



## **CITY OF HIDDEN HILLS**

### **WATER EFFICIENT LANDSCAPING REGULATIONS**

#### **Purpose**

It is the policy of the City of Hidden Hills to promote water conservation and comply with the State of California's requirements. As such, the City of Hidden Hills has amended Chapter 10 of Title V of the Hidden Hills Municipal Code, which adopts the State of California's Model Water Efficient Landscaping Ordinance (Chapter 2.7 of Title 23 of the California Code Regulations). The landscape water conservation standards detailed herein are intended to promote water conservation while allowing the maximum possible flexibility in designing healthy, attractive, and cost-effective water efficient landscapes. The sections and appendices referenced in these regulations are those of the State of California's Model Water Efficient Landscape Ordinance.

#### **Applicability**

(a) Except as provided in subsection (d) below, Water Efficient Landscaping is required for the following projects:

- (1) new construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review;
- (2) rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review;
- (3) existing landscapes limited to Sections 493, 493.1, and 493.2; and
- (4) cemeteries. Recognizing the special landscape management needs of cemeteries, new and rehabilitated cemeteries are limited to Sections 492.4, 492.11, and 492.12; and existing cemeteries are limited to Sections 493, 393.1, and 493.2.

(b) Any project with an aggregate landscape area of 2,500 square feet or less may comply with the performance requirements of this chapter or conform to the **Prescriptive Compliance Option** measures contained in Appendix D.

(c) For projects using treated or untreated graywater or rainwater captured on site, any lot or parcel within the project that has less than 2500 sq. ft. of landscape and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with treated or untreated graywater or through stored rainwater captured on site is subject only to Appendix D section (5).

(d) This chapter does not apply to:

- (1) registered local, state or federal historical sites;
- (2) ecological restoration projects that do not require a permanent irrigation system;
- (3) mined-land reclamation projects that do not require a permanent irrigation system; or
- (4) existing plant collections, as part of botanical gardens and arboreturns open to the public.

### **Compliance Requirements**

Projects listed in the "Applicability" paragraph above shall comply with the State of California's Model Water Efficient Landscape ordinance and the following requirements in the design and installation of the landscaped area. These compliance requirements are intended to implement and verify compliance with the Mode Ordinance.

### **Application**

Projects listed in the "Applicability" paragraph above shall comply with each of the following requirements in the design of the landscaped area.

Submit **Landscape Documentation Package** (must include the following):

- A. \_\_\_\_\_ Water Efficient Landscaping Application (form attached)
- B. \_\_\_\_\_ Application Fee of \$350
- C. \_\_\_\_\_ A list of all documents in the Landscape Documentation Package

Note: If the applicant chooses the *Prescriptive Compliance Option* noted in Applicability item (b), he/she may submit only Application sections A, B, C, and I below (Sections D, E, F, G, and H may be ignored).

- D. \_\_\_\_\_ Water Efficient Landscape Worksheet (form attached):
  1. hydrozone information table
  2. water budget calculations
    - i. Maximum Applied Water Allowance (MAWA)
    - ii. Estimated Total Water Use (ETWU);
- E. \_\_\_\_\_ Landscape Worksheet Acknowledgement by the local water purveyor;
- F. \_\_\_\_\_ Soil Management Report (per Section 492.5);
- G. \_\_\_\_\_ Landscape design plan (per Section 492.6 and as approved by the Hidden Hills Community Association) bearing the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape, along with the statement: "I have complied with the criteria of the

ordinance and applied them for the efficient use of water in the landscape design plan”;

- H. \_\_\_\_\_ Irrigation design plan (per Section 492.7) bearing the signature of a licensed landscape architect, licensed certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system, along with the statement: “I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan”;
- I. \_\_\_\_\_ Grading design plan (per Section 492.8 and as approved by the Hidden Hills Community Association) bearing the signature of a licensed professional as authorized by law, along with the statement: “I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the grading design plan”; or,

