RESOLUTION NO. 4840

A RESOLUTION ADOPTING WATER CONSERVATION GUIDELINES AND AUTHORIZING THE DESIGN REVIEW COMMISSION TO AMEND THE GUIDELINES AS NEEDED

WHEREAS, water is a limited resource, and therefore should be managed and used efficiently; and

WHEREAS, landscaping consumes approximately 40% of the water used in the EBMUD service area; and

WHEREAS, landscaping tends to require excessive amounts of water because of inappropriate use of plant material, inefficient irrigation systems, and poor irrigation scheduling; and

WHEREAS, comprehensive water savings can be achieved if the City of Walnut Creek adopts landscape water conservation guidelines; and

WHEREAS, the water conservation policies will not increase the cost of landscaping when computed over the life of the project, and will not detrimentally affect the aesthetic quality of the landscaping; and

WHEREAS, The Design Review Commission of the City of Walnut Creek reviewed the proposed guidelines, and recommended that the Water Conservation Guidelines be incorporated in the Design Review Guidelines, and that the Commission be authorized to amend the guidelines as necessary to facilitate implementation or adjust to advances in the field of water conservation.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Walnut Creek does hereby amend the City of Walnut Creek Design Review Guidelines to incorporate the attached Water Conservation Guidelines, and authorizes the Design Review Commission to implement and amend these guidelines as necessary to conserve water and ensure quality landscaping.

PASSED AND ADOPTED by the City Council of the City of Walnut Creek at a regular meeting thereof held on the 20th of September, 1988, by the following called vote:

AYES: Councilmembers: Munn, Regalia, Mattson, Murray, Mayor Skoog

NOES: Councilmembers: None

ABSENT: Councilmembers: None

Mayor of the City of Walnut Creek

ATTEST:

Barbara M. Rivera
City Clerk of the City of Walnut Creek

I HEREBY CERTIFY that the foregoing resolution was duly and regularly passed and adopted by the City Council of the City of Walnut Creek, County of Contra Costa, State of California at a regular meeting of said Council held on the 20th day of September, 1988.

Barbara M. Rivera
City Clerk of the City of Walnut Creek

CITY OF WALNUT CREEK
WATER CONSERVATION GUIDELINES

In an effort to conserve water the City of Walnut Creek has adopted these guidelines for the design of new landscaping and new irrigation improvements.

Applicability

1. All new landscaping, private and public, on parcels of 6,000 square feet or more shall be designed, installed and maintained in compliance with these guidelines. Single family homeowners shall be exempt from these requirements. Developers installing landscaping for single family homes and model homes shall be subject to these guidelines.

2. Smaller projects are encouraged to comply with these guidelines.

3. Landscaping supplied and maintained with alternative sources of water are encouraged, and are exempt from these guidelines.

Landscape Design

1. Landscape plans shall be designed by a landscape architect or other qualified professional. Plans shall include calculations of the percentage of turf versus shrubbery planting, and the turfgrass perimeter to area ratio of all lawn areas. Plans shall also identify water conserving plants.

2. The majority of the plants selected shall be suited to the climate of the region and require minimal water.

3. A small percentage of the landscaped area may be planted in non-water conserving plants to provide additional color. Water intensive landscaping (turfgrass and plants) shall be concentrated in areas of high visibility and high use.

4. The combined square footage of turfgrass and decorative water (e.g. fountains, ponds, etc.) shall be minimized to reduce water use and evaporation. Turfgrass limitations shall not apply where turfgrass is an essential part of the development, such as parks, school grounds or golf courses. In addition, turfgrass limitations may be deleted by the Design Review Commission when water conserving turfgrass such as tall fescue is planted.

5. Ground cover other than turfgrass is recommended for steep slopes. Turf covered berms adjacent to curbs or paving are discouraged unless they are an essential feature of the landscaping concept.

6. Turfgrass perimeter to area ratio shall be minimized to improve irrigation efficiency. Long, narrow strips of turfgrass such as traffic medians, parking lot strips, and between curbs and sidewalks shall be avoided.

7. All plants on each irrigation circuit shall have similar water requirements so that the needs of one plant type do not require overwatering the other plants.

Irrigation System Design

1. All irrigation systems shall be designed by a landscape architect or other qualified professional. Soils test findings shall be used to design the irrigation system.

2. Low volume irrigation systems (low volume sprinkler heads, drip emitters, low spray heads, and bubbler emitters) shall be required when efficiency of water use is improved. For example, conventional sprinkler systems should not be used when turf perimeter to area ratios exceed .25, and, drip systems are recommended for shrubs and trees.

3. Specifications for sprinkler systems shall include a watering schedule to minimize water use. Sprinklers shall be set to provide only the plants' actual needs. Water should be applied so that runoff does not occur.

4. All irrigation systems shall be equipped with automatic control systems capable of multiple cycle and flexible calendar programing. Systems shall be set to water between 7 P.M. and 10 A.M., except drip irrigation systems which may be operated at any time.

5. Separate valves for turf and non-turf areas shall be installed to accommodate different water use requirements. Sprinkler heads within each control valve circuit shall have matched precipitation rates.

6. All sprinkler heads should have serviceable check valves.

Soils

1. A soil test shall be provided showing soil type, depth and uniformity in order to determine the amount of water to be applied. Soils shall be amended according to report recommendations.

2. One to two inches of mulch shall be applied to the soil surface in non-turf areas to reduce evaporation. Non-porous material shall not be placed under the mulch.

3. Grading shall be minimized to avoid soil compaction.

Miscellaneous

1. The use of porous paving materials such as wood decking, aggregate paving or mortarless pavers is encouraged as a substitute for pervious materials when compatable with the design concept of the landscaping and surrounding area, and their use will result in additional water conservation.

Doc 35 [Plg 10]
Adopted 9/20/88