



**LANDSCAPE PRESCRIPTIVE COMPLIANCE DOCUMENTATION**

**Applicability**

This form only applies to projects with an aggregate landscape area of **500 to 2,500 square feet**. Additionally, if your project’s entire water demand can be met using graywater (treated or untreated) and/or rainwater captured onsite, then the project need only comply with items A, B, D3, and E of the checklist items listed below.

**Prior to Permit Issuance**

Any project requiring a permit, plan check, or design review with an aggregate landscape area of **2,500 square feet or less** shall submit the following documentation to demonstrate compliance with Appendix D of the Model Water Efficient Landscape Ordinance (MWEL0), the Prescriptive Compliance Option. For aggregate landscape areas greater than 2,500 square feet, see the City’s Performance Based Landscape Compliance Package.

**Landscape Documentation Package**

	A. Project Information Sheet
	B. Landscape Site Plan
	C. Plant List containing the names of all plants that will be installed on the property. For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water. For non-residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water. Use the plant search database at: <a href="http://ucanr.edu/sites/WUCOLS/Plant_Search/">http://ucanr.edu/sites/WUCOLS/Plant_Search/</a> . Plants must be classified as low or very low water use.
	D. In addition, the project shall comply with the following:
	1. Plant Material: <ul style="list-style-type: none"> <li>a. Incorporate compost at a rate of at least four (4) cubic yards per 1,000 square feet to a depth of six inches (6”) into landscape area (unless contra-indicated by a soil test).</li> <li>b. A minimum of three inch (3”) 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.</li> </ul>
	2. Turf shall comply with all of the following: <ul style="list-style-type: none"> <li>a. Turf shall not exceed 25% of the landscape area in residential areas, and there shall be no turf in non-residential areas.</li> <li>b. Turf shall not be planted on sloped areas which exceed a slope of one foot (1’) vertical elevation change for every four feet (4’) of horizontal length.</li> <li>c. Turf is prohibited in parkways less than ten feet (10’) wide, unless the parkway is adjacent to a parking strip and used to enter and exit vehicles. Any turf in parkways must be irrigated by sub-surface irrigation or by other technology</li> </ul>



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	that creates no overspray or runoff.
	<p>3. Irrigation systems shall comply with the following:</p> <ul style="list-style-type: none"><li>a. Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor.</li><li>b. Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted.</li><li>c. Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturers recommended pressure range.</li><li>d. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.</li><li>e. All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014, "Landscape Irrigation Sprinkler and Emitter Standard". All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.</li><li>f. Areas less than ten feet (10') in width in any direction shall be irrigated with subsurface irrigation or other means that produce no runoff or overspray.</li></ul>
	<p>E. For non-residential projects with landscape areas of 1,000 square feet or more, or residential irrigated landscapes of 5,000 square feet or more, a private submeter(s) to measure landscape water use shall be installed.</p>
	<p>F. At the time of final inspection, the permit applicant must provide the owner of the property and the City with:</p> <ul style="list-style-type: none"><li>• F(a): a Certificate of Completion;</li><li>• F(b): a Certificate of Installation;</li><li>• F(c): an Irrigation Schedule; and</li><li>• F(d): a Schedule of Landscape and Irrigation Maintenance.</li></ul>



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**A. PROJECT INFORMATION SHEET**

Submit Prior to Permit Issuance

Project Name (if applicable): \_\_\_\_\_

<b>Applicant Information</b> (Check box for contact person assigned to this project)	
Landowner Name:	Phone:
Mailing Address:	Zip Code:
Email Address:	
Applicant:	Phone:
Mailing Address:	Zip Code:
Email Address:	
Licensed Architect/Landscaper:	Phone:
Mailing Address:	Zip Code:
Email Address:	License #:
<b>Project Information</b>	
Project Type (check all that apply):	
New	Public
Commercial	Cemetery
Residential	Rehabilitated
Homeowner-installed	
Assessor Parcel Number(s):	Total size of site (acres/square feet):
Address of the Project:	
Project Description:	
Total Landscape Area (new and rehabilitated in square feet):	
Special Landscape Area (square feet):	
Total Landscape Area (square feet):	



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### Legal Declaration

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the City of Pismo Beach authorization to inspect the subject property. In addition, I agree to comply with the requirements of the Water Efficient Landscape Ordinance and submit a complete Landscape Documentation Package.