If utilizing the *Prescriptive Compliance Option*

- J. \_\_\_\_\_ Compliance with the following items is mandatory and must be documented on a landscape plan (as approved by the Hidden Hills Community Association) in order to use the prescriptive compliance option:
  - 1. Applicant signature and date with statement, “I agree to comply with the requirements of the prescriptive compliance option to the MWEL0”;
  - 2. Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area (unless contra-indicated by a soil test);
  - 3. Plant material shall comply with all of the following:
    - a. 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,
    - b. A minimum 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;
  - 4. Turf shall comply with all of the following:
    - a. Turf shall not exceed 25% of the landscape area in residential areas, and there shall be no turf in non-residential areas,
    - b. Turf shall not be planted on sloped areas which exceed a slope of 1 foot vertical elevation change for every 4 feet of horizontal length,
    - c. Turf is prohibited in parkways less than 10 feet 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 that creates no overspray or runoff;
  - 5. Irrigation systems shall comply with the following:
    - a. Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor,

- b. Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted,
  - 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,
  - 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,
  - 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,
  - f. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray;
6. For non-residential projects with landscape areas of 1,000 sq. ft. or more, a private submeter(s) to measure landscape water use shall be installed;
  7. 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 and a schedule of landscape and irrigation maintenance.

### **Completion**

Upon completion, the following shall be submitted verifying compliance with requirements in the installation, and maintenance of the landscaped area:

- \_\_\_\_\_ Certificate of Completion (form attached) including all of the following:
- a. "as-built" or record drawings (as approved by the Hidden Hills Community Association) if significant changes made in the field,
  - b. a diagram of the irrigation plan showing hydrozones (to be kept with the irrigation controller),
  - c. irrigation scheduling parameters used to set the controller (Section 492.10);
  - d. landscape and irrigation maintenance schedule (Section 492.11),
  - e. unless the *Prescriptive Compliance Option was utilized*, an irrigation audit report prepared by a Certified Landscape Irrigation Auditor, other than the project landscape designer and installer (Section 492.12),
  - f. unless the *Prescriptive Compliance Option was utilized*, a soil management report (Section 492.5):
    - i. attach report if not previously submitted with the Landscape Documentation Package)
    - ii. attach documentation verifying implementation of recommendations from soil analysis report;

**Water Efficient Landscaping Application**

**Please complete and submit this application, along with a fee a fee of \$350, when your project falls into any of the categories listed in the “Applicability” section of the City of Hidden Hills’ Water Efficient Landscaping Ordinance. This application is to be submitted along with your building permit application. For more information and questions, please call Building and Safety at (818) 888-9281.**

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

Project Site Address: \_\_\_\_\_

Parcel and/or lot no. (if available): \_\_\_\_\_

Total Landscape Area (square feet): \_\_\_\_\_

Project Type (e.g., new, rehabilitated, public, private, cemetery, homeowner installed):  
\_\_\_\_\_

Water Supply Type (e.g., potable, recycled, well): \_\_\_\_\_

Water Purveyor (DPW or LVMWD) if not private well: \_\_\_\_\_

Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ FAX: \_\_\_\_\_

\_\_\_\_\_ E-Mail: \_\_\_\_\_

Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ FAX: \_\_\_\_\_

\_\_\_\_\_ E-Mail: \_\_\_\_\_

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package

\_\_\_\_\_  
Applicant Signature

**DO NOT WRITE BELOW THIS LINE. FOR USE BY CITY STAFF ONLY.**

Application and Fee Date: \_\_\_\_\_ Landscape Documentation Package Complete: \_\_\_\_\_

Application Approval Date: \_\_\_\_\_ Date of Water Efficient Landscape Worksheet Acknowledgement from water purveyor: \_\_\_\_\_

## WATER EFFICIENT LANDSCAPE WORKSHEET

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

Reference Evapotranspiration (ET<sub>o</sub>)

Hydrozone # /Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sq, ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>e</sup>
<b>Regular Landscape Areas</b>							
				Totals	(A)	(B)	
<b>Special Landscape Areas</b>							
				1			
				1			
				1			
				Totals	(C)	(D)	
						<b>ETWU Total</b>	
						<b>Maximum Allowed Water Allowance (MAWA)<sup>e</sup></b>	

