waters or the stormwater conveyance system.

(8) Use dry methods such as sweeping, vacuuming, raking, and application of absorbents to cleanup pollutants, unless wet cleanup methods are otherwise allowed in this Chapter.

(b) BMPs shall be maintained to function as intended and designed. BMPs which fail shall be repaired or replaced as soon as it is safe or practicable. If BMPs fail notwithstanding their intent or design, the BMPs shall be modified or upgraded to prevent any further failure in the same or similar circumstances.

(c) Notwithstanding the provisions of this Chapter, an authorized enforcement official may require a discharger to prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) for approval by the authorized enforcement official as follows:

(1) If the discharger fails to comply with any applicable requirement of this Chapter after one or more written notifications or other enforcement actions have been taken because BMPs have been determined to be inadequate or are not being adequately maintained.



(2) The activity at issue is considered a significant source of pollutants or a source of a non-stormwater discharge in excess of what is allowed by this Chapter to the stormwater conveyance system or receiving waters. Any discharger required to submit and to obtain approval of a SWPPP shall install, implement and maintain the BMPs specified in the approved SWPPP.

(3) The SWPPP shall identify the BMPs or corrective measures that will be used by the discharger to prevent or control pollution of stormwater to the MEP and bring the non-stormwater discharge into conformance with the requirements of this Chapter. If a facility discharges non-stormwater to ground water, the facility shall obtain an RWQCB permit as required by the State Water Code, and shall describe the requirements of that permit in the SWPPP.

(d) Notification of Spills, Releases and Illegal Discharges.

(1) Spills, releases, or discharges of pollutants or non-stormwater in excess of what is allowed by this Chapter to receiving waters or to the stormwater conveyance system shall be reported by the discharger as required by all applicable state and federal laws.

(2) Any such spills, releases or discharges with the potential to endanger health, safety or the environment shall be reported to the Director, Department of Public Works, within 24 hours after discovery of the spill, release or discharge. Spills that have been completely contained and cleaned up on-site are not considered significant unless they pose a threat to human health or safety.

(3) If safe to do so, necessary actions shall be taken to contain and minimize the spill, release or discharge of any pollutants to the MEP and bring any allowed discharge of non-stormwater into compliance with this Chapter.

(e) Sampling, Testing, Monitoring, and Reporting.

(1) Dischargers shall perform the sampling, testing, monitoring and reporting required by this Chapter.

(2) An authorized enforcement official may order a discharger to conduct testing or monitoring and to report the results to the County if one or more of the following occurs:

(A) The authorized enforcement official determines that testing or monitoring is needed to determine whether BMPs are effectively preventing or reducing pollution in stormwater to the MEP or necessary to allow for the continued discharge of non-stormwater under the limited circumstances permitted by this Chapter.

(B) Testing or monitoring is needed to determine whether the facility is a significant source of pollutants or of otherwise prohibited non-stormwater discharges to receiving waters or the stormwater conveyance system.

(C) The authorized enforcement official determines that testing or monitoring is needed to assess the impacts of a discharge on the public's health, safety or the environment.

(D) A discharge has not been eliminated after written notice by an authorized enforcement official.

(E) The RWQCB requires the County to provide any information related to the discharger's activities.

(3) Sampling, testing or monitoring ordered pursuant to this Section may include one or more of the following:

(A) Visual monitoring of dry weather flows, wet weather erosion, discharge points or conditions of BMPs.

(B) Visual monitoring of premises for spills or discharges.

(C) Laboratory analyses of discharges for pollutants.

(D) Background or baseline monitoring or analysis.

(E) Monitoring of receiving waters or sediments that may be affected by pollutant discharges by the discharger or by a group of dischargers including the discharger.

(4) The authorized enforcement official may direct the manner in which the results of required testing and monitoring are reported, and may determine that sampling, testing or monitoring may discontinue.

#### **SEC. 67.807. ADDITIONAL MINIMUM BEST MANAGEMENT AND POLLUTION PREVENTION PRACTICES FOR RESIDENTIAL ACTIVITIES AND USES.**

Residential dischargers shall install and maintain BMPs and implement pollution prevention practices, as follows:

(a) Motor Vehicle or Boat Repair and Maintenance.

(1) All repair and maintenance activities shall be performed under a permanent roof or other permanent cover, where feasible.

(2) All maintenance and repair activities conducted without cover or without BMPs to prevent discharges are prohibited during times of precipitation.

(3) Any release of fluids, including boat bilge water, during repair or maintenance shall be promptly contained and cleaned up. Any absorbent materials used shall be disposed of as required by law.

(4) Degreasing or pressure washing of engines and other parts is prohibited unless the liquid wastes are contained and properly disposed of as required by law.

(5) Automotive and boat materials and wastes shall be stored indoors, under cover, or in secure and watertight containers.

(b) Residential Motor Vehicle Washing.

(1) Individual motor vehicles shall be washed over porous surfaces such as lawns and gravel areas where feasible.

(2) Unused detergent solutions shall not be disposed of directly or indirectly into the stormwater conveyance system or receiving waters. Disposal to the sanitary sewer, such as a sink, toilet or floor drain or to a porous surface, where allowed by this Chapter, is required.

(3) The use of "hose off" or single use engine degreasing chemicals is prohibited, unless captured and disposed of properly.

(4) Motor vehicle washing other than individual residential motor vehicle washing is prohibited.

(5) Degreasing or pressure washing of engines and other parts is prohibited unless the liquid wastes are contained and properly disposed of as required by law.

(c) Motor Vehicle Parking.

(1) Residential dischargers shall remove excessive accumulations of oil and grease deposited by vehicles they own from parking areas, using dry clean-up methods such as absorbents, scraping, vacuuming, sweeping, mop and bucket.

(2) Residential dischargers shall move vehicles from streets when notified to allow street cleaning.

(d) Home and garden care activities and product use.

(1) Residential dischargers or their contractors shall adjust irrigation systems to avoid run-off that causes discharges to the stormwater conveyance system or receiving waters.

(2) Residential dischargers or their contractors shall clean up and properly dispose of spills from gardening chemicals, fertilizers or soils to non-porous surfaces.

(3) Lawn and garden care products shall be stored in closed, labeled containers, such as in covered areas, off the ground, or under protective tarps, and in a manner that will not lead to a discharge.

(4) Disposal of household hazardous waste directly or indirectly to the trash or to the street, gutter or storm drain is prohibited.



(e) Home care and maintenance.

- (1) Cleaning of painting equipment in or over streets, sidewalks, gutters, or yard drains is prohibited.
- (2) Action shall be taken to minimize and contain all spills of hazardous materials, if it is safe to do so.
- (3) Household hazardous materials shall be stored indoors or under cover, and in closed and labeled containers.

(f) Manure and pet waste management.

- (1) Where practicable, all areas where livestock, horses or other large animals are confined, shall be bermed or curbed to contain animal waste where it is produced or managed to prevent discharge of waste or waste byproducts to the stormwater conveyance system or receiving waters. If compliance is not practicable, manure shall be cleaned up at least twice weekly and must be composted or properly stored prior to disposal.
- (2) Wastes from small animals (e.g., dogs and cats) shall be cleaned up and properly disposed of at least weekly.
- (3) Areas used for storing or composting manure shall be located, configured or managed to prevent run-off to stormwater conveyance system or receiving waters.

(g) Private sewer laterals and on-site wastewater systems.

- (1) Private sewer laterals shall be cleaned, maintained and when necessary replaced to prevent seepage and spills. On-site wastewater systems shall be pumped, maintained and when necessary modified or replaced to prevent spills.
- (2) Spills from private sewer laterals and on-site wastewater systems shall be contained and cleaned-up in a manner that minimizes any release of pollutants to the stormwater conveyance system or receiving waters.
- (3) Any release from a private sewer lateral that enters the stormwater conveyance system or receiving waters shall be immediately reported to the County.
- (4) Failed on-site wastewater systems shall be repaired or replaced.

**SEC. 67.808. ADDITIONAL MINIMUM BEST MANAGEMENT AND POLLUTION PREVENTION PRACTICES FOR INDUSTRIAL, COMMERCIAL AND MUNICIPAL FACILITIES AND ACTIVITIES.**

The following requirements apply to all industrial, commercial and municipal facilities and activities:

(a) The owner or operator shall install and maintain BMPs and implement a pollution prevention program appropriate to the activity, as specified in the following areas and manner:

(1) Stormwater BMP training

(A) Provide stormwater BMP training at least annually to all operators, employees, and workers with responsibility for activities that could result in unauthorized discharges of pollution or non-stormwater.

