

Documentation for Compliance (Cont.)

STEP 2: Final Inspection

Upon installation and completion of the landscape a final inspection will be performed to verify policy compliance. Building permit final approval shall not be completed until the landscape inspection is approved.

To schedule a final inspection, call the Water Conservation Program at: (707) 543-3985, or visit the Water Conservation Website at: <http://ci.santa-rosa.ca.us/default.aspx?PageId=2627>

Appeal Process

The applicant or any affected person may appeal the final decision of staff regarding plan check or final inspection of the landscape and irrigation to the Director of Utilities, or a final decision of the Director of Utilities to the Board of Public Utilities by filing a written notice of appeal within ten City working days of the date of the decision. An appeal regarding plan check of landscape must be submitted prior to the building permit being issued. An extension of the building permit to complete landscape and irrigation installation shall be requested and must be approved by the Chief Building Official prior to occupancy.

For additional details regarding this policy please refer to the complete version of the policy at: <http://ci.santa-rosa.ca.us/default.aspx?PageId=57> or by contacting the Water Conservation Program at 69 Stony Circle, Santa Rosa, (707) 543-3985.



City of Santa Rosa

Single Family Residential Landscape Policy



Landscape design and installation standards to ensure the efficient use of irrigation water in Santa Rosa



www.srcity.org

Single Family Residential Landscape Policy



Santa Rosa's City Council adopted the Single Family Residential Landscape Policy on October 17, 2006, by Resolution No. 26690, to promote the efficient design and installation of landscapes. The full policy is available from the City's Website: <http://ci.santa-rosa.ca.us/default.aspx?PageId=57>

Applicability:

This policy applies to:

- All new single-family residential projects that apply for building permits on or after January 1, 2007, and are served by a City water meter.
- Developer installed backyard landscapes.

This policy does not apply to:

- Landscaping in the backyard with the exception of developer installed backyard landscapes
- Landscape irrigated with private well water.

However, these projects are encouraged to use this policy as a guideline.

Summary of Design Standards

Plant Selection, Water Use Limitation, and Mulch

- The estimated landscape water use must not exceed the peak month water use calculation (Appendix A of the policy).
- Similar water use plants shall be grouped together in hydrozones.
- Invasive plants shall not be installed in the landscape.
- A minimum of a three inch layer of porous mulch shall be applied to all exposed soil surfaces of non-turf areas within the landscaped area.

Irrigation

- The irrigation system shall be designed to maximize the distribution uniformity.
- All planted landscaped areas shall be irrigated with automatic controllers with repeat start-times, multiple program potential, and rain shut-off devices.
- Separate irrigation valves shall be used for different plant types, irrigation methods, solar exposures, microclimates, slopes and soil types.
- Check valves shall be installed as needed to prevent low head drainage.

Design Standards (Cont.)

- Pressure regulation shall be installed so that all components of the irrigation system operate at the manufacturer's recommended optimal pressure.
- Point application irrigation methods (e.g. drip, bubbler, etc.) shall be used in landscaped areas less than 5 feet wide.

Documentation for Compliance

The following documentation shall be submitted to the City and is required for compliance with this policy.

STEP 1: Building Permit/Plan Check

The following shall be reviewed and approved prior to a building permit being issued:

- A scaled landscape planting and irrigation design plan.
- Where slopes exceed 10%, a grading plan.
- The Peak Month Water Use Calculation worksheet (Appendix A of the policy).
- The Certificate of Conformance (Appendix B of the policy), completed by the design professional or applicant, which substantiates compliance with all requirements of this policy.