ORDINANCE NO. 2015-73

AN ORDINANCE OF THE WINDSOR WATER DISTRICT AMENDING TITLE XII, CHAPTER 3, ARTICLE 9, OF THE CODE OF THE TOWN OF WINDSOR BY RESCINDING ORDINANCE NO. 2009-259 AND REPLACING IT IN ITS ENTIRETY

THE WINDSOR WATER DISTRICT BOARD DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings

The Windsor Water District Board ("District") does hereby find and declare as follows:

(a) On April 1, 2015 Governor Brown issued Drought Executive Order EO B-29-15, directing the Department of Water Resources to update the State's Model Water Efficient Landscape Ordinance (MWELO) through expedited regulation. The California Water Commission approved the revised MWELO on July 15, 2015.

(b) Per the updated MWELO, local agencies (cities, counties, and districts) have until December 1, 2015 to adopt the State's MWELO or adopt their own ordinance, which must be at least as effective in conserving water as the State's. If a local agency does not take action on a water efficient landscape ordinance by the specified dates, the State's MWELO becomes effective by default.

(c) The State's updated MWELO requires changes to the Windsor Water Code, set forth at Title XII, Chapter 3, Article 9 of the Code of the Town of Windsor, to comply with State law.

(d) The District hereby finds that, as evidenced in the record, this Ordinance amends the Windsor Water Code to be at least as effective in conserving water as the State's MWELO as updated and adopted in July, 2015.

SECTION 2. Chapter 3, Article 9, "Water Efficient Landscape", set forth and contained within Title XII of the Code of the Town of Windsor, is hereby deleted and replaced in its entirety with the following language:

ARTICLE 9

WATER EFFICIENT LANDSCAPE

12.3.900 Purpose

Section 2 of Article X of the California Constitution specifies that the right to use water is limited to the amount reasonably required for the beneficial use to be served and the right does not and shall not extend to waste or unreasonable method of use. This policy protects local water

supplies through the implementation of a whole systems approach to design, construction, installation and maintenance of the landscape resulting in water conserving climate-appropriate landscapes, improved water quality and the minimization of natural resource inputs.

12.3.905 Applicability

a. This article shall apply to all of the following new and rehabilitated landscape projects that require a building or grading permit, plan check, or design review:
   1. New development projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review;
   2. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review;
   3. Approved projects with active entitlements (including residential, commercial, industrial, and institutional development) that have not yet submitted for initial plan check of site development plans and/or public improvement plans which involve new construction of landscape areas of 500 square feet or greater, or rehabilitation of landscape areas of 2,500 square feet or greater in area.
b. Projects that have an active building or grading permit, plan check, or design review on file with the Town of Windsor/ Windsor Water District prior to November 31, 2015 will be governed by the Water Efficient Landscape Ordinance as adopted by Ordinance No. 2009-259.
c. Any project with an aggregate landscape area of 2,500 square feet or less may comply with the performance requirements of this article or conform to the prescriptive measures contained in Section 12.3.927.
d. This article does not apply to:
   1. Registered local, state or federal historical landscape area;
   2. Ecological restoration or mined-land reclamation projects that do not require a permanent irrigation system;
   3. Existing plant collections, as part of botanical gardens and arboretums open to the public.

12.3.910 Definitions

a. The terms used in this article shall have the following meanings:
   1. *Backflow Prevention Device* means an approved device installed to Town standards which will prevent backflow or back-siphonage into the Town's potable water system.
   2. *Booster Pump* means a pump used where the normal water system pressure is low and needs to be increased.
   3. *Check Valve* means a valve located under a sprinkler head or other location in the irrigation system that holds water in the system and prevents drainage from sprinkler heads when the irrigation system is off.
   4. *Common Interest Development* means community apartment projects, condominium projects, planned developments, and stock cooperatives per California Civil Code Section 1351.
   5. *Compost* means the product resulting from the controlled biological decomposition of organic material that has been sanitized through the generation of heat and stabilized to

the point that it is beneficial to plant growth. Compost contains plant nutrients and has the unique ability to improve the chemical, physical, and biological characteristics of soils.

