ORDINANCE NO. 1069

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BEAUMONT, CALIFORNIA AMENDING CHAPTER 17.06 "LANDSCAPE STANDARDS," OF THE BEAUMONT MUNICIPAL CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT, RIVERSIDE COUNTY, STATE OF CALIFORNIA AS FOLLOWS:

SECTION 1. CEQA. The City Council finds that the actions contemplated by this Ordinance are exempt from the California Environmental Quality Act ("CEQA") pursuant to 15061(b)(3), CEQA review is not required because there is no possibility that this Ordinance may have a significant effect upon the environment and the proposed text amendments constitute a minor alteration in a land use limitation under GEQA Guidelines Section 15305, and such a land use limitation is a permissible exercise of the city's zoning powers.

SECTION 2. Severability. The City Council hereby declares that if any provision, section, paragraph, sentence, or word of this Ordinance is rendered or declared to be invalid or unconstitutional by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, such invalidity shall not affect the other provisions, sections, paragraphs, sentences, or words of this Ordinance, and to this end the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the Invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance enforced.

SECTION 3. Prosecution of Prior Ordinances. Neither the adoption of this Ordinance nor the repeal of any other ordinance of this City shall in any manner affect the prosecution of any violation of any City ordinance or provision of the City of Beaumont Municipal Code, committed prior to the effective date hereof, nor be construed as a waiver of any penalty or the penal provisions applicable to any violation thereof.

SECTION 4. The City Council hereby amends Title 17, Chapter 17.06, entitled "Landscape Standards" to the Beaumont Municipal Code, to read as specifically set forth In Exhibit "A", which Exhibit is attached hereto and made a part hereof.

SECTION 6. Effective Date and Publication. The Mayor shall sign and the City Clerk shall certify to the passage of this Ordinance and cause the same or a summary thereof to be published within 15 days after adoption in accordance with Government Code Section 36933. This Ordinance shall take effect 30 days after adoption in accordance with Government Code Section 36937.

NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of Beaumont, California, approves an amendment to the City Code.

INTRODUCED AND READ for the first time and ordered posted at a regular meeting of the City Council of the City of Beaumont, California, held on the 5th day of January, 2016, by the following roll call vote:

AYES: Mayor Lara, Council Members Knight, Orozco, and White
NOES: None
ABSENT: None
ABSTAIN: None

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Beaumont, California, held on the 19th day of January, 2016.

AYES: Mayor Lara, Mayor Pro Tem White, Council Members Knight and Orozco
NOES: None
ABSENT: None
ABSTAIN: None

Mayor

Attest: _____
Julio Martinez, City Clerk

Approved as to form:

_____
John O. Pinkney, Interim City Attorney

Exhibit A

Chapter 17.06
Landscaping Standards

Sections:

17.06.010 Purpose The purpose of this chapter is to establish minimum landscape standards to enhance the appearance of developments, provide shade, reduce heat and glare, control soil erosion, conserve water, ensure the ongoing maintenance of landscape areas, and ensure that landscape installations do not create hazards for motorists or pedestrians. All landscaping shall be planted and maintained according to Chapter 17.06.030 (Water-Efficient Landscape), and the landscape installation and maintenance guidelines in such a manner to maximize the growth, health, and longevity of the plantings.

17.06.020 Applicability The regulations of this chapter apply to new and existing development, as follows. Deviations from the development standards of this article may be allowed on a case-by-case basis by the designated approving authority through site plan and architectural review.

A. **New projects.** New commercial, industrial, mixed-use, multifamily residential and single-family residential projects shall be reviewed by the designated approving authority to ensure landscaping is provided in compliance with the requirements of this Chapter.

B. **Existing development with new construction.** Where an existing nonresidential, mixed-use, multifamily residential and/or single-Family residential project requests an amendment that increases the building square footage by 10 percent or more, the designated approving authority shall evaluate the existing landscape to ensure compliance with applicable requirements of this chapter.

C. **Existing development.** Where an existing nonresidential, mixed-use, multifamily residential and/or single family project wants to make changes to existing landscape areas.

17.06.030 Water Efficient Landscape Requirements

A. Intent:

1. Establish provisions for water management practices and water waste prevention;

2. Establish a structure for planning, designing, installing, maintaining, and managing water efficient landscapes in new and rehabilitated projects;
3. To reduce the water demands from landscapes without a decline in landscape quality or quantity;
4. To retain flexibility and encourage creativity through appropriate design;
5. To assure the attainment of water efficient landscape goals by requiring that landscapes serviced by potable water not exceed a maximum water demand of fifty (50) percent or 0.50 of its reference evapotranspiration (ETo);
6. To assure the attainment of water efficient landscape goals by requiring that landscapes serviced entirely by recycled water not exceed a maximum water demand of seventy (70) percent or 0.70 of its reference evapotranspiration (ETo);
7. To eliminate water waste from overspray and/or runoff;
8. To achieve water conservation by raising the public awareness of the need to conserve water through education and motivation to embrace an effective water demand management program;
9. To implement the requirements of the California Water Conservation in Landscaping Act 2006 and the California Code of Regulations Title 23, Division 2, Chapter 2.7;
10. To promote water conservation within new residential subdivision landscapes by prohibiting the use of natural turfgrass lawns within the front yards of new homes and promoting low water use plants and inert materials for a sustainable and marketable landscape design; and
11. To prohibit the new installation of natural turfgrass within medians and parkways within and along county maintained roads.

