

# Chapter 13A-25 – LANDSCAPING STANDARDS

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## Chapter 13A-25 – LANDSCAPING STANDARDS

### 13A-25-01 General Landscaping Standards

The following standards shall apply to all districts:

- A. **Preservation of Natural Features.** The preservation of natural features that enhance the development and will benefit the community including trees, scenic points, view corridors, historic buildings or locations, unique geological formations, and other community assets shall be preserved and incorporated into the overall landscape plan.
- B. **Parking in Landscaped Areas.** Parking is prohibited upon any front, side, rear, or interior landscaped areas or areas intended for landscape.
- C. **Parkstrip Maintenance.** Parkstrip maintenance shall be the responsibility of the adjacent property owner. Proper maintenance shall include the removal of all weeds (regardless of height) and debris. Adjacent property owners are required to landscape and beautify the parkstrip with approved streetscape materials. Unless otherwise approved by the City, placement of concrete slabs or other impenetrable material, other than approved hard surface materials, as set forth below, within the parkstrip is prohibited.
- D. **Parkstrip Hard Surface and Streetscape Materials.** Parkstrip hard surface material includes material that is not plant material, does not need watering, and is a permanent surface. Examples would include colored concrete, stamped concrete, e.g., Bomanite, concrete pavers, or rock and gravel mulch (1 inch minus in size).

In general, it is preferable to have no more than 50% of the parkstrip area covered in hard surface material. Hard surface sections should alternate with planted sections and be complimentary to the surrounding landscape. When it is desired to have the entire parkstrip area covered in hard surface, the material must have physical separations every 4-5 feet, including an expansion joint between the sections and adjacent to the sidewalk, curb, and gutter. Any hard surface laid around a water meter lid, shut off, street light, or other cover or access must have at least 12 inches of clear space around the entire cover, lid, etc. Any hard surface laid around a fire hydrant must have a 3 foot clearance. All hard surface sections should be poured/slashed or set flush with both the sidewalk and curb and gutter. The use of colored concrete is allowed only when the sections are stamped or inlaid with a pattern, such as rock or brick. Earth tone colors are preferable in order to blend with the landscape. Color should go through the entire depth of the material and should not be a surface color only. No unpatterned concrete is allowed.

Landscaped sections used in conjunction with hard surface sections should not include trees if the parkstrip is less than 8 feet wide. If the parkstrip is 8 feet wide, planting may include trees (planted equidistant from the sidewalk and curb and gutter in a planter bed no smaller than 8 feet wide by 8 feet long), sod, ground cover, drought tolerant shrubs (not to exceed 3 feet in height), bark, or colored mulch not to exceed 3 feet in height. Planting within 15 feet of the driveway should not exceed 3 feet in height. Drip irrigation systems are highly encouraged and landscaping shall comply with applicable water efficiency guidelines.