6. *Distribution Uniformity* means the measure of the uniformity of irrigation water over a defined area.
7. *Ecological Restoration Project* means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.
8. *Effective Precipitation* means the portion of total precipitation which becomes available for plant growth and that is used by the plants.
9. *Emitter* means a drip irrigation fittings emission device that delivers water slowly from the system to the soil.
10. *Evapotranspiration Adjustment Factor* (ETAF) means a factor of 0.55 for residential areas, and 0.45 for non-residential areas, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. The ETAF for a new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.
11. *Evapotranspiration Rate* (ET) means the quantity of water loss to the atmosphere by the combined processes of evaporation (from soil and plant surfaces) and transpiration (from plant tissues) during a specified time, usually expressed in inches of water per unit of time.
12. *Flow Rate* means the rate at which water flows through pipes, valves, and emission devices; measured in gallons per minute, gallons per hour, or cubic feet per second.
13. *Friable* means a soil condition that is easily crumbled or loosely compacted down to a minimum depth per planting material requirements, whereby the root structure of newly planted material will be allowed to spread unimpeded.
14. *Graywater* means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to, wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers. Health and Safety Code Section 17922.12.
15. *Hardscapes* means any durable material (pervious and non-pervious).
16. *Head to Head Coverage* means full spray coverage from one sprinkler head to the next.
17. *High-Flow Sensor* means a device for sensing the rate of fluid flow.
18. *High-Water-Use Plants* means turf, annuals, container plantings, and other plants recognized as high-water-use by the *WUCOLS*. Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).
19. *Hydrozone* means a portion of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule.
20. *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. The audit shall be conducted in a manner consistent

with the Irrigation Association's Landscape Irrigation Auditor Certification program or other U.S. Environmental Protection Agency "Watersense" labeled auditing program.

21. *Infiltration Rate* means the rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).
22. *Invasive Plant Species* means species of plants not historically found in California and/or that spread outside cultivated areas and can damage environmental or economic resources as determined by the California Invasive Plant Council (www.cal-ipc.org).
23. *Irrigation Efficiency (IE)* means the measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The irrigation efficiency for purposes of this article is 0.75 for overhead spray devices and 0.81 for drip systems.
24. *Irrigation Meter* means a separate meter that measures the amount of water used for items such as lawns, washing exterior surfaces, washing vehicles, filling pools, etc.
25. *Isolation Valves* means valves used to isolate a portion of the piping system.
26. *Landscaped Area* means the entire parcel less the building footprint, driveways, and non-irrigated portions of parking lots, hardscapes-such as decks and patios, and other non-porous areas. Water features are included in the calculation of the landscaped area. Areas dedicated to edible plants, such as orchards or vegetable gardens are not included. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).
27. *Lateral Line* means non-pressurized pipe that is located downstream of an irrigation valve (class 200 or equivalent is not acceptable).
28. *Low-Head Drainage* means water that flows out of the system after the valve turns off due to elevation changes within the system.
29. *Low-Water-Use Plants* means Mediterranean region and California native trees, shrubs and groundcovers such as rosemary, juniper, most native oaks, and other plants recognized as low-water-use by the WUCOLS. Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).
30. *Main Line* means the pressurized pipeline that delivers water from the water source to the valve or outlet.
31. *Master Valve* means automatic valve installed at the irrigation supply point which controls water flow into the irrigation system. When this valve is closed water will not be supplied to the irrigation system.
32. *Maximum Applied Water Allowance (MAWA)* means for design purposes, the upper limit of annual applied water for the established landscaped. It is based upon the area's reference evapotranspiration, the ETAF, and the size of the landscape area.
33. *Median* means an area between opposing lanes of traffic that may be unplanted or planted with trees, shrubs, perennials, and ornamental grasses.
34. *Microclimate* means the climate of a small, specific area that may contrast with the climate of the overall landscape area due to factors such as wind, sun exposure, plant density or proximity to reflective surfaces.