(B) Training shall address the pollution and non-stormwater generating activities conducted at the facility, the pollutants or risk of non-stormwater discharge associated with those activities, and the BMPs or pollution prevention practices used to minimize or eliminate the discharge of non-stormwater and pollutants.

(C) The following BMP categories shall be included in training ,where applicable:

- i. Preventive maintenance.
- ii. Good housekeeping.
- iii. Proper waste disposal.
- iv. Non-stormwater disposal alternatives.
- v. Equipment/vehicle maintenance and repair.
- vi. Spill response, containment, and recovery.
- vii. Recycling, re-use, and volume reduction in materials, water consumption and wastes.
- viii. BMP maintenance.

(2) Where required to implement a SWPPP, retain on site a copy of a current, complete, site-specific SWPPP and make it available for review by the authorized enforcement official, upon request.

(3) Review the operations and procedures relating to protecting the stormwater conveyance system and receiving waters from pollutants and prohibited, non-stormwater discharges at least annually.

(4) Implement pollution prevention methods or those stormwater pollution prevention practices that are generally recognized in that discharger's industry or business to eliminate or reduce pollutants in run-off to the MEP and eliminate the discharge of non-stormwater in an amount or manner beyond what is allowed by this Chapter.

(5) Housekeeping.

(A) The property on which the business activity is located shall be inspected for accumulations of debris, litter, waste, organic matter, such as leaves or cut grass or other materials. Such accumulations shall be removed, transported and disposed of in accordance with this Chapter.

(B) Areas where work is being actively conducted shall be cleaned daily using dry clean-up methods such as sweeping, wiping, vacuuming, or raking. Wet clean-up methods such as hosing may only be used if precautions have been taken to prevent the discharge of wash water or other materials to the stormwater conveyance system or receiving waters.

(6) Liquid waste management

(A) Wet clean-up or cleaning methods such as hosing, steaming or pressure washing are prohibited except where adequate precautions have been taken to prevent the discharge of wash water and pollutants into the stormwater conveyance system or receiving waters.

(B) Disposal of slurries to the stormwater conveyance system or receiving waters is prohibited.

(C) Rinse water shall be confined to a designated area such as a sanitary sewer, dead-end sump, process treatment system, or hole where water percolates or evaporates and solids are removed for collection and disposal. Rinse water and solids shall be re-used, recycled, or disposed of in accordance with this Chapter.

(D) Wash water shall be directed to an approved sanitary sewer or landscaped locations.

(E) Wash racks.

i. Wash rack areas shall have perimeter control and be properly sloped to a grated floor drain.

ii. Wash rack areas shall drain to the sanitary sewer or to a holding tank, except that wash racks for animals may drain to the ground in accordance with this Chapter.

(F) Disposal of wastewater to the stormwater conveyance system, receiving waters, or the ground, is prohibited.

(G) If provided, pump-out services for boats, portable toilets, or other holding tanks shall be conducted in a manner that prevents the release of sewage to the stormwater conveyance system or receiving waters.

(H) Wastewater shall be disposed to the sanitary sewer at the job site or to a holding tank. Disposal of wastewater contained in holding tanks shall be disposed of

to the sanitary sewer at the business's company headquarters or at an approved facility.

(I) Discharging backwash wastewater to the stormwater conveyance system or receiving waters is prohibited. Backwash wastewater may be disposed to the sanitary sewer; to a holding tank or settling pond; or where allowed by this Chapter, by infiltration to the soil.

(J) Under the limited circumstances allowed by this Chapter, pool and spa water intended for discharge to the stormwater conveyance system shall be dechlorinated or debrominated prior to discharge.

(K) Under the limited circumstances allowed by this Chapter, pool and spa water discharged after acid washing shall be neutralized to a pH of 7.2 - 8.0.

(L) If rinse water from the cleaning of portable sanitary toilet closets cannot be properly disposed of to the sanitary sewer at a job site, it shall be contained prior to disposal at the service facility or other approved facility.

(M) Wash and rinse water from building and pavement washing that cannot be properly disposed of at the job site shall be collected and contained for recycling, reuse, or proper disposal.

(N) Where irrigation tail-water return ponds are used, the ponds shall be designed with the appropriate vertical separation between the base of the pond and the seasonal high groundwater mark and must be lined or managed to prevent the movement of water-soluble chemicals to the groundwater and to stormwater flows.

(7) Materials and waste management.

(A) Spill prevention and response.

i. Materials and equipment necessary for spill response shall be maintained and kept readily accessible.

ii. All operators, employees, and workers conducting potential discharge activities shall be trained in their proper use.

iii. Spills and leaks shall be promptly cleaned up and the generated waste disposed of in accordance with the applicable federal, state and local laws and regulations.

(B) Hazardous materials and hazardous wastes.

i. Hazardous materials and wastes shall be stored, managed, and disposed in accordance with applicable federal, state and local laws and regulations.

ii. Hazardous materials and wastes shall be stored above the ground. Where practicable, provide overhead coverage for all outside hazardous materials or waste storage areas. If overhead coverage is not available, stored materials shall be covered with an impervious material such as a tarp or other similar method.

iii. Paints, coatings, thinners, and other materials shall be disposed of in accordance with this Chapter.

iv. Secondary containment of hazardous materials or waste shall be provided around storage areas if the authorized enforcement official has determined that a significant potential exists to discharge materials or wastes to the stormwater conveyance system or receiving waters.

v. Hazardous waste storage areas shall be inspected by the owner or operator, at least once prior to the rainy season and monthly during the rainy season.

vi. Pesticides and other chemical products shall be used, stored, and disposed of in accordance with applicable federal, state, and local laws and regulations.

vii. The outdoor application of fertilizers and pesticides is prohibited during rainfall.

viii. Pesticide use shall be reduced whenever practical in areas where recurring applications of pesticides are performed.

(C) Solid, non-hazardous materials and waste.

i. Trash storage and disposal areas shall be kept clean and free of debris.

ii. Dumpsters, grease bins, grease traps, and interceptors, and other containers shall be maintained in a clean and leak-proof condition and shall be kept securely closed when not in use.

iii. Materials and equipment necessary for the clean-up of trash and debris shall be maintained and kept readily accessible.

iv. Loose aggregate, mortar, and dust shall be routinely cleaned up using dry clean-up methods such as sweeping or vacuuming. Wet methods may be used only if necessary to adequately clean equipment for reuse, or where water must be used to lubricate and flush a cut, but only if performed in accordance with this Chapter.

v. All areas where livestock, horses or other large animals are confined shall be bermed or curbed in a manner that avoids a discharge of manure to the stormwater conveyance system or receiving water. If berms or curbs are not practicable, manure shall be cleaned up at least twice weekly and must be composted or properly stored prior to disposal.

vi. Wastes from small animals (e.g., dogs and cats) shall be cleaned up and properly disposed of at least weekly.

(D) Loading and unloading.

i. Storm drain inlets located within or down-gradient of loading or unloading areas shall be covered or otherwise protected during loading and unloading activities to prevent the entry of pollutants and prohibited non-stormwater discharges into the stormwater conveyance system or receiving waters.

ii. Equipment and supplies stored in loading and unloading areas shall be properly maintained to prevent leaks and spills to the stormwater conveyance system or receiving waters, and to prevent their contact with rainfall and run-on.

(E) Storage.

i. Outdoor storage areas of materials and equipment shall be configured using berms, dikes, or other diversion structures or other measures that elevate stored materials and equipment from site surfaces.

ii. Containers shall be kept in a leak-proof condition, securely closed when not in use, and stored in a manner that protects them from contact with precipitation or surface waters.

iii. Storage of cement and masonry materials shall be above ground and covered.

iv. Except as required to maintain critical coarse sediment supply pursuant to Section 67.811(b)(5)(C), placement of stock piles within any drainage system is prohibited.

v. Stockpiles and bulk materials, such as soil, fertilizer, and potting mixture shall be covered during windy and rainy conditions where practicable. Prior to the onset of predicted rain, stockpiles shall be covered and bermed to prevent contact with stormwater.

(8) Vehicles and equipment.

(A) All vehicles and equipment shall be properly maintained and inspected to ensure their proper functioning to prevent discharges.

(B) Vehicles and equipment shall not be washed in areas where wash water or rinse water will drain to the stormwater conveyance system or receiving waters.

(C) Infiltration of wash or rinse water to pervious surfaces is allowed with a minimum of 10 feet separation between the groundwater and the pervious surface, except that wash or rinse water generated from cleaning engines, mechanical parts, or heavy equipment shall not infiltrate a pervious surface.