B. Definitions.

The terms used in this chapter shall have the meaning set forth below:

"Backfilling" means to refill an excavation, usually with excavated material.

"Backflow prevention device" means a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

"Check valve" or "antl-drain valve" means a valve located under a sprinkler head or other location in the irrigation system to hold water In the system to prevent drainage from the sprinkler heads or other irrigation device when the system is off.

"Distribution uniformity" or "DU" means the measure of the uniformity of irrigation water distributed over an area, typically expressed in a percentage and converted to decimal form for water use calculations.

"Emitter tubing" or "sub-surface emitter dripline" means the application of irrigation water with a matched precipitation rate at low pressure through a system of tubing or lateral lines containing factory installed low volume drip emitters equally spaced to apply small volumes of water when installed per manufactures recommendations at or near the root zone of plants. The DU of this type of irrigation generally does not exceed eighty (80) percent when plant spacing is random as each emitter is not dedicated to an individual plant but installed in a grid fashion. The DU of this type of irrigation generally does not exceed eighty-five (85) percent when plant spacing is densely grouped in a triangular or rectangular spacing as each emitter is not dedicated to an individual plant but installed in a grid fashion.

"Established landscape" means the point at which plants in the landscape have developed a significant root growth into the site. Typically, most plants are established after one or two years of growth.

"Estimated annual water use" or "EAWU" means estimated total water use per year as calculated by the formula contained in section 17.06.030 D.b.13

"Functional turf" means the turf areas to be publicly and privately accessible and dedicated as active play and recreation areas such as parks, sports fields, and golf courses; where turf provides a playing field or where turf is needed for high foot traffic activities.

"Hydrozone" means a portion of the landscaped area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.

"Invasive species" are non-indigenous species (e.g. non-native plants or animals) that adversely affect the habitats they invade economically, environmentally, or ecologically. Lists of invasive species are included within the Western Riverside County Multiple Species Habitat Conservation Plan and the Coachella Valley Multiple Species Habitat Conservation Plan. Said lists are hereby incorporated by reference.

"Landscape architect" means a person who holds a license or is registered to practice landscape architecture in the State of California.

"Landscaped area" or "LA" means all of the planting areas, turf areas, and water features in a landscape design plan subject to the maximum applied water allowance (MAWA) calculation. The landscape area does not include footprints of buildings, structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or impervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open space and existing native vegetation).

"Local water purveyor" means any entity, including a public agency or private water company that provides retail water service to customers in the unincorporated area of Riverside County.

"Maximum applied water allowance" or "MAWA" means the upper limit of annual applied water allowed for the established landscaped area as calculated by the formula contained in section 17.06.030 D.b.13.a.

"Mulch" means a layer of material applied to the surface of an area of soil on the ground to prevent excessive evaporation or erosion, to enrich the soil, inhibit/discourage weed growth, increase the rate of saturation, and reduce fluctuation in soil temperature. Mulch may be organic (such as bark mulch, wood chips) or inert (decomposed granite, gravel).

"Overhead sprinkler irrigation systems" means systems that deliver water through the air (e.g., impulse sprinklers, spray heads and rotors, etc.).

"Point source drip" or "point to point drip" means the application type of irrigation water with a matched precipitation rate at low pressure through a system of tubing or lateral lines with a dedicated field-installed low volume emitter or emitters at each specific plant. The DU of this type of irrigation generally does not exceed ninety (90) percent.

"Potable water" means water that must meet Federal and State safe drinking water standards and is safe for human consumption and contact.

"Reference evapotranspiration" or "ETo" means a standard measurement of environmental parameters which affect the water use of plants. ETo is given in inches per day, month, or year. Reference evapotranspiration is used as the basis of determining the maximum applied water allowances so that regional differences in climate can be accommodated. Reference

evapotranspiration numbers shall be taken from the most current Evapotranspiration Zones Map developed by the California Department of Water Resources. For geographic areas not covered by the evapotranspiration zones map, data from nearby areas shall be used.

"Rehabilitated landscapes" means any re-landscaping of a project that requires a discretionary permit.

"Special landscape area" means an area of the landscape dedicated to edible plants, and areas dedicated to active play such as parks, sports fields, golf courses, where turf provides a playing field or where turf is needed for high traffic activities. Cemeteries shall also be considered as special landscape areas. These areas shall be allowed 1.0 ETo.

"Temporarily irrigated" means irrigation for the purposes of establishing plants, or irrigation which will not continue after plant establishment. Temporary irrigation is for a period of six months or less.

"Turf" or "turfgrass" or "lawn" means species of warm or cool season grasses that form a dense thick mat of roots. Mowing creates a dense even surface and increases the need for water regardless of season. Turf or turfgrass or lawn does not include artificial turf.

"Water-intensive landscaping" means a landscape with a WUCOLS IV plant factor of 0.61 or greater, and categorized as high or between high and moderate.