**13A-25-02 Commercial, Office, Multifamily, and Industrial Landscaping Requirements**

- A. **Front Yard.** Front yard landscaping is measured from the front property line(s) after any required street dedication. This standard shall apply to all street frontages.
1. **All Commercial, Office, Multifamily, and Industrial Districts.** In all commercial and industrial zones, a minimum of 15 feet of front yard landscaping shall be required.
  2. **Berming.** The use of berms (random sculptured mounds), 12 to 18 inches high above the curb level, are required in all front landscape areas where found to be practical by the Director.
  3. **Street Trees.** Two inch minimum caliper street trees shall be planted in the front parkstrip area (centered between the sidewalk and the curb to minimize tree conflicts and to maximize tree root zone) where the parkstrip is a minimum of 8 feet in width, according to the varieties and spacing specified in applicable standards. Where the parkstrip is less than 8 feet in width or the sidewalk has been placed against the curb, street trees shall be planted 4 feet behind the sidewalk.
  4. **Front Landscape.** Front landscape areas shall include a combination of sod as well as areas of trees, shrubs, ground covers, and mulch.
  5. **Elimination of Parkstrip.** The Planning Commission may approve the elimination of the parkstrip in a commercial district allowing the sidewalk to be placed against the curb. If the elimination of the parkstrip is approved by the Planning Commission, the sidewalk against the curb shall be increased in width to 6 feet or wider as per applicable standards. In these instances, the front landscape area shall not be less than 20 feet in depth.
  6. **Nonexistent Parkstrips.** Where a sidewalk exists directly adjacent to a public right-of-way, the front landscaping shall be a minimum of 20 feet in depth.
- B. **Side and Rear Yards.**
1. There shall be a minimum of 5 feet of landscaping between parking areas and side or rear property lines (except between commercial uses where said landscaping is not visible from areas of public access) and a minimum of 5 feet of landscaping between an access driveway and a side or rear property line unless said driveway is to be used for common access by an adjacent lot.
  2. Areas not visible from the street shall have one landscape area in the amount of 100 square feet for every 75 lineal feet of property line not visible from the public right-of-way.
- C. **Landscaping Within Parking Areas.**
1. Landscaping within all parking and driveway areas shall comprise a minimum 5% of the total square footage of those areas. In addition, the required front, side, and rear landscaping (parking area shall be defined to include all asphalt areas with parking spaces

and driveways). The placement of this landscaping shall be within parking areas to break up the mass of asphalt as well as adjacent to the building for foundation landscaping. Such landscaping shall be composed of natural elements including ground cover, shrubs, trees (evergreen and deciduous), and combinations of mulch.

2. All traffic islands shall be fully landscaped and be considered as a portion of the required 5% parking lot landscaping and shall be a minimum of 5 feet in width.
3. Landscape planters and/or raised barrier sidewalks shall be installed along buildings (except where not visible from public access areas or loading areas) and any paved areas where visible from the street to provide safety to pedestrians, to protect the structure, and to provide foundation landscaping to soften a structure's appearance.
4. All landscaped areas abutting any paved area shall include a 6 inch high concrete curb. Concrete bumper stops are not acceptable.
5. At intersections of streets, driveways, sidewalks, etc., landscaping shall be limited to a height of not more than 3 feet above street level within the area required for minimum sight distances for local roads and streets.

**D. Undeveloped Areas.**

1. All undeveloped areas shall be maintained free of weeds and trash.
2. All expansion areas or pad sites shall be maintained with drought tolerant sod, mulch, or other materials as approved by the Director until such time as construction is started on that building pad.

**E. Adjacent to Residential Districts.** A minimum 10 foot width of landscaping shall be provided on an applicant's property, including a combination of trees and shrubs (evergreen and deciduous), and ground covers shall be provided to create a buffer for the adjacent residential district.

**F. Installation.**

1. It shall be the responsibility of the developer to grade, place topsoil, seed or sod, install automatic sprinkler irrigation systems, and properly plant trees, shrubs, and other approved plant materials.
2. [All trees planted on site less than 2-inch caliper shall be double staked.]
3. All landscaping shall be completed in accordance with the plans submitted and approved by staff.
  - a. All landscape work must be installed prior to a Certificate of Occupancy of the building being issued or as otherwise approved by the Director as seasonal conditions may dictate.

- b. The developer shall bond for such landscape improvements if not installed prior to occupancy to ensure that installations are completed as submitted and approved. Performance assurance requirements for landscape improvements shall be the same as required by the City for street improvements.

**G. Maintenance.**

1. It shall be the responsibility of the property owner to properly maintain landscaped areas in accordance with the approved site plan and landscape plan which includes watering, mowing, proper pruning, fertilizing, the removal and replacement of dead plant materials in a timely manner, and the maintenance of the irrigation systems to eliminate waste of water.
2. All pruning shall be accomplished according to good horticultural standards. Trees shall be pruned to promote healthy trees and to accommodate street maintenance and garbage collection (minimum height over street 13 1/2 feet and over sidewalks 7 feet) and as necessary to promote health growth.
3. Unless approval is otherwise provided by the Director, trees shall be allowed to attain their normal size and shall not be severely pruned up from the ground or “hat racked” in order to permanently maintain growth at a reduced height. Pruning trees solely for the purpose of exposure is prohibited.
4. Pruning trees for traffic safety reasons shall be reviewed and approved by the City Engineer.