- (D) The use of hose-off or single-use engine degreasing chemicals is prohibited, unless captured and properly disposed.
  - (E) Maintenance and repair equipment shall be kept clean to avoid the build-up of grease and oil.
  - (F) Fluids shall be drained from any retired vehicles or equipment stored on site.
  - (G) Vehicle and equipment maintenance and repair work such as body work shall be conducted indoors or under cover, where practicable. If work cannot be conducted indoors or under cover, other BMPs shall be implemented to prevent the discharge of pollutants into the stormwater conveyance system or receiving waters. Discharge of non-stormwater to the stormwater conveyance system is prohibited.
  - (H) Major repair and maintenance work on boats over or in the water is prohibited. Touch-up painting, tune ups, or other similar activities are not considered major repair or maintenance work, but may only be conducted over or in the water if adequate precautions have been taken to prevent the entry of pollutants into the water.
- (9) Outdoor areas - housekeeping and grounds keeping practices.
- (A) Storm drain inlets located within or down gradient of the activity shall be covered or otherwise protected from the entry of pollutants and non-stormwater during the work activity.
  - (B) Landscaping, grounds keeping and agriculture unless exempt pursuant to Section 67.805(h).
    - i. Except as required to maintain critical coarse sediment supply pursuant to Section 67.811(b)(5)(C), exposed slopes shall be stabilized as soon as possible.
    - ii. Paved surfaces such as sidewalks shall be cleaned regularly using dry clean-up methods such as sweeping or vacuuming. Hosing is permissible only after surfaces have previously been cleaned using dry methods, and only if precautions have been taken to prevent the discharge of run-off to the storm drain.
    - iii. Business, industrial and municipal facilities owners and their contractors shall clean-up and properly dispose of spills from any pesticides, herbicides and fertilizers to non-porous surfaces. These materials shall be stored in closed, labeled containers, such as in covered areas, off the ground, or under protective tarps, and in a manner that will not lead to a discharge. Disposal of pesticides, herbicides and fertilizers to the stormwater conveyance system and receiving waters is prohibited.
  - (C) Parking lots and vehicle storage areas.



i. Wet clean-up methods may only be used where adequate precautions have been taken to prevent the entry of wash water and pollutants into the stormwater conveyance system or receiving waters.

ii. Vehicle maintenance and repair operations with the potential to release non-stormwater or pollutants are prohibited at commercial parking lots and storage facilities.

(D) Rooftops.

i. Materials which may contaminate stormwater shall not be stored on rooftops unless adequate precautions have been taken to prevent their contact with stormwater.

ii. Equipment such as emergency generators, HVAC systems and other similar items located on rooftops shall be inspected and preventive maintenance conducted to prevent leaks and spills.

iii. Substances such as bird droppings, grease, leaves, that have accumulated on rooftops shall be removed, as practicable, to prevent or reduce the discharge of contaminants directly or indirectly to the stormwater conveyance system or receiving waters.

iv. Where feasible, roof downspouts shall be routed away from work areas and toward pervious areas such as lawns, except where required under Sections 67.810 and 67.811.

(b) Other requirements.

(1) Any commercial, industrial, or municipal facility or activity operating under the statewide Industrial General Permit shall provide the following documents for on-site review by the authorized enforcement official as applicable, and if requested:

(A) The Notice of Intent letter or a Waste Discharge Identification Number issued by the SWRCB.

(B) A SWPPP satisfying the requirements of the Industrial General Permit.

(C) A monitoring program satisfying the requirements of the Industrial General Permit.

(D) Training records satisfying the requirements of the Industrial General Permit.

(2) Any discharger whose facilities or activities are not in compliance with this Chapter, or any discharger or category of dischargers determined to pose a significant threat to water quality, may be required to implement additional controls as determined by the authorized enforcement official. The authorized enforcement official may require dischargers to maintain,



on site, written documentation of these additional requirements, and to provide such documentation upon request.

#### **SEC. 67.809. ADDITIONAL REQUIREMENTS FOR CONSTRUCTION PROJECTS.**

(a) All owners of land on which a construction project is performed and all persons performing the work, including without limitation any construction projects involving land disturbance activities, except that a local government or public authority is not a discharger for purposes of land disturbance activities conducted by others in connection with a private construction project in public rights-of-way, shall ensure that the following additional types of BMPs shall be installed, implemented, and maintained year round:

- (1) Project planning;
- (2) Good site management "Housekeeping", including waste management;
- (3) Non-stormwater management;
- (4) Erosion control;
- (5) Sediment control;
- (6) Run-on and run-off control; and
- (7) Active/passive sediment treatment systems, where applicable.
- (8) BMPs must be site specific, seasonably appropriate, and construction plan appropriate. Dry season BMPs must plan for and address unusual rain events that may occur during the dry season (May 1 through September 30th).

(b) Prior to obtaining any permit that allows for commencement of a construction project that includes land disturbance activities that can potentially generate pollutants in stormwater runoff, the owner of the property on which the land disturbance activities are performed or the person performing the work shall submit, to the satisfaction of the Director of Public Works or the authorized enforcement official, the following:

- (1) A plan describing the pollution control strategies to be implemented on-site that complies with local ordinances and the NPDES Order. The plan submittal shall include the following information:
  - (A) The name, address, phone number and email for the owner and person performing the work;
  - (B) Basic site information including the address, hydrologic subarea, Waste Discharge Identification Number (WDID), if applicable, and approximate area of disturbance;

- (C) Whether the site is considered a high threat to water quality pursuant to the NPDES Order;
- (D) The project's estimated start and completion dates; and
- (E) Identification of seasonally appropriate and effective BMPs and management measures as described in Section 67.809(a).

(c) BMPs shall be inspected routinely by the person performing the land disturbance activity or construction project and the property owner to ensure the BMPs are maintained and continue to function as intended. In addition, BMPs shall be inspected and maintenance, repair or replacement performed following every rain event to ensure the BMPs continue to function as intended.

**SEC. 67.810. RESERVED FOR FUTURE USE.**

**SEC. 67.811. ADDITIONAL PLANNING, DESIGN AND POST-CONSTRUCTION REQUIREMENTS FOR DEVELOPMENT PROJECTS.**

(a) Requirements for all Development Projects:

(1) Follow as applicable the approach and criteria described in the State Water Resources Control Board General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities.

(2) Except as noted in Section 67.811(b), submit a Standard Stormwater Quality Management Plan (SWQMP), with an application for a County permit or other County approval, identifying the measures that will be used for stormwater and non-stormwater management for the project consistent with the County BMP Design Manual.

(3) General Requirements. BMPs shall be designed, constructed and maintained as follows:

- (A) Onsite BMPs must be located so as to remove pollutants from runoff prior to its discharge to any receiving waters, and as close to the source as possible;
- (B) Structural BMPs may not be constructed in receiving waters; and
- (C) Onsite BMPs must be designed and implemented with measures to avoid the creation of nuisance or pollution associated with vectors (e.g., mosquitos, rodents, or flies).

(4) Source Control BMP Requirements. Where applicable and feasible, the following source control BMPs must be implemented at all development projects:

- (A) Prevention of illicit discharges into the stormwater conveyance system;

(B) Stenciling and marking of all storm drains in accordance with the BMP Design Manual;

(C) Protection of all outdoor material storage areas from rainfall, run-on, runoff, and wind dispersal including the following:

- Storage areas must be paved and sufficiently impervious to contain leaks and spills, where necessary.
- The storage area shall be sloped towards a sump or another equivalent measure that is effective to contain spills.
- Runoff from downspouts/roofs must be directed away from storage areas.
- The storage area must have a roof or awning that extends beyond the storage area to minimize collection of storm water within the secondary containment area. A manufactured storage shed may be used for small containers.
- Use other methods approved by the County.

(D) Protection of materials stored in outdoor work areas from rainfall, run-on, runoff, and wind dispersal including the following:

- Create an impermeable surface such as concrete or asphalt, or a prefabricated metal drip pan, depending on the size needed to protect the materials.
- Cover the area with a roof or other acceptable cover.
- Berm the perimeter of the area to prevent water from adjacent areas from flowing on to the surface of the work area.
- Directly connect runoff to sanitary sewer or other specialized containment system(s), as needed and where feasible. Approval for this connection must be obtained from the appropriate sanitary sewer agency.
- Locate the work area away from storm drains or catch basins.
- Use other methods approved by the County.