"WUCOLS" means the publication entitled "Water Use Classification of Landscape Species IV" by the California Department of Water Resources (DWR) Water Use Efficiency Program, California Center for Urban Horticulture (CCUH), University of California Davis, and University of California Cooperative Extension (2014 or most current WUCOLS version).

C. Applicability.

1. The water-efficient landscape requirements contained in this chapter shall be applicable to all rehabilitated landscapes associated with residential uses (including single family and multi-family units/projects) with a total landscape area equal to or greater than two thousand five hundred (2,500) square feet which require a discretionary permit and/or approval; all new landscapes associated with residential uses (including single family and multi-family projects) which require a discretionary permit and/or approval; and all new and rehabilitated landscapes associated with commercial or industrial uses which require a discretionary permit and/or approval.

2. In the event covenants, conditions and restrictions are required for any permit subject to this chapter, a condition shall be incorporated into any project approval prohibiting the use of water-intensive landscaping and requiring the use of low water use landscaping pursuant to the provisions of this chapter in connection with common area/open space landscaping. Additionally, such a condition shall require the covenants, conditions and restrictions to incorporate provisions concerning landscape irrigation system management and maintenance. This chapter shall not be construed as requiring landscaping of common areas or open space that is intended to remain natural. Covenants, conditions and restrictions shall not prohibit use of low-water use plants or the replacement of turf with less water intensive plant species.

3. Recognizing the special landscape needs of cemeteries, new and rehabilitated landscapes within a cemetery are subject only to the provisions set forth in sections 17.06.030 E.1 and 17.06.030 E.2 of this chapter.

4. The following uses and/or projects are exempt from the provisions of this chapter:

   a. Registered local, state or federal historical sites;

b. Ecological restoration projects that do not require a permanent irrigation system and have an establishment period of less than five years;

c. Mined land reclamation projects that do not require a permanent irrigation system; and

d. Botanical gardens and arboretums open to the public.

5. If the local water purveyor has stricter requirements than called for in this ordinance, the project applicant is responsible for contacting the water purveyor to determine what the requirements are and for designing the plans to those requirements. The county will work with the project applicant to implement the water purveyor requirements.

D. Landscape documentation requirements.

An applicant proposing any new or rehabilitated landscape for a project subject to the requirements of section C of this chapter shall prepare and submit a construction document package (CDs) to the planning director including the following:

1. All project information;

2. A planting plan;

3. An irrigation design plan;

4. A soil management plan; and

5. A grading design plan.

The "Riverside County Guide to California Friendly Landscaping" (Landscaping Guide) as may be periodically amended by the planning director is hereby incorporated by reference to assist in designing, constructing, and maintaining a water efficient landscape and efficient irrigation system.

It is recommended that an applicant proposing any new or rehabilitated landscape that is designated for recycled water use consult with the appropriate local water purveyor early in the development review process to ensure that future recycled water facilities meet the projected demand and that the aforementioned plans when submitted comply with the applicable standards, approvals, and implementation requirements of this chapter, the local water purveyor, and any applicable maintenance entity.

Water systems for common open space areas shall use non-potable water if approved facilities are made available by the local water purveyor. Provisions for a non-potable water system shall be provided within the irrigation design plan. Water systems designed to utilize non-potable water shall be designed to meet all applicable standards of the appropriate regional water quality control board and the Riverside County Health Department.

a. Project information located on cover sheet:

1. Date;

2. Name of applicant and contact information;

3. Name of project owner and contact information;

4. Project address including parcel and lot numbers;

5. Total landscape area in square feet;

6. Project type (e.g. new or rehabilitated; residential, commercial, or industrial);

7. Water supply (e.g. potable, well, recycled; use of recycled water is encouraged);

8. Applicant's signature and date with statement, "I agree to comply with the requirements of Chapter 17.06 and submit a complete Landscape Documentation Package."

9. Landscape Architect's information, stamp, and signature; and

10. Status of plans, e.g. "plan check set", "bid set", "construction set".

b. Planting plan requirements:

1. New natural turfgrass lawns are effectively prohibited within the front yard for any new residential subdivisions. New natural turfgrass within medians and parkways within and along county maintained roads are effectively prohibited.

2. Plant types shall be grouped together in regards to their water, soil, sun, and shade requirements and in relationship to the buildings. Plants with different water needs shall be irrigated separately. Plants with the following classifications shall be grouped accordingly: high and moderate, moderate and low, low and very low. Deviation from these groupings shall not be permitted.

3. Trees for shade shall be provided for residential, commercial, and industrial buildings, parking lots and open space areas. These trees can be deciduous or evergreen and are to be incorporated to provide natural cooling opportunities for the purpose of energy and water conservation.

4. Plants shall be placed in a manner considerate of solar orientation to maximize summer shade and winter solar gain.

5. Plant selection for projects in high fire hazard areas shall address fire safety and prevention. A defensible space or zone around a building or structure is required pursuant to Public Resources Code section 4291 and Riverside County Ordinance No. 695. Fire-prone plant materials and highly flammable mulches shall be avoided.

6. Invasive species of plants shall be avoided especially near parks, buffers, greenbelts, water bodies, conservation areas/reserves and other open space areas because of their potential to cause harm to environmentally sensitive areas.

