



Landscape and Irrigation Plans

Required Submittal for Compliance with the Water Efficient Landscape Guidelines



Updated July 2016

***City of Costa Mesa Planning Division
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On March 1st, 2016, the City adopted a revised Water Efficient Landscape Guidelines consistent with 2015 State requirements. The purpose of the guidelines is to further water conservation in landscape design, installation and maintenance.

A) Applicability:

Landscape and irrigation improvements that are subject to the Water Efficient Ordinance and Guidelines include:

- 1) Landscaping – landscape projects:
 - New construction of 500 square feet or more
 - Rehabilitated landscape projects of 2,500 square feet or more requiring a building or landscape permit, plan check, or design review

- 2) Irrigation – Efficient irrigation systems:
 - Residential landscape areas over 5000 square feet
 - Non-residential areas over 1000 square feet
 - Minimum width of turf irrigated with overhead irrigation from 8 to 10 feet (Areas of turf below this threshold must be irrigated with subsurface drip or other technology)
 - Pressure regulators and master valves

- 3) Graywater – Gray water systems:
 - Installation of graywater systems shall conform to the ordinance standards and the California Plumbing Code (Title 24, Part 5, Chapter 16)

- 4) Soil Preparation and Stormwater Management:
 - Use of friable soil to maximize water retention and infiltration

- 5) Compost and Mulch application:
 - At a minimum rate of four cubic yards per 1,000 square feet of permeable area incorporated to a depth of six inches into the soil
 - A minimum three inch (3") layer of mulch applied on all exposed soil surfaces of planting areas except in turf areas

- 6) Turf:
 - The landscape water budget (Maximum Applied Water Allowance) was reduced from 70% of the reference evaporation (ET_o) to 50% for residential areas.

- This reduces the area that can be planted by turf in the residential landscapes from 33% to 25%
- 40% of ETo for non-residential areas (this does not provide enough water for planting of turf)
- Turf installation is permitted when the landscape water budget provides extra water allowances for functional turf (sports, recreational, picnic areas and areas irrigated with recycled water)
- No turf will be allowed in street medians or in parkways unless the parkways is next to a parking strip and a flat surface is required to enter and exit vehicles.

B) Submittal Requirements:

For projects subject to compliance with the City’s “Water Efficient Landscape Guidelines” the following submittal package is required:

- 1) Project Information, including the following:
 - Project name;
 - Project address, parcel, and/or lot number(s);
 - Total landscaped area (square feet) and rehabilitated landscaped area (if applicable);
 - Project type (e.g. new, rehabilitated, public, private, homeowner-installed);
 - Water supply type (e.g. potable, recycled) and identification of the local water district; and
 - Project contacts, including contact information for the project applicant and property owner.
- 2) Landscape Design Plan
 - Including number, species, size, location and spacing of all trees, shrubs and ground cover materials.
- 3) Certification of Landscape Design
 - Including a landscape professional’s professional stamp as applicable, signature, contact information (including email and telephone number), license number, and date, certifying the statement that “The design of this project complies with the requirements of the City’s Water Efficient Landscape Ordinance” and shall bear the signature of the landscape professional as required by law.
- 4) Water Efficient Landscape Calculation
 - Maximum Applied Water Allowance (MAWA) and Estimated Applied Water Use (EAWU) expressed as annual totals including, but not limited to the, following:

- i. A Water Efficient Landscape Worksheet for the landscape project;
- ii. Hydrozone information table for the landscape project; and
- iii. Water budget calculations for the landscape project.

5) Irrigation Design Plan

- Including at the minimum, points of connection to water supply, the backflow prevention device, the valves, sensors, pipes and all components of the system (sprinkler heads, emitters, drip irrigation, etc.)

6) Grading Plan

- Unless grading information is included in the landscape design plan for the landscape project or unless the landscape project is limited to replacement planting and/or irrigation to rehabilitate an existing landscaped area.

7) Soil Management Report

- A soil management report or specifications, or specification provision requiring soil testing and amendment recommendations and implementation to be accomplished during construction of the landscape project.

C) Required Forms:

- 1) Certification of Landscape Design
- 2) Water Efficient Landscape Worksheet
- 3) Landscape Installation Certificate of Completion (to be completed after installation)
- 4) Irrigation Plan Checklist (voluntary)

FORM NO. 1

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.

(2) The landscape design and water use calculations for the property located at _____
_____ (provide street address or parcel number(s)) were prepared by me or under my supervision.

(3) The landscape design and water use calculations for the identified property comply with the requirements of the City of Costa Mesa Water Efficient Landscape Ordinance (Municipal Code Sections 13-101 through 13-108) and the City of Costa Mesa Guidelines for Implementation of the City of Costa Mesa Water Efficient Landscape Ordinance.

(4) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Costa Mesa Water Efficient Guidelines for Implementation of the City of Costa Mesa Water Efficient Landscape Guidelines.

Print Name

Date

Signature

License Number

Address

Telephone

E-mail Address

Landscape Design Professional's Stamp
(If applicable)

FORM NO. 2

LANDSCAPE INSTALLATION CERTIFICATE OF COMPLETION

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services for: (project name, mailing address and telephone)

(2) The landscape project for the property located at _____

_____ (provide street address or parcel number(s) was installed by me or under my supervision.

(3) The landscaping for the identified property has been installed in substantial conformance with the approved Landscape Documentation Package and complies with the requirements of the City of Costa Mesa Water Efficient Landscape Guidelines (Municipal Code Sections 13-101 through 13-108) and the City of Costa Mesa Water Efficient Landscape Guidelines for the efficient use of water in the landscape.