(E) Protection of trash storage areas from rainfall, run-on, runoff, and wind dispersal including the following:

- Design trash container areas so that drainage from adjoining roofs and pavement is diverted around the area(s) to avoid run-on. This can include berming or grading the waste handling area to prevent run-on of storm water.
- Ensure trash container areas are screened or walled to prevent offsite transport of trash.
- Provide roofs, awnings, or attached lids on all trash containers to minimize direct precipitation and prevent rainfall from entering containers.
- Locate storm drains away from immediate vicinity of the trash storage area and vice versa.

- Post signs on all dumpsters informing users that hazardous material are not to be disposed.
- Use other methods approved by the County.

(F) Implementation of additional BMPs as the County determines necessary to minimize pollutant generation.

(5) Site Design Requirements. Where applicable and feasible, the following Site Design BMPs must be implemented at all development projects:

- (A) Natural storage reservoirs and drainage corridors (including topographic depressions, areas of permeable soils, natural swales, and ephemeral and intermittent streams) must be maintained or restored;
- (B) Buffer zones must be provided for natural water bodies whenever technically feasible. When buffer zones are technically infeasible, other buffers such as trees and access restrictions are required;
- (C) Natural areas within the project footprint should be conserved whenever possible;
- (D) Streets, sidewalks, and parking lot aisles shall be constructed to the minimum widths necessary consistent with public safety;
- (E) The impervious footprint of the project shall be minimized;
- (F) Soil compaction to landscaped areas shall be minimized where doing so does not create an excessive risk of slope failure or erosion;
- (G) Impervious surfaces shall be disconnected by disturbed pervious areas that can be used to infiltrate runoff;
- (H) Landscaped or other pervious areas shall be designed and constructed to effectively receive and infiltrate, retain, and/or treat runoff from impervious areas prior to discharging to the stormwater conveyance system;
- (I) Small collection strategies shall be located at, or as close as possible to, the source of the discharge;
- (J) Permeable materials shall be used for projects with low traffic areas and appropriate soil conditions;
- (K) Native or drought tolerant landscaping shall be used; and
- (L) Precipitation shall be harvested and used for landscaping or other permitted use.

(b) Additional Requirements for Priority Development Projects. These requirements apply only to projects west of the Pacific/Salton Sea Divide. In addition to meeting the BMP requirements applicable to all other development projects as required by the NPDES Order and set forth above, the following are applicable to Priority Development Projects.

(1) Priority Development Projects include:

(A) New development projects that create 10,000 square feet or more of impervious surfaces (collectively over the entire project site). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.

(B) Redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site on an existing site of 10,000 square feet or more of impervious surfaces). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.

(C) New and redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site), and support one or more of the following uses:

i. Restaurants. This category is defined as a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812).

ii. Hillside development projects. This category includes development on any natural slope that is twenty-five percent or greater.

iii. Parking lots. This category is defined as a land area or facility for the temporary parking or storage of motor vehicles used personally, for business, or for commerce.

iv. Streets, roads, highways, freeways, and driveways. This category is defined as any paved impervious surface used for the transportation of automobiles, trucks, motorcycles, and other vehicles.

(D) New or redevelopment projects that create and/or replace 2,500 square feet or more of impervious surface (collectively over the entire project site), and discharging directly to an ESA. "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e., not commingled with flows from adjacent lands).

(E) New development projects, or redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface, that support one or more of the following uses:

i. Automotive repair shops. This category is defined as a facility that is categorized in any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532-7534, or 7536-7539.

ii. Retail gasoline outlets (RGOs). This category includes RGOs that meet the following criteria:

- a. 5,000 square feet or more; or
- b. A projected Average Daily Traffic (ADT) of 100 or more vehicles per day.

(F) New or redevelopment projects that result in the disturbance of one or more acres of land and are expected to generate pollutants post construction.

(2) The following projects shall not be considered priority development projects:

(A) New or retrofit paved sidewalks, bicycle lanes, or trails that meet the following criteria:

i. Designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas; or

ii. Designed and constructed to be hydraulically disconnected from paved streets or roads; or

iii. Designed and constructed with permeable pavements or surfaces in accordance with USEPA Green Streets guidance.

(B) Retrofitting or redevelopment of existing paved alleys, streets or roads that are designed and constructed in accordance with the USEPA Green Streets guidance. Compliance with any Green Street guidance developed by the County shall be deemed to satisfy this requirement as long as that guidance is as protective of water quality as the USEPA Green Streets guidance. Green Streets projects are subject to County review and approval.

(3) Special considerations for redevelopment projects:

(A) Where redevelopment results in the creation or replacement of impervious surface in an amount of less than fifty percent of the surface area of the previously existing development, then the structural BMP performance requirements defined in the BMP Design Manual apply only to the creation or replacement of impervious surface, and not the entire development; or

(B) Where redevelopment results in the creation or replacement of impervious surface in an amount of more than fifty percent of the surface area of the previously existing development, then the structural BMP performance requirements defined in the BMP Design Manual apply to the entire development.



(4) Priority Development Projects must submit a PDP Stormwater Quality Management Plan (PDP SWQMP), with an application for a County permit or other County approval, identifying the measures that will be used for stormwater and non-stormwater management for the project consistent with the County BMP Design Manual, and implement structural BMPs that conform to performance requirements described below:

(A) Each PDP must implement BMPs that are designed to retain (i.e., intercept, store, infiltrate, evaporate, and evapotranspire) onsite the pollutants contained in the volume of stormwater runoff produced from a 24-hour 85th percentile storm event (design capture volume); or

(B) If retaining the full design capture volume onsite is not technically feasible, biofiltration BMPs may be used. Biofiltration BMPs must be designed to have an appropriate hydraulic loading rate to maximize stormwater retention and pollutant removal, as well as to prevent erosion, scour, and channeling within the BMP, and must be sized to:

i. Treat 1.5 times the design capture volume not reliably retained onsite, or

ii. Treat the design capture volume not reliably retained onsite with a flow-thru design that has a total volume, including pore spaces and pre-filter detention volume, sized to hold at least 0.75 times the portion of the design capture volume not reliably retained onsite.

(C) If the County determines that biofiltration is not technically feasible, then a PDP may be allowed to utilize flow-thru treatment control BMPs to treat runoff leaving the site, AND mitigate for the design capture volume not reliably retained onsite pursuant to the requirements in Section 67.811(b)(6). Flow thru treatment control BMPs must be sized and designed to:

i. Remove pollutants from storm water to the MEP;

ii. Filter or treat either: 1) the maximum flow rate of runoff produced from a rainfall intensity of 0.2 inch of rainfall per hour, for each hour of a storm event, or 2) the maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity (for each hour of a storm event), as determined from the local historical rainfall record, multiplied by a factor of two;

iii. Be ranked with high or medium pollutant removal efficiency for the PDP's most significant pollutants of concern. Flow-thru treatment control BMPs with a low removal efficiency ranking will only be approved by the County if a feasibility analysis has been conducted which exhibits that implementation of flow-thru treatment control BMPs with high or medium removal efficiency rankings are infeasible for the applicable portion of a PDP.

(5) Hydromodification Management BMP Requirements. Priority Development Projects must implement BMPs to manage hydromodification that may be caused by stormwater runoff discharged from a project as follows:

(A) Hydromodification BMPs must be sized and designed such that post-project runoff conditions (flow rates and durations) will not exceed pre-development runoff conditions by more than 10 percent (for the range of flows that result in increased potential for erosion, or degraded instream habitat downstream of Priority Development Projects).

- i. In evaluating the range of flows that results in increased potential for erosion of natural (non-hardened) channels, the lower boundary must correspond with the critical channel flow that produces the critical shear stress that initiates channel bed movement or that erodes the toe of channel banks.

(B) A Priority Development Project may be exempted from the hydromodification management BMP performance requirements where the project discharges stormwater runoff to:

- i. Existing underground storm drains that discharge directly to water storage reservoirs, lakes, enclosed embayments, or the Pacific Ocean; or
- ii. Conveyance channels whose bed and bank are concrete lined all the way from the point of discharge to water storage reservoirs, lakes, enclosed embayments or the Pacific Ocean; or
- iii. An area identified by the County as appropriate for an exemption through a Watershed Management Area Analysis incorporated into a Water Quality Improvement Plan accepted by the RWQCB.

(C) PDP projects must avoid critical coarse sediment yield areas as identified by the County unless measures are implemented consistent with the BMP Design Manual that allow critical coarse sediment to be discharged to receiving waters, such that there is no net impact to the receiving water.