7. All exposed surfaces of non-turf areas within the developed landscape area shall be mulched with a minimum three-inch layer of material, except in areas with groundcover planted from flats where mulch depth shall be one and one-half inches.

8. Mulching products used on slopes shall aid in slope stability.

9. Turf areas shall be used in response to functional needs as defined and in compliance with the water budget.

10. Decorative water features shall use re-circulating water systems.

11. Where available, recycled water shall be used as the source for irrigation and decorative water features.

12. Planting plans shall identify and site the following:

a. New and existing trees, shrubs, ground covers, and turf areas within the proposed landscaped area;

b. A planting legend indicating all plant species by botanical name and common name, spacing, and quantities of each type of plant by container size;

c. Designation of hydrozones;

d. Area, in square feet, devoted to landscaping and a breakdown of the total area by landscape hydrozones;

e. Property lines, streets, and street names;

f. Building locations, driveways, sidewalks, retaining walls, and other hardscape features;

g. Appropriate scale and north arrow;

h. Any special landscape areas;

i. Type of mulch and application depth;

j. Type and surface area of water features;

k. Type and installation details of any applicable stormwater best management practices;

l. Planting specifications and details, including the recommendations from the soils analysis, if applicable.

13. Planting plans shall be prepared and have accurate and complete water budget calculations using one MAWA for the entire project and one EAWU formula for each hydrozone:

a. Maximum applied water allowance (MAWA): Planting Plans shall be prepared using the following Water Budget: Formula for projects serviced by potable water sources and required not to exceed 50% or 0.50 ETo:

MAWA (in gallons) = (ETo)(0.62)[0.5 × LA+0.5 × SLA]

Formula for projects serviced entirely by recycled water sources and required not to exceed 70% or 0.70 ETo:

MAWA (in gallons) = (ETo)(0.62)[0.7 × LA+0.3 × SLA]

Where:

ETo is reference evapotranspiration, local to the project;

SLA is the amount of special landscape area in square feet;

LA is total landscape area (including the SLA) in square feet; and

For the purposes of determining the MAWA, average irrigation efficiency is assumed to be 0.71. Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.71.

b. Estimated annual water use (EAWU): EAWU for a given hydrozone is calculated as follows:

EAWU (in gallons) = (ETo)(0.62)[((PF × HA)/IE) + SLA]

Where:

ETo is reference evapotranspiration;

PF is Plant Factor;

HA is hydrozone area in square feet;

IE is irrigation efficiency (minimum 0.71);

SLA is the amount of special landscape area in square feet;

c. Landscaping plans shall provide EAWU (in the same units as the MAWA) for the sum of all valve circuits in the irrigation hydrozone. The sum of all EAWU hydrozone calculations shall not exceed the MAWA for the project;

d. The plant factor used shall be from WUCOLS. The plant factor for low water use plants range from 0 to 0.39, for moderate water use plants range from 0.4 to 0.6, and for high water use plants range from 0.61 to 1.0.

e. The plant factor calculation is based on the proportions of the respective plant water uses and their plant factor, or the factor of the higher water using plant used.

f. The surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation and temporarily irrigated areas in the low water use hydrozone.

g. Landscape concept plans not for construction shall be required to provide a complete and accurate MAWA calculation only.

14. Planting plans and irrigation design plans (17.06.030 D.c.) shall be drawn at the same size and scale.

15. The planting plan and irrigation design plans (17.06.030 D.c.) including landscape concept plans shall be prepared by a landscape architect licensed or registered by the State of California.

c. Irrigation design plan requirements:

1. New natural turfgrass lawns are effectively prohibited within the front yard for any new residential subdivisions. New natural turfgrass within medians and parkways within and along county maintained roads is effectively prohibited.

2. Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.71.

3. All irrigation systems shall be designed to prevent runoff, over-spray, low head drainage, and other similar conditions where water flows off-site on to adjacent property, non-irrigated areas, walks, roadways, or structures. Irrigation systems shall be designed, constructed, managed, and maintained to achieve as high an overall efficiency as possible. The irrigation system shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.

4. Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to real time weather conditions unless the use of the property would otherwise prohibit use of a timer. The planting areas shall be grouped in relation to moisture control zones based on similarity of water requirements (e.g., turf separate from shrub and groundcover, full sun exposure areas separate from shade areas, top of slope separate from toe of slope). Additional water conservation technology may be required, where necessary, at the discretion of the planning director.

5. Water systems for common open space areas shall use non-potable water, if approved facilities are made available by the water purveyor. Provisions for the

conversion to a non-potable water system shall be provided within the landscape plan. Water systems designed to utilize non-potable water shall be designed to meet all applicable standards of the California Regional Water Quality Control Board and the Riverside County Health Department.

6. Separate valves shall be provided for separate water use planting areas, so that plants with similar water needs are irrigated by the same irrigation valve. Trees should be placed on separate irrigation valves from other plants (hydrozoned) with either bubblers or drip emitters. All installations shall rely on highly efficient state of the art irrigation systems to eliminate runoff and maximize irrigation efficiency as required by the Landscaping Guide.

7. Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at the installation.