(4) The following elements are attached hereto:

- a. Irrigation scheduling parameters used to set the controller;
- b. Landscape and irrigation maintenance schedule;
- c. Irrigation audit report; and
- d. Soil analysis report, if not submitted with Landscape Documentation Package, and documentation verifying implementation of the soil report recommendations.

(5) The site installation complies with the following:

- a. The required irrigation system has been installed according to approved plans and specifications and if applicable, any prior approved irrigation system alternatives.

Yes No

- b. Sprinklers comply with ASABE/ICC 802-2014 Landscape Irrigation Sprinkler & Emitter Standard.

Yes No

(4) The information I have provided in this Landscape Installation Certificate of Completion is true and correct and is hereby submitted in compliance with the City of Costa Mesa Guidelines for Implementation of the City of Costa Mesa Water Efficient Landscape Guidelines.

Print Name

Date

Signature

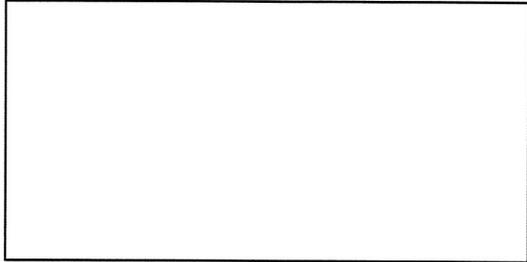
License Number

Address

Telephone

E-mail Address

Landscape Design Professional's Stamp
(If Appropriate)

A large, empty rectangular box with a thin black border, intended for a professional stamp or seal.

FORM NO. 3

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.

Reference Evapotranspiration (ETo)^a: _____

Landscape Area Sector Type Residential
 (select one): Non-Residential

	Hydrozone #/Planting Description	Location	Plant Factor ^b (PF)	Irrigation Method ^c	Irrigation Efficiency ^c (IE)	ETAF (PF/IE)	Landscape Area (sq-ft)	ETAF x Area	Estimated Total Water Use ^d (ETWU)
Regular Landscape Area									
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									

Average	Total	Total

Average ETAF for Regular Landscape Areas^e (circle one): In Compliance Not In Compliance

Special Landscape Area

SLA-1									
SLA-2									
SLA-3									
SLA-4									
SLA-5									

Totals

Total Landscape Area
 Site wide ETAF
 ETWU Total
 Maximum Allowed Water Allowance (MAWA)^f

FORM NO. 4

This is a voluntary compliance tool template developed by the Irrigation Association.

IRRIGATION PLAN CHECKLIST

Please complete the following checklist by checking all appropriate categories under APPLICANT column, indicating compliance with these content requirements. All submitted plans shall contain the following information:

LANDSCAPE PLAN NUMBER: _____

NAME OF PROJECT: _____

Applicant		Planner
<input type="checkbox"/>	1. Prevailing winds	<input type="checkbox"/>
<input type="checkbox"/>	2. Slope aspect and degree of slope	<input type="checkbox"/>
<input type="checkbox"/>	3. Soil type and infiltration rate	<input type="checkbox"/>
<input type="checkbox"/>	4. Vegetation type	<input type="checkbox"/>
<input type="checkbox"/>	5. Microclimates	<input type="checkbox"/>
<input type="checkbox"/>	6. Expansive or hazardous soil conditions	<input type="checkbox"/>
<input type="checkbox"/>	7. Water harvesting potential	<input type="checkbox"/>
<input type="checkbox"/>	8. Available water supply, including non-potable and recycled water	<input type="checkbox"/>
All pertinent system information is indicated, including:		
<input type="checkbox"/>	9. Irrigation zones substantially corresponding to hydrozones on the landscape plan and labeled by precipitation rates and method of application	<input type="checkbox"/>
<input type="checkbox"/>	10. Water meters	<input type="checkbox"/>
<input type="checkbox"/>	11. Tap-in location	<input type="checkbox"/>
<input type="checkbox"/>	12. Static water pressure at the point of connection	<input type="checkbox"/>
<input type="checkbox"/>	13. System controller	<input type="checkbox"/>
<input type="checkbox"/>	14. Rain sensor/shut-off device	<input type="checkbox"/>
<input type="checkbox"/>	15. Backflow preventers	<input type="checkbox"/>
<input type="checkbox"/>	16. Shut-off valves and zone control valves	<input type="checkbox"/>
<input type="checkbox"/>	17. Main line and lateral piping	<input type="checkbox"/>
<input type="checkbox"/>	18. Sprinkler heads	<input type="checkbox"/>
<input type="checkbox"/>	19. Bubblers and drip irrigation tubing runs	<input type="checkbox"/>
<input type="checkbox"/>	20. Type and size of main irrigation system components	<input type="checkbox"/>
<input type="checkbox"/>	21. Total required operating pressure for each control valve/zone	<input type="checkbox"/>
<input type="checkbox"/>	22. Graphic depiction of the locations of irrigation system components	<input type="checkbox"/>
<input type="checkbox"/>	23. Total required operating pressure for each control valve/zone	<input type="checkbox"/>
<input type="checkbox"/>	24. Any supplemental stormwater and/or runoff harvesting	<input type="checkbox"/>
System design is in conformance with the following standards:		
<input type="checkbox"/>	25. Certification of Professional Qualifications, attached	<input type="checkbox"/>
<input type="checkbox"/>	26. Pedestrian surfaces located on plan	<input type="checkbox"/>
<input type="checkbox"/>	27. Equipment installed flush with grade for safety	<input type="checkbox"/>
<input type="checkbox"/>	28. Compliance with local codes	<input type="checkbox"/>
<input type="checkbox"/>	29. Overspray onto impervious areas minimized	<input type="checkbox"/>