



WATER EFFICIENT LANDSCAPE ORDINANCE

Landscape Documentation Guide
Prescriptive Compliance
Less than 2,500 sq. ft.

City of Wasco
Planning and Community Development Department
764 E St.
Wasco, CA 93280

APPLICABILITY

Use the table below to determine if the Water Efficient Landscape Ordinance applies to your project. Answer the questions in the left-hand column and use the yes or no answers to the right to guide your assessment. If you have any questions about your assessment, please review your project with City planning staff.

Question	Yes	No
1. Does the project require a building permit, plan check or design review from the City?	Answer question #2	Does not apply
2. Is new or rehabilitated landscaping either provided and/or required as part of the building plans or conditions of approval for the project?	Answer question #3	Does not apply
3. Is this a new (residential, commercial, industrial, or institutional) development project with 500 sq. ft. of landscape area?	Applies -Prescriptive Compliance Option if less than 2,500 sq. ft. -Full compliance mandatory for projects equal to or greater than 2,500 sq. ft.	

*If WELO applies to your project and you are subject to full compliance you **must** submit a Landscape Documentation Package. Prescriptive compliance is easier for small projects.



Landscape Documentation Prescriptive Compliance Application Form

I. Submittal Requirements

All items identified below must be included in the application packet. If any items are missing, the application will not be accepted. **ACCEPTANCE OF AN APPLICATION DOES NOT GUARANTEE PROJECT APPROVAL.**

- Completed Landscape Documentation Application Form
- Landscape Design Plan (see checklist for requirements)
- Irrigation Design Plan (see checklist for requirements)
- Payment of filing fees - \$330.00
- Signed Indemnification Agreement
- Signed Copyright Agreement

CONSENT OF APPLICANT AND PROPERTY OWNER: The consent of the applicant and property owner, if not the applicant, is required for filing an application for a land use development permit within the City of Wasco. The signatures of the applicant and property owner(s) below constitute consent for filing of this application.

INCOMPLETE APPLICATIONS: The completeness of this application, which includes accompanying plans, shall be subject to the review of the Community Development Department. Applications for action by the Community Development Department, shall be considered incomplete pending a completeness review.

II. General Information

Project Information - (attach additional sheets if necessary)

Project Type (e.g. commercial or residential): _____

Address(es): _____

APN(s): _____ Total Landscape Area: _____

Water Supply type (e.g. potable, recycled, well): _____

Property Owner Information

Name of Property Owner: _____

Address: _____ Email Address: _____

Phone Number: _____ Fax Number (optional): _____

Signature: _____

Applicant Information

Name of Applicant: _____

Address: _____ Email Address: _____

Phone Number: _____ Fax Number (optional): _____

Applicant's Statement:

I agree to comply with the prescriptive compliance option of the model water efficient landscape ordinance.

Signature: _____

For Staff Use Only:

Application No.:

Related Files:

Date Received:

Received By:

Fee Amount:

Receipt No.:



CHECKLIST FOR PRESCRIPTIVE COMPLIANCE SUBMITTAL

Residential Projects

(IN COMPLIANCE WITH THE STATE OF CALIFORNIA WATER EFFICIENCY LANDSCAPE ORDINANCE (WELO) AND THE CITY OF WASCO MUNICIPAL CODE)

	Required Elements of the Landscape Documentation Package	
1	Completed Application Form	<input type="checkbox"/>
2	Landscape Design Plan - the landscape design plan must comply with the State of California Model Water Efficiency Landscape Ordinance Prescriptive Compliance Option and the City of Wasco Municipal Code (See Attachment A)	<input type="checkbox"/>
3	Irrigation Design Plan – the irrigation design plan must comply with the State of California Model Water Efficiency Landscape Ordinance Prescriptive Compliance Option and the City of Wasco Municipal Code (See Attachment A)	<input type="checkbox"/>
4	Certificate of Completion (To be completed after installation prior to Certificate of Occupancy)	<input type="checkbox"/>
5	Certificate of Installation (To be completed after installation prior to Certificate of Occupancy) Bear the signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor or any other person authorized to design an irrigation system.	<input type="checkbox"/>

Attachment A

PRESCRIPTIVE COMPLIANCE OPTION REQUIREMENTS - RESIDENTIAL

A. PARK STRIPS

1. One drought tolerant tree shall be planted per lot and shall be drip irrigated.
2. Drought tolerant ground cover shall be installed in all new park strips. Drought tolerant ground cover shall be either permeable pavers or decomposed granite. Drought tolerant ground cover shall not include bark, gravel or any other material that may easily be relocated outside the park strip area.
3. 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.