8. The capacity of the irrigation system shall not exceed:

    a. The capacity required for peak water demand based on water budget calculations within the required water window;

    b. Meter capacity; or

    c. Backflow preventer type and device capacity;

    d. A velocity of five feet per second for polyvinyl chloride (PVC) materials and seven feet per second for copper and brass materials.

9. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer.

10. Within inert mulched planting areas, the use of point source drip irrigation is required to maximize water infiltration into the root zone. In 3" organic mulched planting areas where slopes are less steep than 4:1, the use of Emitter Tubing irrigation or point source drip irrigation is required to maximize water infiltration into the root zone. Low water use plants that require overhead spray may be exempted from this requirement but shall be grouped, spaced and hydrozoned independently on overhead spray. In 3" organic mulched planting areas where slopes are steeper than 4:1, the use of low volume irrigation or point source drip irrigation is required to maximize water infiltration into the root zone. Drip irrigation shall be installed under the mulch. If grading conditions require increased stability not obtainable through low volume drip methods then overhead irrigation will be permitted with proper justification at the discretion of the planning director.

11. Slopes greater than or equal to 4:1 shall not be irrigated with an irrigation system with a precipitation rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the landscape documentation required to be submitted pursuant to this chapter, and if there is a clear demonstration that no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.

12. Long-narrow, or irregularly shaped landscaped areas including functional turf areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or low-volume irrigation technology.

13. Overhead irrigation shall not be permitted within twenty-four (24) inches of any non-permeable surface including DG walking trails or paths. There are no restrictions on the irrigation system type if the landscape area is adjacent to permeable surfacing or if no overspray and runoff occurs.

14. For the purpose of design, overhead irrigation shall be limited to the hours of 9:00 p.m. to 6:00 a.m. (nine-hour water window), no more than six days a week.

15. All irrigation systems shall be equipped with the following:

    a. A smart irrigation controller as defined in Section 17.06.030 D.c.4 of this chapter;

    b. A rain sensing device to prevent irrigation during rainy weather;

    c. Anti-drain check valves installed at strategic points to minimize or prevent low-head drainage;

    d. A manual shut-off valve shall be required as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair;

    e. A mainline pressure regulator when the static water pressure is fifteen (15) percent above the recommended operating pressure of the irrigation system;

    f. Pressure regulation within each valve circuit to establish optimal operating pressure per manufacturers' recommendations;

    g. Backflow prevention devices within a lockable cage or enclosure or other anchoring device to prevent theft; and

    h. Risers shall not be used in high traffic areas.

16. Dedicated landscape meters shall be required for all projects greater than two thousand five hundred (2,500) square feet except single-family residences.

17. Irrigation design plans shall identity and site the following:

    a. Hydrozones:

        1) Each hydrozone shall be designated by number, letter or other designation;

        2) A hydrozone information table shall be prepared for each hydrozone;

        3) Each hydrozone shall be identified by a low, medium, or high priority designation in the event of a drought or water budgeting event as determined by the local water purveyor.

    b. The areas irrigated by each valve;

    c. Irrigation point of connection (POC) to the water system;

    d. Static water pressure at POC;

    e. Location and size of water meter(s), service laterals, and backflow preventers;

    f. Location, size, and type of all components of the irrigation system, including automatic controllers, main and lateral lines, valves, sprinkler heads and nozzles, pressure regulator, drip and low volume irrigation equipment;

g. Total flow rate (gallons per minute), and design operating pressure (psi) for each overhead spray and bubbler circuit, and total flow rate (gallons per hour) and psi for each drip and low volume irrigation circuit;

h. Precipitation rate (inches per hour) for each irrigation circuit;

i. Irrigation legend with the manufacturer name, model number, and general description for all specified equipment, separate symbols for all irrigation equipment with different spray patterns, spray radius, and precipitation rate;

j. Irrigation system details and specifications for assembly and installation; and

k. Recommended irrigation schedule for each month, including number of irrigation days per week, number of start times (cycles) per day, minutes of run time per cycle, and estimated amount of applied irrigation water, expressed in gallons per month and gallons per year, for the established landscape.

18. For each valve, two irrigation schedules shall be prepared, one for the initial establishment period of six months and one for the established landscape, which incorporate the specific water needs of the plants and functional turf throughout the calendar year.

19. The planting plans (Section 17.06.030 D.b.) and irrigation design plans shall be drawn at the same size and scale.

20. The planting plan (Section 17.06.030 D.b.) and Irrigation design plans including landscape concept plans shall be prepared by a landscape architect licensed or registered by the State of California.

d. Soil management plan requirements:

1. After mass grading, the project applicant shall:

a. Perform a preliminary site inspection;

b. Determine the appropriate level of soil sampling and sampling method needed to obtain representative soil sample(s), typically one test per every twenty-five thousand (25,000) square feet of landscaped area;

c. Conduct a soil probe test to determine if the soil in the landscape area has sufficient depth to support the intended plants; and

d. Obtain appropriate soil sample(s).

2. The project applicant shall submit soil sample(s) to a laboratory for analysis and recommendation. The soil analysis may include:

a. Soil texture;

b. Infiltration rate determined by laboratory test or soil texture infiltration rate tables;

c. pH;

d. Total soluble salts;

e. Sodium; and

f. Soil analysis recommendations.