**H. Vegetation Removal.**

1. Once the required landscaping has been installed, it shall not be removed without the approval of the Community Development Department.
2. Removed vegetation shall be replaced with equal or better quality plant materials. Trees that are necessarily removed shall be replaced with trees with comparable total caliper. Street trees that are necessarily removed shall be replaced with comparable original landscape plan caliper in compliance with the City street tree guide unless otherwise approved by the Director.
3. When utility connections or other disturbances are made to existing landscaped areas, the existing landscaping must be replaced to its previous condition. Other modifications of landscaped areas shall require approval by the Director.

**I. Minimum Tree Size.** The minimum size of all trees planted on a development site shall be as follows:

1. **Street Trees.** 2-inch caliper minimum as measured 18 inches above grade.
2. **All Other Trees.** All other trees on site, 1 1/2-inch caliper minimum as measured 18 inches above grade.

3. **Evergreen Trees.** 6 foot minimum height above grade.
- J. **Tree Mix.** There shall be a mix of evergreen and deciduous trees on all development sites to allow for a green winterscape. A minimum of 40% of all trees on the proposed site shall be evergreens where found to be practical by the Director.
- K. **Existing Trees.**
1. The retention of existing healthy, desirable tree species on site is strongly encouraged. Buildings and parking areas should be designed around existing trees, wherever possible.
  2. A tree survey on an existing site may be required as determined by the Director.
- L. **Minimum Number of Trees.** A minimum ratio of one tree per every 500 square feet of on-site landscaping shall be provided on the overall site plan.
- M. **Xeriscape.**
1. Xeriscape is encouraged in required landscape areas. A true xeriscape may include a combination of drought resistant trees, shrubs, ground covers, organic mulches, as well as some dry landscape materials.
  2. All xeriscape design and installation shall be completed by a professional landscape designer and installer certified in the design and installation of xeriscape.

### **13A-25-03 Tree Stewardship**

- A. **Purpose.** The City prides itself on its many areas of public and private landscapes, both natural and enhanced, and recognizes the importance of trees within the community. The City Council declares it to be a policy of the city that:
1. Specified City property be landscaped to enhance the natural beauty of the City.
  2. Responsibilities of City departments be coordinated to encourage quality landscaping.
  3. Landscaped City properties be effectively managed.
  4. The City plant species of trees that are aesthetically pleasing, require less maintenance, (so as to prevent damage to sidewalks and streets and reduce risks to pedestrians and motorists), work with utilities, and conserve natural resources.
  5. The street environment be made hospitable through landscaping.
  6. Residents of the City be encouraged to participate in beautification efforts through installing and maintaining quality trees and landscaping on private property.

To fulfill this policy, this Section is enacted and intended to establish a tree stewardship ordinance. This Section may be referred to as the Tree Stewardship Ordinance.

- B. **Urban Forester.** The City shall designate a qualified person or entity as the City’s Urban Forester, who shall:
1. Be responsible for the long term management, health, maintenance, inventory, planting, and design of City trees in cooperation with the Director.
  2. Foster and maintain partnerships between public and private parties for the benefit of trees.
  3. Facilitate communication, coordination, cooperation, and education for the stewardship of City and private trees.
  4. Keep abreast of new information and research in arboriculture.
  5. Train and supervise City crews or contract providers so the best methods of tree care are practiced in the community.
  6. Work with engineers, architects, and the Community Development Department during the design phase of development.
- C. **Citizen Responsibilities.** Citizens/property owners, occupants, and their agents shall have the following responsibilities for the protection of trees in parkstrips abutting their real property except in those parkstrips that are maintained by the City.
1. Periodic watering and fertilization of City trees as necessary to maintain good health and vigor.
  2. Protect City trees in parkstrips from damage caused by lawn mowers, weed trimmers, snow blowers, and similar equipment.
  3. Protect City trees in parkstrips from damage caused by attachment of any items such as signs, nails, wires, ropes, and chains.
  4. The species of trees planted in the parkstrips should comply with the City street tree guide or otherwise approved by the Director.
  5. Remove private trees or limbs that have fallen upon a City street, property, or sidewalk.
  6. Maintain ground covers except in those parkstrips maintained by the City.
  7. Notify the City of any hazard tree.
  8. Rake, clean up, and properly disposing of leaves that fall from City and private trees so leaf fall does not impede the storm water system.
  9. The City shall have no liability for the failure of any tree or landscaping installed by private parties on other than City-maintained property.
- D. **City Responsibilities.** The City shall assume responsibility for:

1. Tree care in City owned and operated parks, on the grounds of City buildings, and in parkstrips that the City administration has designated will be maintained by the City in this Chapter.
2. Pruning of City trees, as necessary, after appropriate notification to property owners.
3. Pruning of trees in the public rights-of-way and utility easements.
4. Removal of diseased or dying City trees that are beyond reclamation.
5. Removal of City trees and/or limbs that the City determines to be a hazard after appropriate notification.
6. Maintenance of planted areas on City property and specifically designated City rights-of-way.

**E. Responsibility for Correcting Private Hazard Trees.** Where a hazard tree exists upon private property, the property owner and all other persons having control of the property on which such hazard tree exists shall be responsible to mitigate, abate, remove, or correct the hazard. Any tree that is a hazard tree is a public nuisance.

1. It is unlawful for any person, firm, or corporation, either as owner, agent, or occupant, to create, aid in creating, or maintain a hazard tree.
2. If the City determines that a particular tree is a hazard tree, the City may give a written notice to the owner, occupant, or agent of any lot, building, or premises in or upon which a hazard tree is found, or to the person who may be the cause of such hazard tree to remove, mitigate, abate, or correct the hazard, including its recommendation as to the most effective method of doing so.
3. Notice under this Section may be served by personal service or by mailing the notice to the person, firm, or corporation by certified mail (return receipt requested), and posting a copy on the property a minimum of 28 calendar days in advance of further action.
4. If the hazard tree is not mitigated, abated, removed, or corrected within 28 additional calendar days after the notice is complete, the City may mitigate, abate, correct, or remove the hazard tree at the expense of such person, firm, or corporation or may take further action as determined.
5. The City may recover the costs and expenses incurred in mitigating, abating, correcting, or removing the hazard tree, serving notice, and the costs of a lawsuit, if any.
6. If the person, firm, or corporation disputes or denies the City's determination that the tree is a hazard tree or refuses to remove or permit removal, the City may bring an action to abate the hazard tree as a public nuisance. If the City is granted a judgment, the City may recover the costs of having the public nuisance abated.

7. The City, its agents, or employees, if acting in good faith, incur no liability for causing removal of a hazard tree.
8. Notice of appeal of the City's determination that a tree is a hazard tree may be filed with the City Recorder within 10 days of service of the notice to abate. Appeals of the Urban Forester's decisions shall be heard by the Mayor or his designee within 15 days of receipt of the appeal, which decision is final.

**F. Protection of City Trees.**

1. It shall be unlawful for any person to do any of the following:
  - a. Construct a concrete, asphalt, brick, or gravel sidewalk within 18 inches of a City tree that damages any part (roots, crown, trunk) of the tree so as to cause injury or death to the tree.
  - b. Fill up the ground area around any city tree so as to shut off air, light, or water from its roots.
  - c. Pile building material, equipment, or other substance on or near a City tree so as to cause injury to the tree.
  - d. Pour or spray any injurious matter on or around a City tree.
  - e. Injure any City tree, tree stake, or guard with any vehicle or animal, or in any other manner causing injury to any City tree, shrub, groundcover, or lawn.
  - f. Post any sign, tree stake, or guard, or by fastening any guy wire, cable, or rope to any City tree, tree stake, or guard.
  - g. Prune trees for commercial exposure.
2. Any person doing construction, excavation, or demolition work in the near vicinity of a City tree shall protect the tree from injury or damage with a substantial protective barrier. Said barrier shall not be less than 4 feet high and have a 2 foot radius or to a distance in feet from the tree equal to the diameter of the tree trunk in inches measured 4 ½ feet above ground, whichever is greater. All building materials, extra dirt, or other debris shall be kept outside the barrier. The City Engineer must be consulted about any deviation to this standard.
3. No person shall use a City tree for any unauthorized purpose.