B. FRONT YARD

1. New front yard landscaping shall include a minimum of two drought tolerant shade trees where there is no park strip.
2. A maximum of 40% of the required front yard setback area may be paved for access to off-street parking or driveway access to off-street parking. An additional maximum of 10% may be paved for walkways or uncovered patio use.
3. Paved/hardscape courtyards are permitted in the front yard and may exceed the 40% maximum paving requirement, provided that there is a solid barrier preventing vehicular access to the courtyard area. Barrier screening for paved courtyard areas shall be located a minimum of 5 feet behind the back of the sidewalk and shall be no taller than 4 feet. Barrier screening materials shall be limited to natural stone, masonry or block walls, wooden fencing that is stuccoed to match the residence, and/or wrought iron fencing. The courtyard area shall have a minimum of 20% permeable paving materials to allow for water infiltration. Paved areas shall not drain onto adjacent properties. The area between the fence and sidewalk shall be landscaped with drought tolerant plants and ground cover.
4. Turf shall not exceed 25% of the total landscaped area of the lot.
5. All plant materials shall have a WUCOLS water rating of low or very low.
6. Living plant material shall provide coverage of not less than 50% of the landscaped area in front yards within one year of planting.
7. Incorporate compost at a rate of 4CY/1000 SF to a depth of 6 inches into landscape area (unless contra-indicated by a soil test)
8. 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 plan 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 plan 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.
9. Turf shall comply with all of the following:
 - a. Turf shall not exceed 25% of the landscape area in residential areas, and turf shall not be planted 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;

Attachment A

C. IRRIGATION

1. Irrigation systems shall comply with the following:
 - a. Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data
 - 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/ICC802-2014. "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. 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.



Community Development Department (661) 758-7250
 Fax (661) 758-7239
 764 E Street, Wasco, CA 93280

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 water 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."

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 State Ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance per State Ordinance Section 492.11.

SAMPLES OF DROUGHT TOLERANT LANDSCAPING MATERIALS



Silver Carpet (*Dymondia margaretae*) - Makes a flat, very drought tolerant ground cover and good lawn replacement.



Woolly Thyme (*Thymus pseudolanuginosus*) - Best as a small area ground cover or filler between stepping stones. Will sprawl over small rocks or over ledges.



Creeping Thyme (*Thymus praecox arcticus*) - Best as ground cover in small spaces and is very low maintenance.



Flagstone, Pavers, Permeable Pavers



Decomposed Granite



Artificial Turf

City of Wasco Street Tree List



Quercus buckleyi/Texas Red Oak

Growth Rate: Moderate **Drought Tolerant:** Yes

Root Damage Potential: Low **Foliage:** Deciduous

Application: Street, Parking, Park

Characteristics: Susceptible to caterpillars, borer, aphids, scales, leaf miner and insect galls, anthracnose, canker, leaf spot, powdery mildew and root rot. Can grow up to 65 feet in height.



Geijera parviflora/Australian Willow

Growth Rate: Moderate **Drought Tolerant:** Yes

Root Damage Potential: Low **Foliage:** Evergreen

Application: Street, Parking

Characteristics: Resistant to oak root fungus. Dry fruit litter. Grows up to 30 feet in height.



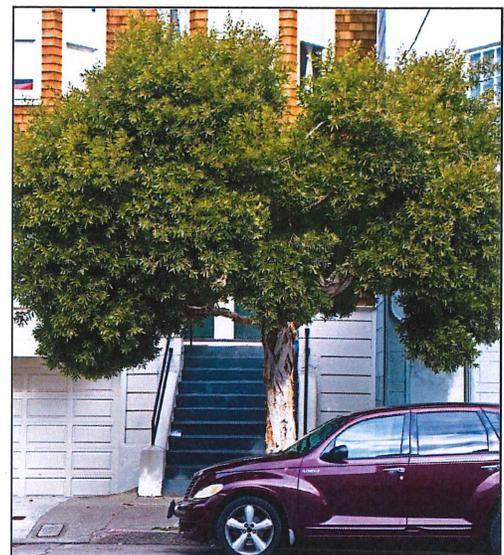
Pistacia chinensis/Chinese Pistache

Growth Rate: Moderate **Drought Tolerant:** Yes

Root Damage Potential: Low **Foliage:** Deciduous

Application: Street, Parking, Park

Characteristics: Lifespan of 150+ years. Susceptible to Root Rot and Verticillium. Resistant to Oak Root Fungus. Can grow up to 65 feet in height.