3. The project applicant shall prepare documentation describing the following:

a. Soil type;

b. Identification of limiting soil characteristics;

c. Identification of planned soil management actions to remediate limiting soil characteristics; and

d. Submit the soil analysis report and documentation verifying implementation of soil analysis report recommendations to the county pursuant to the requirements of Section 17.06.030 F.3.

e. Grading design plan requirements:

1. The landscape documentation submitted shall include rough/precise grade elevations prepared for the project by a licensed civil engineer.

E. Landscape irrigation and maintenance.

This section shall apply to all projects subject to the provisions of this chapter as set forth in Section 17.06.030 C.

1. Two irrigation schedules shall be prepared, one for the initial establishment period of six months and one for the established landscape, which incorporate the specific water needs of the plants and turf throughout the calendar year. The irrigation schedule shall take into account the particular characteristics of the soil; shall be continuously available on site to those responsible for the landscape maintenance; and shall contain specifics as to optimum run time and frequency of watering, and irrigation hours per day. The schedule currently in effect shall be posted at the controller.

2. A regular maintenance schedule and certificate of completion shall be submitted to the planning director, property owner, and water purveyor. A regular maintenance schedule shall include, but not be limited to, routine inspection, adjustments, and repair of the irrigation system and its components; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; weeding in all landscape areas and removing any obstruction to irrigation devices. Repair of all irrigation equipment shall be done with the original equipment manufacturers installed components or equivalent/improved quality components.

3. All model homes that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscapes described in this chapter.

4. Information shall be provided to owners of new, single family residential homes regarding the design, Installation, management, and maintenance of water efficient landscapes.

F. Compliance/plan submittal process.

Prior to issuance of a building permit for the project, the project applicant shall:

1. Submit all landscape documents for review and approval by the planning director. The planting plan, irrigation design plan, and soils management plan shall be reviewed by a licensed or registered landscape architect to ensure that all components of the plans adhere to the requirements of this chapter. The licensed or registered landscape architect shall sign the plans verifying that the plans comply with this chapter. Any plans submitted without the signature of a licensed or registered landscape architect shall not be accepted for review.

2. Prior to issuance of a certificate of occupancy or final inspection for the project, a regular maintenance schedule and a certificate of completion shall be submitted to the planning director certifying that the landscaping has been completed in accordance

with the approved planting, irrigation design, soil management, and grading design plans for the project. The certificate of completion shall be signed by a licensed or registered landscape architect and shall indicate:

a. Date;

b. Project information: Project name; project applicant name, telephone and mailing address; project address and location; and property owner name and mailing address;

c. Prior to backfilling, evidence that the party responsible for irrigation installation conducted a preliminary field inspection of the irrigation system (evidence of field inspection shall be attached);

d. The landscaping has been installed in conformance with the approved planting and irrigation design plans;

e. Irrigation audit report performed by a certified irrigation auditor after project installation (audit report shall be attached);

f. The smart irrigation controller has been programmed appropriately according to the parameters of each valve circuit;

g. The irrigation system has been adjusted to maximize irrigation efficiency and eliminate overspray and runoff;

h. A copy of the approved landscape documentation (Section 17.06.030 D), the irrigation schedule (Section 17.06.030 E.1) and the maintenance schedule (Section 17.06.030 E.2.) has been given to the property owner and local water purveyor; and

i. Verification that the maintenance schedule has been provided to the planning director.

3. At a minimum, all landscape irrigation audits shall comply with the "Irrigation Association Certified Landscape Irrigation Auditor (CLIA) Training Manual" (3rd Edition, 2013 or most current) and shall be conducted by a certified landscape irrigation auditor. Any landscape irrigation auditor performing audits shall maintain a current certification as a CLIA from the Irrigation Association (IA).

4. The planning director or his/her designee shall have the right to enter upon the project site at any time before, during, and after installation of the landscaping, to conduct inspections for the purpose of enforcing this chapter.

5. The planning director shall have the discretion to interpret and determine suitable compliance based upon the intent of the chapter.

17.06.040 Landscape Requirement for Non Residential Uses

A. **Commercial Use landscaping requirements.** Commercial Landscaping Requirements identifies the minimum required depth of landscaped areas adjacent to residential districts and public right-of-ways and the minimum required coverage of landscaping for commercial districts and specific commercial uses.

1. Landscape Depths Required

a. Property Lines Adjacent to Residential Districts – 5 feet

b. Required Setback Adjacent to Public Rights-of-Way – 10 feet

2. This area shall be landscaped with plant materials.

3. Landscaping in these areas shall consist of an effective combination of street trees, trees, ground cover and shrubbery and may include such items as sidewalks, access driveways, flagpoles, fountains, and other similar appurtenances.

4. Landscaping shall be developed as usable landscaped open space and outdoor living and recreation area with an adequate irrigation system.