**G. Trees Planted in Parkstrips.** Trees planted in parkstrips or other public rights-of-way should be in conformance with the Streetscape Plan.

**H. Interference with Service.** It shall be unlawful for any person to interfere with City personnel or City contractors under the direction of the City's designee in the performance of their duties.

- I. **Preservation of Trees During Development.** Tree surveys must identify both City and private trees or groves of trees of at least 2 inch caliper and shall indicate which, if any, may be preserved or relocated. Where practically possible, site designs should be modified to accommodate significant tree cover. Proper care should be taken during the construction phase to protect tree root zones from compaction and excessive excavation. Clear cutting an area of trees on a site will not be allowed unless determined appropriate by the Community Development Department.
- J. **Violation and Penalty.** Any person who violates any provision of this Chapter shall be guilty of an infraction. In addition to other remedies provided for herein or otherwise provided by law, if the violation of any provision of this Chapter causes the injury, mutilation, or death of a tree, shrub, or other plant located on City owned or maintained property, the violating party shall pay the cost of repair or replacement of such tree, shrub, or other plant. The replacement value of trees and/or shrubs shall be determined in accordance with the latest edition of the “Guide for Plant Appraisal” as published by the International Society of Arboriculture. The City may pursue criminal or civil actions against any person or entity who violates this Chapter as is deemed appropriate, including abatement or injunctive relief.

### 13A-25-04 Water Efficient Landscaping

- A. **Purpose.** The City finds that it is in the public’s interest to conserve public water resources and promote water efficient landscaping. The purpose of this ordinance is to protect and enhance the community’s environmental, economic, recreational, and aesthetic resources by promoting efficient use of water in the community’s landscapes, reduce water waste, and establish a structure for designing, installing, and maintaining water efficient landscapes throughout the City.
- B. **Commercial, Industrial, and Multifamily Development.**
1. **Applicability.** The provisions of this Section shall apply to landscaping for all new and reconstructed landscaping for public agency projects, private commercial and industrial projects, developer-installed landscaping in multifamily residential projects, and developer-installed landscaping in single family projects that required project review and approval by the City. Such review includes site plan review, modified conditional use permit review, and building permits issued for exterior modifications to commercial and multifamily buildings. This Section does not apply to homeowner-provided landscaping at single family projects nor registered historical sites.
  2. **Documentation to Be Submitted for Plan Approval.** A Landscape Plan Documentation Package shall be submitted to and approved by the Director prior to the issuance of any permit. A copy of the approved Landscape Plan Documentation Package shall be provided to the property owner or site manager and to the local retail water purveyor. The Landscape Plan Documentation Package shall be prepared by a registered landscape architect or a landscape designer. The irrigation plan shall be prepared by an irrigation designer or a landscape architect. The Landscape Plan Documentation Package shall consist of the following items:
    - a. **Project Data Sheet.** The Project Data Sheet shall contain the following:
      - (1) Project name and address;