- (6) A PDP may be allowed at the County's discretion to utilize offsite alternative compliance in lieu of complying with the storm water pollutant control and hydromodification BMP performance requirements in Section 67.811(b)(4)-(5). The PDP must mitigate for the portion of the pollutant load in the design capture volume not retained onsite and/or post-project runoff conditions not fully managed onsite consistent with a Water Quality Equivalency (WQE) Guidance Document accepted by the RWQCB. If a PDP is allowed to utilize offsite alternative compliance, flow-thru treatment control BMPs must be implemented to treat the portion of the design capture volume that is not reliably retained onsite. Flow-thru treatment control BMPs must be sized and designed in accordance with the requirements of Section 67.811(b)(4)(C). An offsite alternative compliance project for a private PDP may be partially or wholly located within the County Right-of-way upon approval of the Authorized Enforcement Officer. Any and all costs associated with the project shall be the sole responsibility of the applicant, including design and installation and the effective operation and maintenance in perpetuity of any and all treatment and hydromodification controls



required under this Chapter. The County shall retain the authority to recoup as necessary any and all such costs.

(7) The following requirements apply to the use of infiltration BMPs:

(A) Infiltration BMPs shall not cause or contribute to an exceedance of applicable groundwater quality objectives as set out in the RWQCB "Basin Plan" for the San Diego area;

(B) Runoff must undergo pretreatment such as sedimentation or filtration prior to infiltration;

(C) Pollution prevention and source control BMPs must be implemented at a level appropriate to protect groundwater quality at sites where infiltration BMPs are to be used;

(D) Infiltration BMPs must be adequately maintained to remove pollutants in stormwater to the MEP;

(E) The vertical distance from the base of any infiltration BMP to the seasonal high groundwater mark must be at least 10 feet. Where groundwater basins do not support beneficial uses, this vertical distance criteria may be reduced, provided groundwater quality is maintained;

(F) The soil through which infiltration is to occur must have physical and chemical characteristics (e.g., appropriate cation exchange capacity, organic content, clay content, and infiltration rate) which are adequate for proper infiltration durations and treatment of runoff for the protection of groundwater beneficial uses;

(G) Infiltration BMPs must not be used for areas of industrial or light industrial activity, and other high threat to water quality land uses and activities as designated by the County, unless source control BMPs to prevent exposure of high threat activities are implemented, or runoff from such activities is first treated or filtered to remove pollutants prior to infiltration; and

(H) Infiltration BMPs must be located a minimum of 100 feet horizontally from any water supply wells and 25 feet from any septic system or as prescribed by County of San Diego Department of Environmental Health.

(8) A priority development project shall not receive a certificate of occupancy or other final approval allowing use of the project site or any portion thereof, until after all required structural BMPs have been constructed in accordance with the PDP SWQMP, BMP Design Manual, this Chapter, and the NPDES Order.

(c) Grandfathering under Previous Land Development Requirements. The requirements of Sections 67.811(a) and (b) apply to all development projects unless a prior lawful approval to proceed under the provisions of a prior MS4 Permit has been obtained from the County. The

Authorized Enforcement Official may partially or wholly waive these requirements for any private or public development project meeting the conditions of either Section 67.811(c)(1) or (2) below.

(1) Previous land development requirements may be allowed to apply to any portion or phase of a development project for which the Authorized Enforcement Official determines the County lacks the land use authority or legal authority to require the project to implement the requirements of Sections 67.811(a) and/or (b).

(2) At its discretion, the Authorized Enforcement Official may allow the requirements of the immediately prior MS4 Permit to apply to any portion or phase of a Priority Development Project for which all of the conditions below have been satisfied.

- (A) Initial Approvals. Prior to the effective date of the current MS4 Permit provisions, the applicant must have:
- i. Obtained an approval of a design that incorporates the storm water drainage system for the Priority Development Project in its entirety, including all applicable structural and hydromodification management BMPs consistent with the requirements of the prior MS4 permit. For public projects, a design stamped by the County Engineer or engineer of record for the project is considered an approved design; and
  - ii. Been issued a project permit or approval that authorizes the commencement of construction activities based on the design approved in Section 67.811(c)(2)(A)i;

For purpose of Section 67.811(c), the effective date of the 2013 MS4 Permit provisions is February 26, 2016.

- (B) Demonstrated to the County's satisfaction that construction activities have commenced on any portion of the Priority Development Project site within 365 days prior to, or 180 days after, the effective date of the current MS4 Permit provisions, where construction activities are undertaken in reliance on the permit or approval.
- (C) Subsequent Approvals. Within five years of the effective date of the current MS4 Permit provisions, the applicant must have obtained all subsequent project permits or approvals that are needed to implement the design initially approved in conformance with Section 67.811(c)(2)(A)i. After that time, any portion or phase of a Priority Development Project for which subsequent approvals have not been obtained is required to meet the updated requirements of Section 67.811(a) and (b).
- (D) Substantial Conformance. The storm water drainage system for the Priority Development Project in its entirety, including all applicable structural pollutant treatment control and hydromodification management BMPs must remain in substantial conformity with the design initially approved in conformance with Section 67.811(c)(2)(A)i. Any portion or phase of a Priority Development

Project not maintaining substantial conformity with this design is required to meet the updated requirements of Sections 67.811(a) and (b).

#### **SEC. 67.812. MAINTENANCE OF STRUCTURAL BMPs AND NATURAL SYSTEM MANAGEMENT PRACTICES.**

(a) All existing and new development shall maintain the post-construction structural BMPs and natural system management practices (NSMP), relied upon to achieve and maintain compliance with this Chapter and NPDES Order. The owner of the land on which the BMPs and/or NSMPs are located or the person responsible for completing the BMPs and/or NSMPs as part of a development project shall implement, maintain, replace, or retrofit the pollutant control BMPs, hydromodification control BMPs and/or NSMPs as necessary to ensure pollutants are removed from stormwater to the MEP and all prohibited non-stormwater discharges are prevented from reaching the stormwater conveyance system or receiving waters. BMPs shall remain effective and function in the manner intended. All BMPs must be maintained to avoid the creation of nuisance or pollution associated with vectors (e.g. mosquitos, rodents, or flies).

(b) The owners and occupants of lands on which post-construction structural BMPs and/or NSMPs have been installed to meet the requirements of this Chapter and the NPDES Order shall ensure the maintenance and effective operation of those BMPs and/or NSMPs, and shall themselves maintain, replace, or retrofit those BMPs or NSMPs if other persons or entities who are also obliged to maintain those BMPs fail to do so. The owners and occupants shall provide documentation of such maintenance and effective operation annually and as requested by the authorized enforcement official.

(c) Primary responsibility to maintain post-construction structural BMPs and/or NSMPs may be transferred through a contract or other agreement. If that contract provides that it will be submitted to the County pursuant to this Chapter as part of a development permit application, and if that contract is so submitted, the person or entity accepting a maintenance obligation in such a contract or agreement will also be legally obliged to maintain that BMP or NSMP pursuant to this Chapter.

(d) For purposes of County enforcement, no contract or other agreement imposing an obligation to maintain a BMP or NSMP can relieve a person or entity of any obligation to maintain a BMP or NSMP imposed by this Chapter.

(e) Any developer or property owner who transfers ownership of land on which a post-construction, structural BMP and/or NSMP is located or will be located, or who otherwise transfers ownership of a post-construction structural BMP and/or NSMP or responsibility for the maintenance of such a BMP to another person or entity, shall provide clear written notice of the maintenance obligations associated with that BMP to the new or additional responsible party prior to that transfer. If directed, the developer or property owner must provide a copy of the written notice to the County.

(f) The proponents of any land development project for which post-construction structural BMPs and/or NSMPs are required must enter into a maintenance agreement for each practice. The maintenance agreement shall be provided to the County for review and approval prior to issuance of permits, and must include a plan for maintenance of all post-construction structural BMPs and NSMPs associated with the project. The plan shall specify the persons or entities responsible for maintenance activity, the persons or entities responsible for funding, schedules and procedures for

inspection and maintenance of the BMPs, worker training requirements, and any other activities necessary to ensure BMP or NSMP maintenance. The plan shall provide for servicing of all post-construction structural BMPs and NSMPs at least annually and for the retention of inspection and maintenance records for at least three (3) years. Maintenance agreements must be recorded and shall run with the land.

(g) The proponents of any development project that requires a discretionary County permit shall provide to the County for review and approval prior to issuance of permits, an executed, permanent easement onto the land on which post-construction structural BMPs or NSMPs will be located, and across other lands as necessary for access, to allow inspection and maintenance of those practices.