35. *Mined-Land Reclamation Projects* means any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.
36. *Moderate Water Use Plants* means ornamental trees, shrubs, ground covers, and other plants recognized as moderate-water-use by the WUCOLS. Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).
37. *Mulch* means any organic material such as leaves, bark, straw, compost or inorganic mineral materials such as rocks, gravel, and decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature and preventing soil erosion.
38. *Non-Residential Landscape* means landscapes in commercial, institutional, industrial and public settings that may have areas designated for recreation or public assembly. It also includes portions of common areas of common interest developments with designated recreational areas.
39. *Operating Pressure* means the pressure at which the parts of an irrigation system are designed by the manufacturer to operate, usually indicated at the base of the sprinkler.
40. *Overhead Irrigation* means those systems that deliver water through the air (e.g., pop-ups, impulse sprinklers, spray heads, rotors, micro-sprays, etc).
41. *Overspray* means any irrigation water which is delivered beyond the landscaped target area; wetting pavements, walks, structures, or other non-landscaped areas.
42. *Pervious* means any surface or material that allows the passage of water through the material and into the underlying soil.
43. *Plant Factor* means a factor that, when multiplied by reference evapotranspiration (ETo), estimates the amount of water used by plants. Plant factors cited in this article are derived from the WUCOLS. Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).
44. *Point of Connection* means the point at which an irrigation system taps into the main water supply line.
45. *Point Source Irrigation* means any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.
46. *Precipitation Rate* means the rate of application of water measured in inches per hour.
47. *Pressure Regulation* means a device or valve that automatically reduces the pressure in a pipe.
48. *Project Applicant* means the individual or entity submitting a Landscape Documentation Package, to request a permit, plan check or design review from the Town of Windsor/Windsor Water District. A project applicant may be the property owner or his or her designee.
49. *Rain Sensor* means an irrigation system component which automatically shuts off and suspends the irrigation system when it rains.
50. *Recreational Area* means areas, excluding private single family residential areas, designated for active play, recreation or public assembly in parks, sports fields, school

yards, picnic grounds, amphitheaters, or golf course tees, fairways, roughs, surrounds and greens.

51. *Recycled Water* means tertiary treated water, which results from the treatment of wastewater, and which conforms to the definition of disinfected tertiary recycled water in accordance with state law. Recycled water is suitable for non-potable direct beneficial uses such as landscape irrigation and water features.
52. *Reference Evapotranspiration (ETo)* means a standard measurement of environmental parameters which affect the water use of plants and is an estimate of the evapotranspiration of a large field of four to seven-inch tall, cool-season turf grass that is well watered as determined by the District.
53. *Rehabilitated Landscape* means any re-landscaping project that requires a building or grading permit, plan check or design review.
54. *Residential Landscape* means landscapes surrounding single or multifamily homes.
55. *Runoff* means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area.
56. *Soil Analysis Report* means the analysis of a soil sample to determine nutrient content, composition and other characteristics, including contaminants.
57. *Special Landscape Area (SLA)* means an area of the landscape dedicated solely to edible plants, recreational areas, areas irrigated with recycled water, or water features using recycled water.
58. *Sprinkler Head or Spray Head* means a device that delivers water to the landscape through a spray nozzle.
59. *Static Water Pressure* means the pipeline or municipal water supply pressure when water is not flowing.
60. *Station* means an area served by one valve or by a set of valves that operate simultaneously.
61. *Submeter* means a separate meter that is located on the private side of the water system and is plumbed to measure all water that flows only through the irrigation system. This meter is to be used by the owner to monitor irrigation water use and will not be read by the District.
62. *Swing Joint* means an irrigation component that provides a flexible, leak-free connection between the emission device and lateral pipeline to allow movement in any direction and to prevent equipment damage.
63. *Valve* means a device used to control the flow of water in the irrigation system.
64. *Valve Manifold* means a one-piece manifold for use in a sprinkler valve assembly that includes an intake pipe having a water inlet and a plurality of ports adapted for fluid connection to inlets.
65. *Very Low-Water-Use Plants* means "Mediterranean Region" and native trees, shrubs and groundcovers such as manzanita, ceanothus, some native oaks, California poppies and other plants recognized as very low-water-use by the WUCOLS. Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).
66. *Water Feature* means a design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas and swimming pools (where water is artificially supplied). The surface area

of water features is included in the high water use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or storm water best management practices that are not irrigated and used solely for water treatment or storm water retention are not water features and, therefore, are not subject to the water budget calculation.

