

PRESCRIPTIVE APPROACH

(For 500 - 2,500 sq ft of new landscape area or aggregate new and rehabilitated landscape area OR 2,500 sq ft of rehabilitated landscape area)

Plant Material (Title 23, Chapter 2.7, Appendix D (b) (3))

- For residential areas, 75% of landscape, excluding edibles and areas using recycled water, shall consist of plants that average a WUCOLS plant factor of 0.3. WUCOLS plants database can be found online at: <http://ucanr.edu/sites/WUCOLS/>
- For non-residential areas, 100% of the plants, excluding edibles and areas using recycled water, shall consist of plants that average a WUCOLS plant factor of 0.3.
- Pools and water features are included in landscape square footage for one-family and two-family dwellings
- The following WUCOLS plant factors shall be used in calculating the average WUCOLS plant factor:
 - Very low = .1
 - Low = .2
 - Moderate = .5
 - High = .85
- The following formula shall be used to calculate the average WUCOLS factor:
[(# of Very low water use plants x 0.1) + (# of Low water use plants x 0.2) + (# of Moderate water use plants x 0.5) + (# of High water use plants x 0.85)] / Total number of plants = WUCOLS average for project
- Include a landscape and irrigation design plan.
- Include square footages of new landscaping and rehabilitated landscaping.
- Include a plant list on the landscape plan that identifies all plant material by botanical names and common names, WUCOLS factor, Sunset and/or USDA Hardiness zone, and the total quantity of each plant.
 - The average spread of each tree shall be noted on the plant list.
- Add note to plans: "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."

Turf (Title 23, Chapter 2.7, Appendix D (b) (4))

- Turf is considered living plant material. MWELO regulations do not apply to artificial turf.
- Note areas of existing turf and new turf and the square footage of each.
- Add note to plans: "Turf shall not exceed 25% of the landscape area in residential areas."
- Add note to plans: "No turf permitted in non-residential areas."
- Add note to plans: "Turf not permitted on slopes greater than 25%."
- Add note to plans: "Turf is prohibited in parkways less than 10 feet wide."

Irrigation (Title 23, Chapter 2.7, Appendix D (b) (5))

- The irrigation plans, at a minimum, shall contain the following:
 - Location and size of water meters for landscape (if a separate water meter is installed)
 - Location, type, and size of all components of the irrigation system, including, at a minimum, main and lateral lines
- Add note to plans: "Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system."
- Add note to plans: "Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range."

- Add note to plans: "Manual-shut-off valves shall be installed as close as possible to the point of connection of the water supply."
- Add note to plans: "Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray."
- Add note to plans: "For non-residential projects with landscape areas of 1,000 sq.ft. or more, private sub-meter(s) to measure landscape water use shall be installed."
- Add note to plans: "At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance."
- Add note to plans: "Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 sq. ft. of permeable area shall be incorporated to a depth of six inches into the soil."