- (2) Applicant or applicant's agent's name, address, phone, and fax number;
  - (3) Landscape designer/landscape architect's name, address, phone, and fax number; and
  - (4) Landscape contractor's name, address, phone, and fax number.
- b. **Planting Plan.** A detailed planting plan shall be drawn at a scale that clearly identifies the following:
- (1) Location of all plant materials, a legend with botanical and common names, and size of plant materials;
  - (2) Property lines and street names;
  - (3) Existing and proposed buildings, walls, fences, light poles, utilities, paved areas, and other site improvements;
  - (4) Existing trees and plant materials to be removed or retained; and
  - (5) Designation of landscape zones.
- c. **Irrigation Plan.** A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:
- (1) Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;
  - (2) Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply; and
  - (3) Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers.
- d. **Grading Plan.** A grading plan shall be drawn at the same scale as the planting plan and shall contain the following information:
- (1) Property lines and street names, existing and proposed buildings, easements, walls, fences, utilities, paved areas, and other site improvements; and
  - (2) Existing and finished contour lines and spot elevations as necessary for the proposed site improvements.
- e. **Soils Report.** A soils report will be required where irrigated landscaped areas consisting of grass or similar turf exceed 33 percent of the overall landscaped

area. The soils report shall describe the depth, composition, and bulk density of the top soil and subsoil at the site and shall include recommendations for soil amendments. The planting plan shall incorporate the recommendations of the soils report into the planting specifications.

- f. **Landscape Water Allowance.** The annual landscape water allowance shall be calculated using the following equation:

$$\text{Landscape Water Allowance} = \text{ETO} \times 1.0 \times 0.62 \times A$$

Where landscape water allowance is in gallons per growing season:

$\text{ET}_o$  = Reference Evapotranspiration in inches per growing season

1.0 =  $\text{E}_t$  adjustment factor, 100% of turf grass  $\text{E}_t$  (growing season adjustment factor)

0.62 = conversion factor

A = total irrigated landscape area in square feet

- g. **Irrigation Schedule.** A monthly irrigation schedule shall be prepared that covers the initial 90-day plant establishment period and the typical long term use period. This schedule shall consist of a table with the following information for each valve:

- (1) Plant type, e.g., turf, trees, low water use plants;
- (2) Irrigation type, e.g., sprinklers, drip, bubblers;
- (3) Flow rate in gallons per minute;
- (4) Precipitation rate in inches per hour (sprinklers only);
- (5) Run times in minutes per day;
- (6) Number of water days per week; and
- (7) Cycle time to avoid runoff.

### 3. **Landscape Design Standards.**

- a. **Plant Selection.** Plants selected for landscape zones shall consist of plants that are well suited to the microclimate and soil conditions at the project site. Plants with similar water needs shall be grouped together as much as possible in landscape zones.

For projects located at the interface between urban areas and natural open space (nonirrigated), extra drought tolerant plants shall be selected that will blend with

the native vegetation and are fire resistant or fire retardant. Plants with low fuel volume or high moisture content shall be emphasized. Plants that tend to accumulate excessive amounts of dead wood or debris shall be avoided.

Areas with slopes greater than 30 percent shall be landscaped with deep rooting water conserving plants for erosion control and soil stabilization. Irrigation devices are limited to drip emitters, bubblers, or sprinklers with a maximum precipitation rate not to exceed 0.85 inches per hour.

Parkstrips and other landscaped areas less than 8 feet wide shall be landscaped with water conserving plants and/or grass.

- b. **Mulch.** After completion of all plantings, all irrigated nonturf areas shall be covered with a minimum layer of 4 inches of mulch to retain water, inhibit weed growth, and moderate soil temperature. Nonporous material shall not be placed under the mulch.
- c. **Soil Preparation.** Soil preparation shall be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of 6 inches and amending the soil with organic material as per specific recommendations of the landscape designer/landscape architect based on the soils report.