67. *Weather Based or Sensor Based Irrigation Control Technology* means an irrigation controller that uses local or historical weather data and site specific landscape parameters to estimate or measure depletion of available plant soil moisture in order to operate an irrigation system, and make irrigation schedule adjustments, including run times and required cycles, throughout the irrigation season without human intervention.
68. *WUCOLS* means the Water Use Classification of Landscape Species published by the University of California Cooperative Extension and the Department of Water Resources, 2014, as may be amended from time to time, and currently accessible at http://ucanr.edu/sites/wucols.

12.3.912 Soil Analysis Report

a. In order to reduce runoff and encourage healthy plant growth, a soil analysis report shall be completed by the project applicant, or his/her designee, as follows:
   1. Submit soil samples to a laboratory for analysis and recommendations.
      (A) Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
   2. The soil analysis shall include:
      (A) Soil texture
      (B) Infiltration rate determined by laboratory test or soil texture infiltration rate table
      (C) pH
      (D) Total soluble salts
      (E) Sodium
      (F) Percent organic matter
      (G) Recommendations
   3. In projects with multiple landscape installations (i.e. production home developments) a soil sampling rate of one in seven lots or approximately 15 percent will satisfy this requirement. Large landscape projects shall sample at a rate equivalent to one in seven lots.
   4. The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.
   5. The soil analysis report shall be submitted to the Town/District with the Landscape Design Plan.
   6. The project applicant, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the Town/District with Certificate of Completion.

12.3.915 Landscape Design Plan

a. For each landscape project subject to this article applicants shall submit a landscape design plan in accordance with the following:
   1. Amendments, Mulching and Soil Conditioning
      (A) Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.
      (B) Soil amendments shall be incorporated according to recommendations of the soil analysis report and what is appropriate for the plants selected.
      (C) Incorporate compost into the soil to a minimum depth of eight inches at a minimum rate of six cubic yards per 1,000 square feet. Soils with greater than six percent organic matter in the top six inches of soil are exempt from adding compost and tilling.
      (D) A minimum three inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications. To provide habitat for beneficial insects and other wildlife, up to five percent of the landscape area may be left without mulch. Designated insect habitat shall be included in the landscape design plan as such.
   2. Plants
      (A) Selected plants shall not cause the estimated water use to exceed the maximum applied water allowance (see calculation in Maximum Applied Water Allowance).
      (B) Plants with similar water use needs shall be grouped together in distinct hydrozones. Where irrigation is required, the distinct hydrozones shall be irrigated with separate valves.
      (C) Very low, low and moderate water use plants can be mixed, but the entire hydrozone will be classified as moderate water use for MAWA calculations.
      (D) High water use plants shall not be mixed with very low, low or moderate water use plants.
      (E) All non-turf plants shall be selected, spaced, and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site.
      (F) Turf shall not be planted in the following conditions:
         (1) Slopes exceeding 10 percent.
         (2) Planting areas eight feet wide or less.
         (3) Street medians, traffic islands, planter strips or bulbouts of any size.
         (4) Front yard landscape of single family residential subdivisions where backyard landscape is not developer installed.
      (G) Invasive plants as listed by the California Invasive Plant Council are prohibited.
      (H) The architectural guidelines of a common interest development shall not prohibit or include conditions that have the effect of prohibiting the use of low-water use plants as a group, and shall reference compliance to District regulations regarding replacement plantings and maintenance.
   3. Water Features
      (A) Recirculating water systems shall be used for water features.
      (B) Recycled water shall be used when available onsite.

