

Landscape Plan Check

Water Efficient Landscape Regulations

PJR-091

❖ **Purpose:** The purpose of this form is to provide information regarding the implementation of the Water Efficient Landscape Ordinance (Ordinance No. 5872) in Section 7D3 of the Sonoma County Building Regulations. ❖

Background: The Ordinance (see Attachment #2), effective January 15, 2010, was adopted in response to AB 1881 (2006) which required the California Department of Water Resources to prepare a Model Water Efficient Landscape Ordinance to be adopted by all local governments. The Sonoma County Water Efficient Landscape Regulations have been found consistent and as effective as the Model Ordinance. The Ordinance establishes a structure for planning, designing, installing, maintaining and managing water efficient landscapes with the main purpose of reducing the amount of water used for landscape irrigation. Both public water users and groundwater users are subject to the ordinance.

A Landscape Plan Check is required for landscaping associated with the following projects requiring a building, grading, or design review permit:

- Commercial and Industrial
- Public
- Multi-family Residential
- Developer Installed Residential
- Homeowner provided and/or homeowner-hired residential projects that include buildings or additions over 400 square feet, except where all of the following are met:
 - a. The landscape area is less than 5,000 square feet;
 - b. Turf is limited to no more than 600 square feet; and
 - c. An irrigation system is installed and operated by a weather-based self-adjusting irrigation controller with a rain sensor.

Procedure: After a complete application is submitted, a Project Planner will be assigned. The landscape plan check will be processed administratively. The landscape plan check must be approved for issuance prior to associated permit(s) issuance.

A final inspection, by PRMD Planning staff, is required to verify the installation of the landscape and irrigation system prior to final inspection of associated permit(s). In addition, a Certificate of Installation (form [PJR-092](#)) must be completed by the property owner and landscape designer or installer.

Required Application Materials: In order to expedite our review of the application, provide the following items. The number of copies required is indicated where multiple copies are required. The application will not be accepted unless all required materials are provided.

1. **Applications.** Zoning permit application form [PJR-004](#), signed by the property owner and Indemnification Agreement form [PJR-011](#), signed by applicant and owner.
2. **Maximum Applied Water Allowance (MAWA) Worksheet** (see [Attachment #1](#)). Two copies must be included with the application package. The MAWA is based upon the Reference Evapotranspiration Table, the ET Adjustment Factor, and the size of the landscape area. The estimated total water use shall not exceed the MAWA. Please note, Special Landscape Areas, including recreation areas, are subject to the MAWA with an ET adjustment factor not to exceed 1.0.

Reference Evapotranspiration (ETo) Table*

Bennett Valley	44.4	Petaluma	39.6
Cloverdale	40.7	Santa Rosa	42.0
Fort Ross	31.9	Valley of the Moon	46.1
Healdsburg	40.8	Windsor	44.2

*The values in this table were derived from the California Irrigation Management Information System (CIMIS).

3. **Landscape Design Plan.** Provide two full-sized copies of the landscape design plan. This should clearly define the landscape planting design plan that accurately depicts the following:
- new and existing trees, shrubs, groundcovers, turf, and any other planting areas;
 - delineate all hydrozones grouped by water needs;
 - plants by botanical name and common name separated by water needs;
 - plant sizes and quantities;
 - property lines, new and existing building footprints, streets, driveways, sidewalks, and other hardscape features;
 - pools, fountains, water features

Include the total planned square footage of planted areas for high water use plants (i.e. turf, annuals and container plants); moderate water use plants (i.e. ornamental trees, shrubs, ground covers, and perennials primarily irrigated by sprinklers); and low water use plants (i.e. drought tolerant plants irrigated primarily through drip emitters). The planting plan must include specific plant names that fit in each category.

4. **Irrigation Design Plan.** An irrigation design plan which describes irrigation methods and design actions that will be employed to meet the irrigation specifications required by the Water Efficient Landscape Regulations. The irrigation plan drawn at the same scale as the planting plan that:
- Accurately and clearly identifies and depicts irrigation system point of connection;
 - Accurately and clearly identifies and depicts irrigation system components, e.g. controller, pipe, remote-control valves, sprinklers, and other application devices, rain shutoff device, check valves, pressure regulating devices, backflow prevention devices.
 - Includes the Hydrozone Table

The following tables must appear on all landscape and irrigation plans:

Hydrozone Table Complete for All Valves						
Valve No.	Irrigation Method (Spray, drip, etc.)	Plant type (High, Moderate, Low)	GPM	Precipitation Rate (in/hr)	Area (ft2)	% of Landscape
1						
2						
3						

Summary Hydrozone Table		
Plant Type	Area (ft2)	% of Landscape
Low Water Use		
Moderate Water Use		
High Water Use		
Total		

5. **Filing Fee.** See the current PRMD Project Review Fee Schedule.