#### 4. **Irrigation Design Standards.**

- a. Irrigation design standards for this ordinance shall be as outlined in the latest version of City standards. In addition, the following portions of this Section shall also be applicable.
- b. **Pressure Regulation.** A pressure regulating valve shall be installed and maintained by the consumer if the static service pressure exceeds 80 pounds per square inch (psi). The pressure regulating valve shall be located between the landscape water meter and the first point of water use, or first point of division in the pipe and shall be set at the manufacturer's recommended pressure for sprinklers.
- c. **Automatic Controller.** All irrigation systems shall include an electric automatic controller with multiple program and multiple repeat cycle capabilities and a flexible calendar program. All controllers shall be equipped with an automatic rain shut-off device.
- d. On slopes exceeding 30 percent, the irrigation system shall consist of drip emitters, bubblers, or sprinklers with a maximum precipitation rate of 0.85 inches per hour and adjusted sprinkler cycle to eliminate runoff.
- e. Each valve shall irrigate a landscape zone with similar site, slope and soil conditions, and plant materials with similar watering needs. Turf and nonturf areas shall be irrigated on separate valve(s).

- f. Drip emitters or a bubbler shall be provided for each tree, where practicable. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the Public Utilities Department due to the limited number of trees on the project site.
- g. Sprinklers shall have matched precipitation rates with each control valve circuit.
- h. Check valves shall be required where elevation differences will cause low head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure will occur within the irrigation system due to elevation differences.
- i. Drip irrigation lines shall be placed underground or otherwise permanently covered, except for drip emitters and where approved as a temporary installation. Filters and end flush valves shall be provided as necessary.
- j. Irrigation zones with overhead spray or stream sprinklers, except drip or bubbler zones, shall be designed to operate between 6:00 p.m. and 10:00 a.m. to reduce water loss from wind and evaporation.
- k. Program valves for multiple repeat cycles where necessary to reduce runoff, particularly slopes and soils with slow infiltration rates.

5. **Plan Review, Construction Inspection, and Postconstruction Monitoring.**

- a. As part of the site plan approval and building permit process, a copy of the Landscape Plan Documentation Package shall be submitted to the City for review and approval before construction begins. With the Landscape Plan Documentation Package, a copy of the Landscape Water Allowance Worksheet shall be completed by a landscape designer and submitted to the City.
- b. All Landscape Plan Documentation Packages submitted must be certified by a licensed landscape architect or an approved landscape designer. The irrigation plan must be prepared by an approved irrigation designer or a landscape architect.
- c. All landscape irrigation systems shall be installed by an irrigation contractor. The person representing the contracting firm shall be a full-time employee of the firm and shall be directly involved with the project including at least weekly site visits during construction.
- d. All installers, designers, and auditors shall meet state and local license, insurance, and bonding requirements and be able to show proof of such upon demand.
- e. During construction, site inspection of the landscaping may be performed by the City.

- f. Following construction and prior to the release of the bond guarantee posted for the project, an inspection shall be scheduled with the City to verify compliance with the approved landscape and irrigation plans. A Certificate of Substantial Completion as defined in the City specifications shall be completed by the property owner, contractor, or landscape designer/landscape architect and submitted to the City.
- g. Following construction and prior to release of the bond guarantee posted for the project, a water use efficiency review will be conducted by a landscape irrigation auditor. The auditor shall be independent of the contractor, design firm, and owner/developer of the project. The water performance audit will verify that the irrigation system complies with the minimum standards required by this ordinance. The minimum efficiency required for the irrigation system is 60 percent for distribution efficiency for all fixed spray systems and 70 percent distribution efficiency for all rotor systems. The auditor shall furnish a certificate to the City, designer, installer, and owner/developer certifying compliance with the minimum distribution requirements, and an irrigation schedule. Compliance with this provision is required before the City will release the bond for the project.

**C. Residential (Single Family) Development.**

1. The provisions of this Section apply to landscaping for all new and reconstructed landscaping for single family residential dwellings. This Section does not apply to residential developments with developer installed landscapes nor registered historical sites.
2. **Provisions for New or Reconstructed Landscapes.** A copy of the Landscape Education Package shall be given to all new single family homeowners by the City at the time of application for a building permit and all new or modified water account owners. The Landscape Education Package shall consist of the following items:
  - a. Principals of water efficient landscape design;
  - b. List of water conserving plants;
  - c. List of certified landscape designers, certified irrigation system designers and suppliers, and certified landscape irrigation contractors; and
  - d. Information packet about the various area demonstration gardens.