(C) Surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.

b. The landscape design plan, at a minimum, shall:
   1. Delineate and label each hydrozone by number, letter, or other method.
   2. Identify each hydrozone as very low, low, moderate, high water, or mixed water use.
   3. Identify new and existing trees, shrubs, groundcovers, turf, and any other planting areas.
   4. Identify plants by botanical name and common name.
   5. Identify plant sizes and quantities.
   6. Identify recreational areas.
   7. Identify areas permanently and solely dedicated to edible plants.
   8. Identify areas irrigated with recycled water.
   9. Identify type of mulch and application depth.
   10. Identify soil amendments, type, and quantity.
   11. Identify type and surface area of pools, fountains and water features.
   12. Identify property lines, new and existing building footprints, streets, driveways, sidewalks and other hardscape features (pervious and non-pervious).
   13. Identify location, installation details, and size of any storm water best management practices, including rainwater harvesting or catchment technologies that will provide storm water retention, infiltration, and/or treatment. Project applicants shall refer to the City or North Coast Regional Water Quality Control Board for information and approval requirements.
   14. Identify any applicable graywater discharge piping, system components and area(s) of distribution.
   15. Contain the following statement: "I have complied with the criteria of Section 12.3.900 of the Windsor Water Code and applied them for the efficient use of water in the landscape design plan".
   16. Bear the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape. (See Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title16 of the California Code of Regulations, and Section 6721 of the Food and Agriculture Code).

12.3.920 Irrigation Design Plan

a. For each landscape project subject to this article applicants shall submit an irrigation design plan that is designed and installed to meet irrigation efficiency criteria as described in Maximum Applied Water Allowance and in accordance with the following:
   1. Dedicated irrigation meter or submeter shall be specified.
   2. Landscapes of 5,000 square feet or larger require a high-flow sensor that can detect high flow conditions and have the capabilities to shut off the system.
   3. Master shut-off valves shall be required on all projects of 5,000 square feet or larger except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.
   4. Isolation valves shall be installed at the point of connection and before each valve or valve manifold.

5. Weather-based or other sensor based self-adjusting irrigation controllers utilizing non-volatile memory shall be required.
6. Rain sensors shall be installed for each irrigation controller.
7. Pressure regulation and/or booster pumps shall be installed so that all components of the irrigation system operate at the manufacturer's recommended optimal pressure.
8. Irrigation system shall be designed to prevent runoff or overspray onto non-targeted areas.
9. Relevant information from the soil analysis report, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.
10. The design of the irrigation system shall conform to the hydrozones of the landscape design plan.
11. All irrigation emission devices shall meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard". All sprinkler heads installed in the landscape shall document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
12. Point source or subsurface irrigation shall be required for:
    (A) Areas where plant height at maturity will affect the uniformity of an overhead system.
    (B) Narrow or irregularly shaped areas less than eight feet in width in any direction.
13. Minimum 24 inch setback of overhead irrigation shall be required where turf is directly adjacent to a continuous hardscape that flows into the curb and gutter. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material.
14. Slopes greater than 15 percent shall be irrigated with point source or other low-volume irrigation technology.
15. A single valve shall not irrigate hydrozones that mix high water use plants with moderate, low, or very low water use plants.
16. Trees shall be placed on separate valves except when planted in turf areas.
17. Sprinkler heads, rotors and other emission devices on a valve shall have matched precipitation rates.
18. Head to head coverage shall be required unless otherwise directed by the manufacturer's specifications.
19. Swing joints or other riser protection components shall be required on all risers.
20. Check valves shall be installed to prevent low-head drainage.

b. The irrigation design plan, at a minimum, shall contain:
    1. Location and size of separate water meters for landscape.
    2. Location and size of irrigation system point of connection.
    3. Location, type and size of all components of the irrigation system, including controllers, main and lateral lines, master valves, valves, sprinkler heads and other application devices, moisture sensing devices, rain sensors, check valves, quick couplers, flow sensors, pressure regulators, and backflow prevention devices.
    4. Static water pressure at the point of connection to the public water supply.
    5. Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station.

6. Recycled water irrigation systems.
7. The Hydrozone Table.
8. The following statement: "I have complied with the criteria of Section 12.3.900 of the Windsor Water Code and applied them accordingly for the efficient use of water in the irrigation design plan"; and
9. The signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system. (See Sections 185500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code).