5. Area shall be landscaped with plant materials designed to provide beautification and screening.

B. **Commercial Use Landscape provisions.**

1. All non-paved areas shall be landscaped and maintained to control dust.
2. Wherever off-street parking areas are situated across the street from property in a residential zone, a masonry wall or berm 3 feet in height shall be erected within the required landscape area, outside of the public right-of-way to adequately screen the residential properties.
3. An automatic irrigation system shall be provided for all landscaped areas.
4. Landscaping within required setback adjacent to the public right-of-way shall be provided and maintained in perpetuity subject to the following conditions:
   a. A distinct demarcation between asphalt paving and landscaped area shall be provided.
5. No other usage or storage is permitted within required landscaped area.

C. **Industrial Use landscape provisions.**

1. The required front yard and required side yard on the street side of a corner lot, except for the area occupied by necessary driveways and walkways, shall be landscaped with trees and other plant materials.
2. Landscaping within required setback adjacent to the public right-of-way shall be provided and maintained, subject to the following conditions:
   a. A distinct demarcation between asphalt paving and landscaped area shall be provided.
   b. At least one-third of the total landscaped area shall be provided by trees, shrubs, and other plant material.
3. An automatic irrigation system for the landscaped area shall be provided.
4. No other usage or storage is permitted within the required landscaped area.

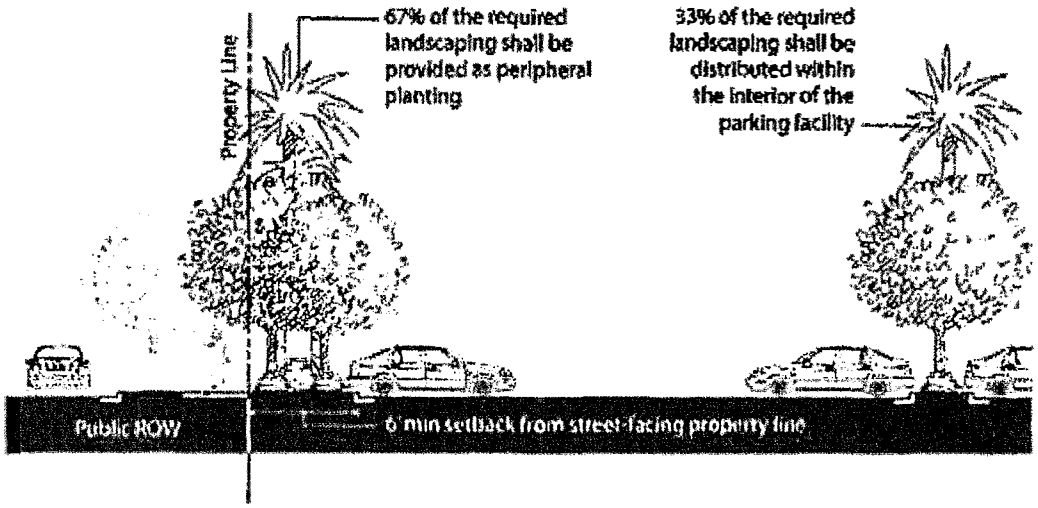
D. **Landscaping Used for Screening** This section indicates the requirements with respect to the landscaping of buffers.

1. Landscaped Buffers for Industrial Uses. A landscaped buffer shall be provided along the boundary of all industrially zoned property where it abuts a residential or commercial zone.
2. Walls. Where a berm is provided, a three (3) to six (6) foot high masonry wall is allowed at the setback line with a berm to add to its height.

E. **Parking Lot Landscaping Standards**

1. **Landscaping requirements.**
   a. A minimum of 15 percent of the total off-street open parking area shall be landscaped with a mixture of trees, shrubs, vines, ground cover, hedges, flowers, bark, chips, decorating cinders, gravel, and similar material. A minimum of one-third of the required landscaping shall be distributed within the interior of the parking facility and the remaining two-thirds of the required landscaping shall be provided as peripheral planting on the exterior edges of the parking area.
   b. All planter beds and tree planters shall be bordered by a concrete curb not less than 6 inches in height adjacent to the parking surface.
   c. All applicants creating new or rehabilitating parking lots shall provide a landscape plan for review and approval by the City of Beaumont for said parking lots. The landscape plan shall incorporate water-conserving plant material and irrigation technology.
   d. All landscape areas shall be well maintained in perpetuity.
2. **Screening requirements.**
   a. All off-street parking areas shall be screened to minimize the visual impact on adjacent streets and properties. No parking space shall be located within 6 feet of a street property line or back of sidewalk. Any open areas in the interiors shall be landscaped with appropriate plant materials.
   b. Open parking facility or a loading area shall be screened from a residential district adjoining or directly across a street or alley. Screening shall be 6 feet in height, except that screening to protect properties across a street may not be less than 4 feet in height.

Parking Lot Landscaping Requirements Exhibit



F. **Tree requirements.**

1. The intent of this code is to improve and maximize the landscaping within the off-street open parking areas to provide 30 percent or more of shade coverage in 10 years. In order to achieve this coverage, the applicant shall plant single-trunk, low-branching trees in windy areas, and design, where possible, north/south-oriented parking areas to provide maximum shade. Landscaping shall be provided and maintained to the extent that at least one medium- or large-scale tree is planted for every six parking stalls. A diversity of tree species is required.
2. The minimum size tree planted shall be no less than a 24-Inch box tree.
3. Low water use and native plant materials shall be encouraged and used to the greatest extent possible.
4. Problematic trees having shallow or invasive roots or having brittle or weak branching structure shall be prohibited.
6. Where trees already exist, the parking lot shall be designed to make the best use of this existing growth and shade wherever it is reasonably possible.