(h) The proponents of any project that requires a discretionary County permit shall provide to the County prior to issuance of such permit, proof of a mechanism acceptable to the County which will ensure ongoing long-term maintenance of all post-construction structural BMPs and NSMPs associated with the proposed project. The proponents shall be responsible for maintenance, repair and replacement of BMPs and/or NSMPs unless and until an alternative mechanism for ensuring maintenance is accepted by the County and becomes effective.

(i) The County or another public entity may accept responsibility for maintenance of any post-construction structural BMP or NSMP, under such conditions as the County or other public entity determines are appropriate. Where a maintenance obligation is proposed to be accepted by a public entity other than the County, the County shall be involved in the negotiations with that agency, and in negotiations with the resource agencies responsible for issuing permits for the construction or maintenance of the post-construction, structural BMP or NSMP. The County must be identified as a third party beneficiary empowered to enforce any such maintenance agreement.

#### **SEC. 67.813. INSPECTION/SAMPLING.**

(a) Authorized enforcement officials may inspect facilities, activities and residences subject to this Chapter at reasonable times and in a reasonable manner to carry out the purposes of this Chapter. If entry for a regulatory inspection is refused by the owner or operator, or by the occupant of a residence, an inspection warrant shall be obtained prior to inspection.

(b) When any new post-construction structural BMP is installed on private property as part of a project that requires a County permit, in order to comply with this Chapter, the property owner shall grant to the County an easement to enter the property at reasonable times and in a reasonable manner to ensure that the BMP is working properly. This includes the right to enter the property without prior notice once per year or as otherwise required by the NPDES Order for routine inspections, to enter as needed for additional inspections when the County has a reasonable basis to believe that the BMP is not working properly, to enter for any needed follow-up inspections, and to enter when necessary for abatement of a nuisance or correction of a violation of this Chapter.

(c) Inspections may include all actions necessary to determine whether any illegal discharges or illicit connections exist, whether the BMPs installed and implemented are adequate to comply with this Chapter, whether those BMPs are being properly maintained, and whether the facility or activity complies with the other requirements of this Chapter. This may include but may not be limited to sampling, metering, visual inspections, and records review. Where samples are collected the owner or operator may request and receive split samples. Records, reports, analyses, or other information

required under this Chapter may be inspected and copied, and photographs taken to document a condition and/or a violation of this Chapter.

#### **SEC. 67.814. ENFORCEMENT.**

(a) General. The authorized enforcement official and each agent or deputy thereof who is assigned to duties which include the enforcement of this Chapter in the San Diego County Code of Regulatory Ordinances, and any peace officer, are authorized to enforce the provisions of this Chapter, including the activities set forth in this Section below.

(b) Order to Stop, Repair Work and Bonds. Whenever the authorized enforcement official determines that any activity regulated by this Chapter causes or threatens to cause the discharge of pollutants in stormwater, the prohibited discharge of non-stormwater to the stormwater conveyance system or receiving waters, or otherwise violate a requirement of this Chapter, he or she may order work to be stopped and/or repairs, BMPs, pollution prevention practices or other corrections to be made, by serving written notice on the owner, permittee or any person engaged in the doing or causing such activity to be performed, and such persons shall immediately stop such work until authorized by the authorized enforcement official in writing to proceed. The authorized enforcement official may require performance and payment bonds for the full cost of any repair work in a form meeting the substantive requirement for bonds specified by the County Subdivision Ordinance.

(c) Notice of Violation. The authorized enforcement official may issue and enforce Notices of Violation and Notices of Ineligibility for Land Development, pursuant to this Chapter.

(d) Administrative Remedies, Fines and Liens. The authorized enforcement official may pursue the Administrative Remedies set forth at Division 8 of Title 1 of this Code, including the issuance of Administrative Citations pursuant to Chapter 1 (commencing with Section 18.101) of said Division 8. Unpaid administrative citations may be recorded against the property on which the violation occurred and may be foreclosed in any manner allowed by State law or County ordinance for the foreclosure of liens.

(e) Arrests and Citations. The authorized enforcement official shall have the power to make arrests for violations of this Chapter and State laws which he or she has a duty to enforce, and to issue citations for such violations. Any person so arrested who does not demand to be taken before a magistrate may instead be cited in the manner prescribed in Chapter 5C (commencing with Section 853.5) of Title 3, Part 2 of the Penal Code. The authorized enforcement official may arrest an owner without warrant whenever they have reasonable cause to believe that the person arrested has committed a violation of this Chapter, provided that the officer or employee making the arrest shall have completed a course of training that meets the minimum standards prescribed by the Commission on Peace Officer Standards and Training as prescribed by Section 832(a) of the Penal Code. An officer or employee making an arrest under this Section shall follow the citation-release procedures prescribed by the Penal Code.

(f) Non-Liability. The authorized enforcement official charged with the enforcement of this Chapter, acting in good faith and without malice for the County in the discharge of his duties, shall not thereby render himself or herself liable personally and he or she is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or by reason of any act or omission in the discharge of his duties. Any suit brought against



the authorized enforcement official, because of such act or omission performed by him or her in the enforcement of any provisions of this Chapter, shall be defended by the legal department of the County until final termination of the proceedings.

#### **SEC. 67.815. VIOLATIONS - CRIMINAL PENALTIES.**

(a) Any person violating any provision of this Chapter shall be deemed guilty of a misdemeanor, unless, in the discretion of the prosecutor, it is charged as an infraction. A person convicted of a third or subsequent such violation within two years from the date of the first conviction shall be deemed guilty of a misdemeanor.

(b) Any person convicted of an infraction under this Chapter shall be punished by a fine not exceeding one hundred dollars for the first violation, two hundred dollars for the second violation within one year, and five hundred dollars for each subsequent violation within one year. Any person convicted of a misdemeanor under this Chapter shall be punished by imprisonment in the County jail for a term not exceeding six months, or by a fine not exceeding one thousand dollars, or both.

(c) Each day or any portion of a day that any person violates or continues to violate provisions of this Chapter constitutes a separate offense and may be charged and punished separately without awaiting conviction on any prior offense. The penalties imposed by this Section are in addition to penalties imposed under other provisions of this Code and other County ordinances.

(d) Paying a fine or serving a jail sentence shall not relieve any owner or permittee from responsibility for correcting any condition which violates any provision of this Chapter.

#### **SEC. 67.816. VIOLATIONS - PUBLIC NUISANCE.**

In addition to any penalty prescribed for violation of this Code, any discharge of pollutants in stormwater, prohibited discharge of non-stormwater to the stormwater conveyance system or receiving waters, or act done contrary to the provisions of this Chapter is unlawful and a public nuisance. Any work performed without a Standard SWQMP, PDP SWQMP, SWPPP or other plan required by this Chapter prior to commencement of work, regardless of whether such failure is due to neglect or refusal, shall be prima facie evidence that a public nuisance has been committed. A public nuisance may be abated in accordance with the Uniform Public Nuisance Abatement Procedure contained in Chapter 2, Division 6, Title 1 (commencing with Section 16.201) of this Code or, upon order of the Board of Supervisors, the County Counsel is authorized to commence necessary proceedings provided by law to abate, remove and/or enjoin such public nuisance.

#### **SEC. 67.817. VIOLATIONS - DENIAL OF SUBSEQUENT PERMITS AND OCCUPANCY.**

Any work performed on a priority development project or land disturbance activities on a construction project performed without first obtaining a Standard SWQMP, PDP SWQMP, SWPPP or other plan required by this Chapter and any violation of one or more conditions contained in such a plan where the violation results in or threatens to result in the discharge of pollutants in stormwater or a prohibited, non-stormwater discharge to the stormwater conveyance system or receiving waters, shall be grounds for denying for five years all applications for grading permits, administrative permits, site plans, use permits, major and minor subdivisions, rezones, specific plans, specific plan amendments, general plan amendments and other land development applications proposed for the property on which the violation occurred. The "property" shall be deemed to include the lot or parcel

on which the violation occurred, together with all adjacent parcels owned by the same person or entity or which are part of a common plan of development. The five-year period shall commence from the date of the violation, if documented, or from the date of discovery of the violation. The Board of Supervisors may waive the penalty imposed by this subsection, for good cause. Any such waiver, if granted, shall in no way relieve the owner or applicant for any such subsequent land development application, of their duty to include the environmental effects of the violation in any environmental analysis performed for the subsequent application, to restore or rehabilitate the site, implement such BMPs and/or pollution prevention practices as may be necessary to resolve the violation, and provide substitute or compensating resources, or perform other appropriate measures to mitigate the adverse effects of the illegal activity.