12.3.922 Grading Design Plan

a. Where slopes exceed 10 percent, a grading plan drawn at the same scale as the planting plan that accurately and clearly identifies finished grades, drainage patterns, pad elevations, spot elevations and storm water retention improvements shall be submitted with the landscape design plan and irrigation design plan. The grading design plan shall contain the following statement: "I have complied with the criteria of 12.3.900 of the Windsor Water Code and applied them accordingly for the efficient use of water in the grading design plan" and shall bear the signature of a licensed professional as authorized by law.

12.3.925 Documentation For Compliance

a. The following documentation shall be presented to the Town of Windsor at each of the three steps of review defined below. This documentation shall be required for compliance with this policy.
   1. FINAL DESIGN REVIEW
      The following shall be submitted with a Design Review application or with a Conditional Use Permit application when involving design review:
      (A) Soil analysis report and documentation verifying implementation of soil report recommendations.
      (B) A completed Maximum Applied Water Allowance.
      (C) The landscape design plan.
      (D) A conceptual irrigation design plan or statement which describes irrigation methods and design actions that will be employed to meet the irrigation specifications of this article.
   2. BUILDING PERMIT/PLAN CHECK
      The following shall be reviewed and approved prior to a building permit being issued:
      (A) Maximum Allowed Water Allowance and the landscape design plan as submitted at step 1 in connection with the Design Review or Conditional Use Permit application.
      (B) The irrigation design plan drawn at the same scale as the landscape design plan.
   3. COMPLETION OF INSTALLATION
      Upon installation and completion of the landscape, applicant shall submit the Certificate of Completion.
      (A) The Certificate of Completion shall be accompanied by an irrigation audit report that contains the following:

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

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

(C) A final inspection shall be performed by Town/District staff to verify compliance with the approved plans as follows:
(1) Prior to inspection, the applicant shall submit a completed Landscape Inspection Application and pay the appropriate Landscape Inspection fee.
(2) Applicant shall provide a minimum of three Town/District working days advance notice for all inspections.
(3) Inspections can be requested for either morning or afternoon during regular business hours. Specific times of the day cannot be scheduled.
(4) Building permit final approval shall not be completed until the landscape inspection is approved.
(5) Requests by the Applicant for temporary occupancy while completing landscape and irrigation installations may be approved by the Building Official provided the Applicant pays the Temporary Occupancy Fee as adopted in the Town's Master Fee Schedule and pays a cash surety as set by separate Resolution of the Board of the Windsor Water District. Reimbursement of the cash surety will be provided if the final inspection is approved within one year from the receipt of the Temporary Occupancy Fee.
(6) The standard fee for Landscape Re-inspection shall apply if the applicant does not pass the initial landscape final inspection.
(7) Inspections shall not be construed to approve a violation of the provisions of this article or other provisions of Town/District code.
(8) Inspections presuming to give authority to violate or cancel the provisions of this article or other provisions of Town/District code shall not be valid.

12.3.927 Prescriptive Compliance Option

a. This section provides prescriptive requirements which may be used to comply with the requirements of this article for any project with an aggregate landscape area of 2,500 square feet or less.