Property owner signature \_\_\_\_\_

Date: \_\_\_\_\_



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### B. LANDSCAPE SITE PLAN

Submit Prior to Permit Issuance

A Landscape Design Plan meeting the following design criteria (where they apply to the project site) shall be submitted (per Section 492.6 of the MWEL0):

	A. Exterior boundaries and dimensions of the entire site, utilities and utility easements, street, driveways, walkways, and other paved areas or hardscapes (pervious or impervious).
	B. Identify buildings and structures including ad elevation(s) if applicable.
	C. Identify natural features to remain, including rock outcroppings, existing oak and ornamental trees, shrubs, etc.
	D. North arrow and scale.
	E. Clearly label all plants on the site plan or provide a separate plant list. 75% of plants must be very low or low water use for the project's climate area for residential landscapes (100% for non-residential landscapes).
	F. Location of recreational areas (public, non-residential projects).
	G. Location of areas permanently dedicated to edible plants.
	H. Areas irrigated with recycled water.
	I. Type, quantity, and application depth and/or rate of soil of mulch and amendments.
	J. Location, type, and size of water features (e.g. fountain).
	K. Location of hardscapes (pervious and impervious).
	L. Location, installation details, and 24-hour retention or infiltration capacity of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater.
	M. Location and 24-hour retention or infiltration capacity of any rain harvesting or catchment technologies.
	N. Location of any applicable graywater discharge piping, system components, and areas of distribution.





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### **D. SOIL AMENDMENT, TURF AND IRRIGATION REQUIREMENTS**

Include in Landscape Plan Prior to Permit Issuance

Refer to checklist on Pages 1 and 2 for information regarding planting and irrigation requirements.

### **E. SUBMETER REQUIREMENTS**

Include in Landscape Plan Prior to Permit Issuance

Refer to checklist on Page 2 for information regarding submeter requirements.



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**F(a). CERTIFICATE OF COMPLETION**

Submit at Time of Final Inspection

This certificate must be filled out by the project applicant upon completion of the landscape project (per Section 429.9 of the MWEL0).

**Part 1. Project Information Sheet:**

Date:		
Project Name:		
Name of Project Applicant:	Telephone No:	
Title:	Email Address:	
Company:	Street Address:	
City:	State:	Zip Code:
Project Street Address:	Project Parcel or Lot Number (if applicable):	

Property Owner or Designee (if different from above):

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

Property Owner:

*"I/we certify that E/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."*

Property Owner Signature

Date

<p><i>Please answer the following questions:</i></p> <p>1. Date the Landscape Documentation Package was <u>submitted</u> to the City: _____</p> <p>2. Date the Landscape Documentation Package was <u>approved</u> by the City: _____</p>
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**F(b). Certificate of Installation**

Submit at Time of Final Inspection

**Certification of Installation According to the Landscape Documentation Package**

*“I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the Model Water Efficient Landscape Ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package.”*

Signature*	Date:	
Name (print):	Telephone No:	
Title:	Email Address:	
License No. or Certification No:		
Company:	Street Address:	
City:	State:	Zip Code:

\*Signer of the landscape design plan, signer of the irrigation plan, or licensed landscape contractor.

**Irrigation Scheduling:**

Attach parameters for setting the irrigation schedule on controller per Section 492.10 of the MWELO.

**Schedule of Landscape and Irrigation Maintenance:**

Attach schedule of Landscape and irrigation Maintenance per Section 492.11 of the MWELO.



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### F(c). Irrigation Scheduling

Submit at Time of Final Inspection

All irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria (per Section 492.10 of the MWEL0).

- A. Irrigation scheduling shall be regulated by automatic irrigation controllers.
- B. Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it.
- C. Implementation of the irrigation schedule must consider irrigation run times, emission device, flow rate, and current reference evapotranspiration, so that applied water meets the Estimated Total Water Use
- D. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance (MAWA).
- E. Parameters used to set the automatic controller shall be developed and submitted for each of the following:
  - 1. The plant establishment period;
  - 2. The established landscape; and
  - 3. Temporarily irrigated areas.
- F. Each irrigation schedule shall consider for each station all of the following that apply:
  - 1. Irrigation interval (days between irrigation);
  - 2. Number of cycle starts required for each irrigation event to avoid runoff;
  - 3. Amount of applied water scheduled to be applied on a monthly basis;
  - 4. Application rate setting;
  - 5. Root depth setting;
  - 6. Plant type setting;
  - 7. Soil type;
  - 8. Shade factor setting; and
  - 9. Irrigation uniformity or efficiency setting.



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### **F(d). Landscape and Irrigation Maintenance Schedule**

Submit at Time of Final Inspection

A regular maintenance schedule shall be submitted with the Certificate of Completion (per Section 492.11 of the MWEL0). The maintenance schedule shall include, but not be limited to:

- A. Routine inspection, auditing, adjustment and repair of the irrigation system and its components.
- B. Aerating and dethatching turf areas.
- C. Topdressing with compost; replenish mulch; fertilizing; pruning; weeding in all landscape areas; and removing obstructions to emission devices.
- D. Repair of irrigation equipment with the originally installed components or their equivalents or with components with greater efficiency.
- E. A project applicant is encouraged to implement established landscape industry sustainable Best Practices for all landscape maintenance activities.