#### **SEC. 67.818. VIOLATIONS - INJUNCTIVE OR DECLARATORY RELIEF.**

In addition to or in lieu of other remedies specified in this Chapter, any violation of this Chapter may be enforced by a judicial action for injunctive or declaratory relief.

#### **SEC. 67.819. VIOLATIONS - CIVIL PENALTIES.**

(a) As part of a civil action filed by the County to enforce provisions of this Chapter, a court may assess a maximum civil penalty of \$2,500 per violation of this Chapter for each day during which any violation of any provision of this Chapter is committed, continued, permitted or maintained by such person(s).

(b) In determining the amount of any civil liability to be imposed pursuant to this Chapter, the superior court shall take into consideration the nature, circumstances, extent, and gravity of the violation or violations, whether any discharge caused by the violation is susceptible to cleanup or abatement, and, with respect to the violator, the ability to pay, the effect on ability to continue in business, the extent of any advantage gained by an unfair business practice, any voluntary cleanup efforts undertaken, any prior history of violations, the degree of culpability, economic savings, if any, resulting from the violation, and such other matters as justice may require.

#### **SEC. 67.820. VIOLATIONS - COST RECOVERY.**

In addition to other penalties and remedies permitted in this Chapter, the following may be awarded without monetary limitations in any civil action:

- (a) Costs to investigate, inspect, monitor, survey, or litigate;
- (b) Costs to place or remove BMPs; costs to correct any violation; and costs to end any adverse effects of a violation;
- (c) Compensatory damages for losses to the County or any other plaintiff caused by violations; and/or
- (d) Restitution to third parties for losses caused by violations.

#### **SEC. 67.821. NOTICE OF INELIGIBILITY FOR LAND DEVELOPMENT.**

(a) If the authorized enforcement official believes that work has been performed on a priority development project or land disturbance activities on a construction project have been performed without first obtaining a Standard SWQMP, PDP SWQMP, SWPPP or other plan required by this Chapter and any violation of one or more conditions contained in such a plan where the violation results in or threatens to result in the discharge of pollutants in stormwater or a prohibited, non-stormwater discharge to the stormwater conveyance system or receiving waters, he or she may deliver to the owner of the property upon which the activity occurred a Notice of Intent to File a Notice of Ineligibility for Land Development with the Departments of Planning and Development Services and Public Works. The notice of intent shall be either served upon the owner personally or be both mailed (via certified mail, return receipt requested) to the owner at the address shown on the most recent tax assessment records and posted on the property. The notice of intent shall state the authorized enforcement official's intention to file the Notice of Ineligibility for Land Development, and shall fix a location, time and date (which shall not be less than fifteen days after the delivery of the notice), at which the authorized enforcement official will hold a hearing at which the owner may submit to the authorized enforcement official written comments or reasons why a Notice of Ineligibility for Land Development should not be filed. The authorized enforcement official shall hold the hearing at the appointed time, shall consider any information provided by the owner, and shall determine whether a violation occurred, whether it has been remedied, and whether to file a Notice of Ineligibility for Land Development.

(b) If the authorized enforcement official files a Notice of Ineligibility for Land Development, and for so long as said notice remains in effect, no application for a building permit, administrative permit, site plan, use permit, variance, tentative parcel map, tentative map, parcel map or final map or any other permit for the development of the subject property shall be approved. All such applications shall be denied, and the authorized enforcement official receiving such an application shall not be required to undertake further review of the application. The "subject property" shall be deemed to include the lot or parcel on which the violation occurred, together with all adjacent parcels owned by the same person or entity or which are part of a common plan of development. The Notice of Ineligibility for Land Development shall remain in effect until the authorized enforcement official files a "Release of Notice of Ineligibility for Land Development," which the authorized enforcement official shall file when the Standard SWQMP, PDP SWQMP, SWPPP or other plan as required by this Chapter has been obtained, and that all necessary BMPs, pollution prevention practices and other site conditions or activities have been inspected and approved in writing by the authorized enforcement official as being in compliance with the requirements of this Chapter.

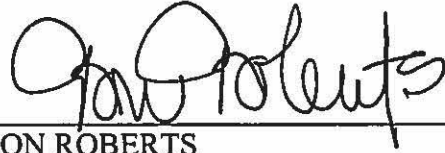
**Section 3.** Within 15 days after adoption of this ordinance, a summary hereof shall be published once, with the names of the members of this Board voting for and against the same in the Daily Transcript, a newspaper of general circulation published in the County of San Diego. This ordinance shall be effective thirty days after its adoption.

APPROVED AS TO FORM AND LEGALITY  
COUNTY COUNSEL

By: \_\_\_\_\_  
Thomas Deak, Sr. Deputy County Counsel



PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of San Diego this 27<sup>th</sup> day of January, 2016.



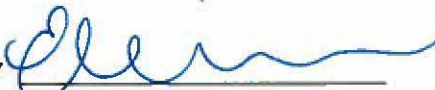
RON ROBERTS  
Chairman, Board of Supervisors  
County of San Diego, State of California

The above Ordinance was adopted by the following vote:

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

ATTEST my hand and the seal of the Board of Supervisors this 27<sup>th</sup> day of January, 2016.

DAVID HALL  
Clerk of the Board of Supervisors

By   
Elizabeth Miller, Deputy



Ordinance No. 10410 (N.S.)

01/27/16 (7)



**COUNTY OF SAN DIEGO, CALIFORNIA**  
**BOARD OF SUPERVISORS POLICY**

**Subject**

Hillside Development Policy

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**Purpose**

The purpose of this policy is to minimize the effects of disturbing natural terrain and provide for creative design for Hillside Developments. The policy provides guidelines to assist the Board of Supervisors, the Planning Commission, the Director of Planning and Development Services, and staff in the evaluation of hillside development in San Diego County. It is intended that this policy serve as a guideline and supplement to any other applicable regulations, including the Resource Protection Ordinance. It is also intended that this policy provide advance notice of what may be required when reviewing development proposals in hillside areas.

**Background**

It has been recognized for some time that proposed hillside development must be given a special type of analysis and review. Section 66474 of the Government Code (Subdivision Map Act) requires that the Board of Supervisors disapprove any final or tentative subdivision map if it finds "...that the site is not physically suitable for the proposed density of development." The Resource Protection Ordinance provides specific standards and criteria for the amount of steep slope lands that may be disturbed, while the Hillside Development Policy provides flexible guidelines for reducing the negative effects of such disturbance. The Board of Supervisors has concluded that a policy stating only generalized guidelines is the best approach for minimizing the effects of disturbing the natural terrain.

**Policy**

It is the policy of the County of San Diego that:

Development of building sites in hillside areas be planned and constructed in such a manner as to preserve, enhance or improve the physical features of the area consistent with providing building sites while at the same time optimizing the aesthetic quality of the final product.

The design process set forth below shall be used as a guide to achieve the best possible hillside development. The guidelines set forth in this policy are purposely expressed in general terms to allow for flexibility in their application. It is recognized that at times difficulties may be encountered in interpreting some of these guidelines, but it is anticipated that appropriate decisions will be reached by the persons involved in the overall spirit and intent of this policy is respected. This policy is not intended to inhibit or restrict development, but rather to result in the best potential use of any site.

This policy shall not apply to projects for which development applications have been filed, and fees paid, to the Department of Health Services or the Department of Planning and Development Services prior to the effective date of this policy. Where applicants are required to file first with the Department of Health Services, the applicant shall submit his full application to the Department of Planning and Development Services within 1 year of the date the application was first filed with the Department of Health Services.

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1. All hillside subdivisions should be designed to minimize the permanent impact upon site resources. The resources include but are not limited to existing natural terrain, established vegetation, visually significant geologic displays and portions of a site which have significant public or multiple-use value. This may be achieved by:
  - a. Planning the grading and design of hillside developments to complement natural landforms.
  - b. Encouraging variety in the development of hillsides through site preparation techniques; grading techniques; configuration, size and placement of lots; and protection of the public use of on-site vista points.
  - c. Protecting and conserving physiographic features of public significance.
  - d. Encouraging preservation of bluffs which by their location, relative scale and configuration would be significant features of the development.
  - e. Planning of hillside developments to minimize potential soil, geological and drainage problems.
  - f. Encouraging street designs, consistent with the public's safety, which diminish conflicts with the natural topography.
  - g. Maximizing visual quality and minimizing erosion potential through the use of existing native plant communities and by planting native and naturalized plants especially in disturbed areas adjacent to ungraded hillsides and water courses. (It is recognized that native or naturalized plants may not be appropriate on graded slopes under 12 feet in vertical elevation which are generally adjacent to a building pad. Also, the bottom 12 feet of higher slopes visible from building pads or major through streets may not be appropriate for native or naturalized plants.)
  - h. Encouraging the use of smaller or split-level building pads on steeper road grades in order to minimize total grading.
  - i. Encouraging the use of graded slopes which may be steeper than existing site topography when the steeper slopes increased the preservation of undisturbed natural areas.
  - j. Encouraging the use of limited open-space easements on contiguous lots in undisturbed areas, excluding building areas, and active uses areas, when such areas are highly visible and significantly large.