Melaleuca quinquenervia/Cajeput Tree

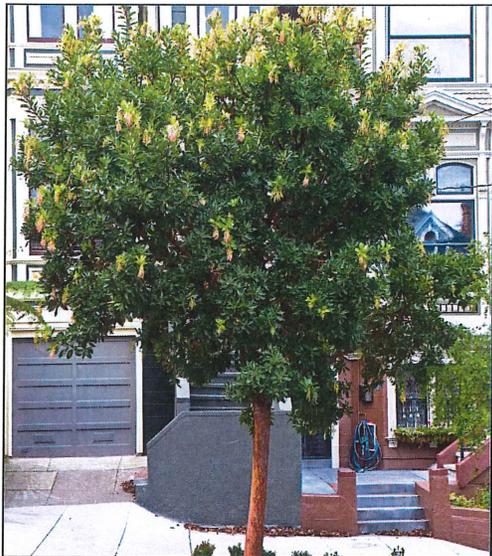
Growth Rate: Moderate **Drought Tolerant:** Yes

Root Damage Potential: Low **Foliage:** Evergreen

Application: Street, Parking

Characteristics: Susceptible to phytophthora and root rot. Dry fruit litter. Grows up to 35 feet in height.

City of Wasco Street Tree List



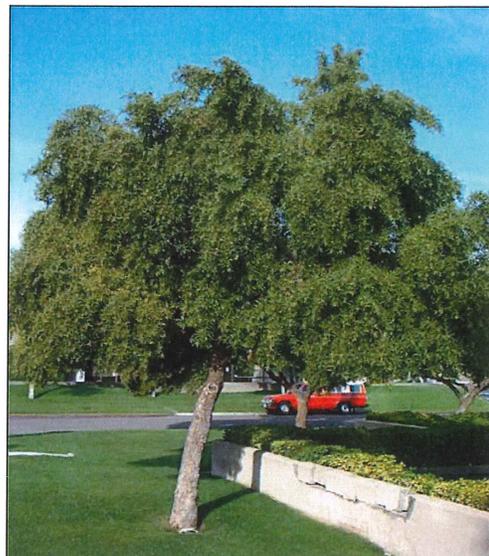
Arbutus Marina/Marina Madrone

Growth Rate: Slow **Drought Tolerant:** Yes

Root Damage Potential: Low **Foliage:** Evergreen

Application: Street, Parking, Park

Characteristics: Susceptible to scales & thrip, anthracnose, phytophthora, root rot and rust. Resistant to oak rot fungus. Wet fruit litter. Grows between 40-50 feet in height.



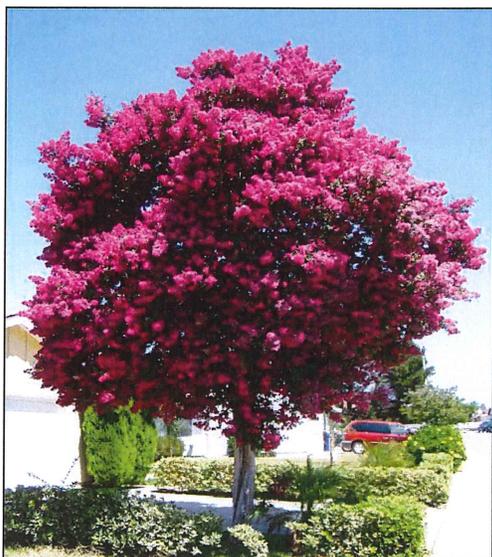
Rhus lancea

Growth Rate: Moderate **Drought Tolerant:** Yes

Root Damage Potential: Low **Foliage:** Evergreen

Application: Street, Parking, Park

Characteristics: Susceptible to root rot and verticillium. Dry fruit litter. Grows up to 25 feet in height.



Lagerstroemia indica/Crape Myrtle

Growth Rate: Moderate **Drought Tolerant:** Yes

Root Damage Potential: Low **Foliage:** Deciduous

Application: Street, Parking, Park

Characteristics: Susceptible to aphids, powdery mildew and sooty mold. Resistant to Texas root rot. Dry fruit litter. Grows up to 25 feet in height.