b. Compliance with the following items shall be mandatory and shall be documented on a landscape plan in order to use the prescriptive compliance option:
   1. Submit a Landscape Documentation Package which includes the following elements:
      (A) Date.
      (B) Project applicant.
      (C) Project address, parcel and/or lot number(s).
      (D) Total landscape area in square feet, including a breakdown of turf and other plant material.
      (E) Project type (e.g., new, rehabilitated).
      (F) Water supply type (e.g., potable, recycled, well).
      (G) Contact information of the project applicant and property owner.
      (H) Applicant signature and date with statement: "I agree to comply with the requirements of the prescription compliance option as detailed in Section 12.3.927 of the Town/District Code".
      (I) The signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system. (See Sections 185500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code).
   2. Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.
   3. Compost shall be incorporated at a rate of at least six cubic yards per 1,000 square feet to a depth of eight inches into the landscape area.
   4. Plant material shall comply with all of the following:
      (A) For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75 percent of the plant area excluding edibles and areas using recycled water.
      (B) For non-residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100 percent of the plant area excluding edibles and areas using recycled water.
      (C) A minimum three inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
   5. Turf shall comply with the following:
      (A) For residential areas, turf shall not exceed 25 percent of the total landscape area, and no turf shall be installed in the front yard landscape if the backyard is not developer installed.
      (B) Installation of turf shall be prohibited in non-residential areas, on slopes greater than 10 percent, in landscape areas eight feet wide or less, and in street medians, parkways, traffic islands, planter strips or bulbouts of any size.
   6. Irrigation systems shall comply with the following:
      (A) Weather-based or other sensor based self-adjusting irrigation controllers utilizing non-volatile memory shall be required.
      (B) Rain sensors shall be installed for each irrigation controller.

(C) Pressure regulation shall be installed so that all components of the irrigation system operate at the manufacturer's recommended optimal pressure.

(D) Isolation valves shall be installed at the point of connection and before each valve or valve manifold.

(E) Point source or subsurface irrigation shall be required for areas where plant height at maturity will affect the uniformity of an overhead system, and for all areas eight feet wide or less.

(F) All irrigation emission devices shall meet the requirements set in the ANSI standard, ASAB/ICC 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard". All sprinkler heads installed in the landscape shall document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

c. At the time of final inspection, the permit applicant shall provide the owner of the property with a Certificate of Completion, irrigation schedule, and a schedule of landscape and irrigation maintenance.

12.3.930 Fees

a. The Town Council shall establish a schedule of fees for the processing of landscape inspections.

12.3.935 Other Provisions

a. The Planning Director will consider and may allow the substitution of design alternatives and innovation which may equally reduce water consumption for any of these requirements.

b. The Planning Director will accept documentation methods, water allowance determination, and landscape and irrigation design requirements of the State of California Model Water Efficient Landscape Ordinance instead of sections 12.3.915 and 12.3.920 of these requirements where it can be demonstrated that the State procedure will more effectively address the design requirements of the project.

12.3.940 Provisions for Appeal

a. The applicant or any affected person may appeal the final decision of staff regarding plan check or final inspection to the Planning Director, or a final decision of the Planning Director to the Town Manager by filing a written notice of appeal with the Town Manager's Office within ten Town working days of the date of the decision. The applicant shall pay the standard Planning schedule appeal fee and include receipt of payment along with the written notice of appeal. The decision of the Town Manager shall be final and may not be appealed to the Town Council. An appeal regarding plan check shall be submitted prior to the installation of the landscape or it will be deemed to have been waived.

12.3.945 Forms

d. Applicant shall submit all required documentation for compliance pursuant to Section 12.3.925 on forms approved by and available from the Town/District Engineer or his/her

designee, including but not limited to Maximum Applied Water Allowance form, Hydrozone Table form, and Certificate of Completion form.

SECTION 3. – CEQA. The Windsor Water District Board finds that this Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Sections 15307 (the activity is a regulatory action taken by the District pursuant to its police power for the maintenance and protection of a natural resource) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations).

SECTION 4. – Severability. If any part of this Ordinance or the application thereof to any person is held invalid, the remainder of the Ordinance and the application of such provisions to other persons shall not be affected thereby.

SECTION 5. – Effective Date. This Ordinance shall take effect and be in force immediately upon its adoption.

SECTION 6. – Posting. This Ordinance shall be published and posted in accordance with the California County Water District Act.

PASSED, APPROVED AND ADOPTED this 18th day of November 2015, by the following vote:

AYES:	**BOARD MEMBERS FOPPOLI, FUDGE, SALMON, VICE PRESIDENT MILLAN AND PRESIDENT OKREPKIE**
NOES:	**NONE**
ABSTAIN:	**NONE**
ABSENT:	**NONE**

BRUCE OKREPKIE, PRESIDENT

ATTEST:

MARIA DE LA O, SECRETARY