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- k. Waiving any requirement for irrigation systems in native and naturalized planting areas when it can be demonstrated that vegetative cover can be re-established without it, and that no significant surface erosion will result during the re-establishment period.
  - l. Encouraging the use of mechanical erosion control methods such as slope serrations, punched straw and contour plowing which will allow revegetation of disturbed areas without irrigation systems.
  - m. Encouraging the use of woody shrubs and trees for conventionally irrigated slopes and the arrangement and quantity of these plants so as to ultimately soften and vary the texture of these slopes.
  - n. Encouraging the use of street tree plantings in the front yard setback to soften the view of the buildings, except where trees may inhibit significant views from the site.
  - o. Encouraging the arrangement of building site to optimize the views from the site.
  - p. Designing the developments so that some of the watercourses can be preserved in a natural riparian conditions with minimal channel erosion.
  - q. Encouraging site design to provide solar access.
2. Definitions. The following definitions shall be applicable to these guidelines:
- a. "Hillside Subdivision" means a major or minor subdivision where any of the lots being created are less than 40 acres or less than one quarter of a quarter section for which a slope analysis shows:
    - 1. Twenty-five (25) percent or more of the land's surface has a slope of twenty-five (25) percent or greater; and,
    - 2. A height differential of 50 feet or more within any area having a slope of twenty-five (25) percent or greater.

Also, for the purposes of this policy, any major or minor subdivision exceeding 400 acres in size and any of the lots being created are less than 40 acres or less than one-quarter of a quarter section, shall be considered a hillside subdivision when:

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1. It contains 100 or more acres (not necessarily contiguous) with slopes of twenty-five (25) percent or greater; and
  2. A height differential of 50 feet or more within any area having a slope of twenty-five (25) percent or greater.
- b. "On-site Vista Point" means an area of high ground within the development from where there is a good view of surrounding areas.
- c. "Slope Analysis" means an analysis completed by a qualified person such as a registered or licensed architect, landscape architect, engineering geologist, land surveyor, or civil engineer based upon a topographic map with contour intervals not exceeding ten (10) feet. The slope analysis should show the following slope categories for the entire property in acres:
- 0-15% slope  
Above 15-50% slope  
Above 25-50% slope  
Above 50% slope
- d. "Watercourse" means any natural or artificial watercourse, stream, river, creek, ditch, channel, canal, conduit, drain, waterway, gully, ravine, or wash in which water flows in a definite direction or course either continuously or intermittently, and which has a definite channel, bed, and banks; or any area adjacent thereto designated as subject to inundation by reason of overflow or flood water as designated and delineated on those certain maps or plats approved and adopted by the Board of Supervisors.
- e. "Hillside Grading" means grading in excess of that exempt from environmental review on a site for which a slope analysis shows:
1. Twenty-five (25) percent or more of the land's surface has a slope of twenty-five (25) percent or greater; and
  2. A height differential of 50 feet or more within any area having a slope of twenty-five (25) percent or greater.

Also, for the purposes of this policy, any grading in excess of that exempt from environmental review for a project which contains 400 or more acres shall be considered hillside grading when:

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1. It contains 100 or more acres (not necessarily contiguous) with slopes of twenty-five (25) percent or greater.
2. A height differential of 50 feet or more within any area having a slope of twenty-five percent or greater.
- f. "Extended Initial Study" means technical environmental documentation which may be distributed for public review (requiring additional copies of the material and fees to be provided by the applicant).
3. Applicability. These guidelines shall be used in evaluating all "Hillside Subdivisions" all "Hillside Grading" as defined herein and major use permits which require a grading permit meeting the definition of "Hillside Grading". This policy shall not be applied to grading for agricultural purposes as such grading is defined in Sections 87.201(f) and 87.209 of the County Code.
  - a. The Director of Planning and Development Services or his designee may waive application of this policy if any of the following circumstances apply:
    1. An existing or proposed Open Space Easement is shown conforming substantially to the to that area of the project having slopes of twenty-five (25) percent or greater; or
    2. The applicant agrees to file an application reclassifying the area of the project having slopes of twenty-five (25) percent or greater to a use regulation (zone) which limits future uses of said land to open space or similar type uses as determined by the Director; or
    3. All proposed lots or parcels with slopes that would be subject to the Hillside Development Policy already contain structures (residential, commercial or industrial) that would establish a primary use of the site, and preclude further development at this time; or
    4. When an entire site is fully developed in agricultural uses which has eliminated natural vegetation, and not grading will take place; or,
    5. Upon determination of unique and unusual circumstances in accordance with a waiver request pursuant to (b) below. The fee for processing this waiver request shall be \$100.

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- b. Requests for waiver of the policy by the Director or for a determination that a project is exempt from the policy shall be processed as follows:
  1. One copy of the map or plot plan for the project shall be submitted to the Director or his designee together with sufficient supporting material to present the applicant's reasons for waiver of the policy.
  2. Within ten (10) working days the Director or his designee shall render a decision and notify the applicant by written notice.
  3. Upon receipt of a notice waiving application of the policy, the applicant may file the project with all applicable fees together with a copy of the notice waiving the policy.
  4. Upon receipt of a notice denying waiver of application of the policy on appeal may be filed with the appropriate appeal body in accordance with (d) below.
- c. The Director of Planning and Development Services or his designee shall determine whether this policy shall be applied to discretionary actions on other than "new" (filed after July 24, 1979) applications in accordance with the following:
  1. Time extension requests for tentative maps, tentative parcel maps and major use permits originally approved prior to July 24, 1979, shall be exempt from this policy.
  2. Revised or replacement tentative maps and tentative parcels maps, resolution amendments for tentative maps and modification of major use permits may be exempted from the policy if the Director determines the changes proposed will not substantially change the character of the grading approved under the initial application.
- d. Appeal of any decision of the Director of Planning and Development Services as to applicability of this policy shall be treated as an Administrative Appeal as provided in The Zoning Ordinance. Applicable appeal fees shall be submitted with each appeal.



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4. Supplemental Information. For purposes of analysis, every application for a tentative subdivision map, tentative parcel map, and grading permit which proposes a hillside subdivision or hillside grading permit, shall in addition to any other information required, be submitted with the following information (at a level of detail appropriate to the project being proposed):
  - a. A slope analysis, as defined here. (Not required if submitted with Resource Protection Study.)
  - b. A map or overlay showing the following information:
    1. Significant geologic features.
    2. Watercourses.
    3. Significant mature trees, groves and native vegetation.
    4. On-site vista points.
  - c. An Extended Initial Study submitted as part of the application for Environmental Initial Study to include:
    1. Preliminary soils and engineering geologic statement or report.
    2. Discussion of any special design criteria needed due to geologic hazards.
    3. Preliminary grading plan for building sites and on-site access roads. Any proposed borrow pits and/or spoil areas shall be shown.
    4. Preliminary landscape concept plan.
    5. Discussion of erosion control measures to be used.
    6. Discussion of the existing character of the site and surrounding area.
    7. Discussion of the visibility of the site from the surrounding area including designated scenic highways, regional parks, State and Federal lands, etc., that may have their visual quality affected by development of the property.

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8. Discussion of the earthwork to be accomplished and how that will change the character of the site. Alternative potential building sites, if any, should also be discussed.
9. Discussion of how on-site and off-site solar access may be affected.
10. Deposit set by the Board of Supervisors. (No separate deposit for the Hillside Extended Initial Study will be required if a deposit has already been paid for a Resource Protection Study.)

Sunset Date

This policy will be reviewed for continuance by 12-31-17.

B/S Action

07/24/79 (78)

08/15/79 (15)

12/18/79 (122)

07/21/81 (4)

12/15/82 (45), operative 03/01/83

10/25/89 (5)

7/14/99 (4)

08-07-02 (5)

12-09-08 (33)

11-10-10 (7)

09-25-12 (11)

CAO Reference

1. Department of Planning and Development Services
2. Department of Public Works