<sup>a</sup>**Hydrozone #/Planting Description**  
*E.g*  
 1.) front lawn  
 2.) low water use plantings  
 3.) medium water use planting

<sup>b</sup>**Irrigation Method**  
*overhead spray  
 or drip*

<sup>c</sup>**Irrigation Efficiency**  
*0.75 for spray head  
 0.81 for drip*

<sup>d</sup>**ETWU (Annual Gallons Required) =**  
*Eto x 0.62 x ETAF x Area*  
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

<sup>e</sup>**MAWA (Annual Gallons Allowed) = (Eto) ( 0.62) [ (ETAF x LA) + ((1-ETAF) x SLA)]**  
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

### ETAF Calculations

#### Regular Landscape Areas

Total ETAF x Area	(B)
Total Area	(A)
<b>Average ETAF</b>	<b>B ÷ A</b>

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

#### All Landscape Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)
<b>Sitewide ETAF</b>	<b>(B+D) ÷ (A+C)</b>



**CITY OF HIDDEN HILLS  
DEPARTMENT OF BUILDING AND SAFETY**

6165 Spring Valley Road  
Hidden Hills, California 91302  
Phone: 818.888.9281 \*\* Fax: 818.719.0083  
staff@hiddenhillscity.org

**WATER-EFFICIENT**

(Submit to Building and Safety prior to Building Permit)

Job Address/Tract: \_\_\_\_\_ City: \_\_\_\_\_ Permit No.: \_\_\_\_\_  
Owner: \_\_\_\_\_ Telephone Number: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Work Description: \_\_\_\_\_  
Latest approved plan revision dated: \_\_\_\_\_ Total landscape area: \_\_\_\_\_  
Lot No.(s): \_\_\_\_\_  
Other Areas: \_\_\_\_\_

**WATER PURVEYOR ACKNOWLEDGEMENT**

This is to certify that the Water Efficient Landscape Worksheet has been received by this agency, as required by The California Code of Regulations Title 23, Division 2, Chapter 2.7, the Model Water Efficient Landscape Ordinance Section 492.1.

\_\_\_\_\_  
Name of Water Purveyor

\_\_\_\_\_  
Name Title Signature Date

Remarks: \_\_\_\_\_

Comments/Notes: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

## CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project

### PART 1. PROJECT INFORMATION SHEET

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

### Project Address and Location:

Street Address		Parcel tract or lot number, if available
City		Latitude/Longitude (optional)
State	Zip Code	

### Property Owner or his/her designee:

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

### Property Owner

"I/we certify that I/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

### Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency \_\_\_\_\_
2. Date the Landscape Documentation Package was approved by the local agency \_\_\_\_\_
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local purveyor \_\_\_\_\_



**PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE**

“I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved landscape Documentation Package. I/we further acknowledge that it is my/our responsibility to ensure that a copy of this certificate of completion, along with the plans and documents noted below, have or will be submitted to the local water purveyor and property owner or his/her designee.”

Signature*	Date	
Name (print)	Telephone No.	
	Fax 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 a licensed landscape contractor

**PART 3. IRRIGATION SCHEDULING**

Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10

**PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE**

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11

**NOTE: PARTS 5-6 ARE NOT REQUIRED IF THE APPLICANT SUBMITTED THE PRESCRIPTIVE COMPLIANCE OPTION**

**PART 5. LANDSCAPE IRRIGATION AUDIT REPORT**

Attach Landscape Irrigation Audit Report per ordinance Section 492.12

**PART 6. SOIL MANAGEMENT REPORT**

Attach soil analysis report if not previously submitted with the Landscape Documentation Package per ordinance Section 492.6

Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.6

.....  
DO NOT WRITE BELOW THIS LINE. FOR CITY USE ONLY.

Date complete Certification of Completion, and all attachments, received by City \_\_\_\_\_