G. **Landscape Maintenance Requirements**

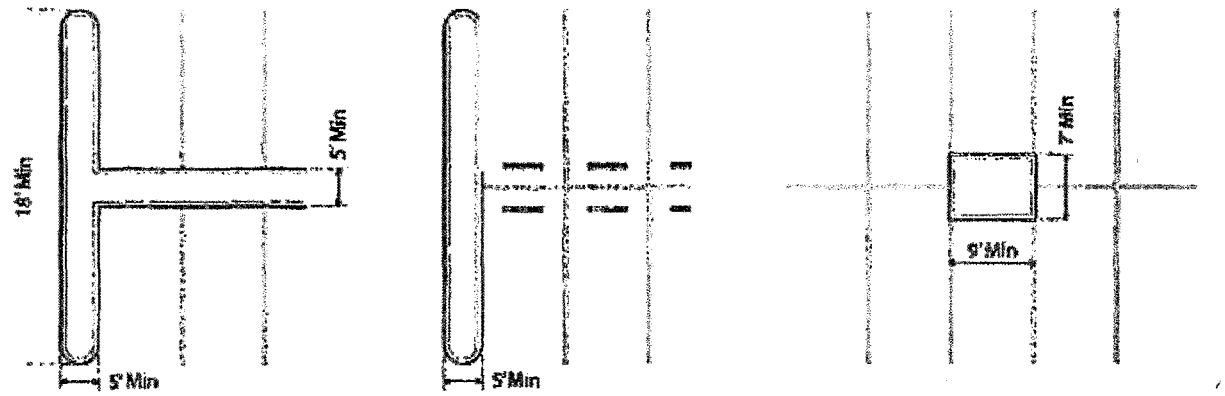
1. Maintenance shall include, but not be limited to: proper pruning, watering, and fertilization of plants; periodic replacement of decomposed granite; irrigation system repairs and adjustments; removal, adjustment, and/or replacement of tree stakes; and weed removal. All missing, dead, dying, or significantly injured tree(s) must be replaced. Unless otherwise approved, a replacement tree(s) shall be the same size and type as removed. The minimum size replacement tree(s) allowed shall be no less than a 24-inch boxed tree.

2. All significantly injured, decayed or dead trees, and trees found to be significantly damaged by improper pruning shall be removed and replaced by the landowner.

17.06.050 Parking Lot Landscape Requirements.

A. Parking lot dividers, islands, planters, and planting areas shall be a minimum of 5 feet wide and 10 feet long except that all new or retrofitted tree planters shall be a minimum of 9 feet by 7 feet, measured to the inside perimeter of the planter, and shall have no less than 48 square feet of permeable soil planting area.

Parking Lot Requirements Exhibit



B. **Parking lot tree irrigation requirements.** Automatic irrigation systems within parking lots shall be installed. Trees shall be irrigated with drip emitters, bubbler heads, or subterranean low-volume drip system. Trees shall be irrigated separately from shrubs and ground covers.

C. **Parking lot tree maintenance and installation requirements.** All plants and irrigation systems shall be installed according to approved plans. The owner shall guarantee the quality of work, health, and condition of plants and installation of materials including but not limited to plant types, size, spacing, and irrigation systems. Prior to final acceptance of the project, the City shall inspect and verify that the installation is in compliance with the approved plans and specifications. All corrections, adjustments, and/or replacement of landscape elements shall be done prior to final approval by the City.

17.06.060 Landscape Requirements for Multiple-Family Uses

A. For small Multiple-Family residential properties with 4 units or less shall meet the same requirements as Single Family Uses 17.06.080.

B. For large Multiple-Family residential properties the intent of coverage for commercial properties. Projects shall meet the parking lot landscaping standards and the Usable Yard Area requirements for the Multiple-Family Zone (17.03.070).

17.06.070 Landscape Requirements for Mixed Uses

A. For Mixed Use properties shall prepare detailed planting plan for the approval of the Planning Commission. The plan shall take into account the landscape requirement for the different types of uses of the property.

17.06.080 Landscape Requirements for Single Family Residential Uses

A. For Single Family residential properties no more than 50 percent of the front yard and street side yard area shall be non-pervious surface (e.g., used as a driveway). Deviations from these standards may be allowed through site plan and architectural review for small-lot single-family developments at the time of master home plan review where these standards preclude the maximum lot coverage from being achieved.

B. Remaining unpaved portion of the setback areas shall be landscaped, irrigated, and maintained. At least one-third of the landscaped area shall be provided by trees, shrubs, and other plant material. All other areas shall have wood chips, decorative rock, decomposed granite or other as approved by the Planning dept. All landscaping shall be maintained per the Beaumont Municipal Code and/or as often as necessary to prevent a nuisance. No junk, debris, or other similar materials shall be stored in the landscaped areas.

C. Landscaping shall be designed to prevent irrigation water from flowing over paved surfaces. Techniques include:

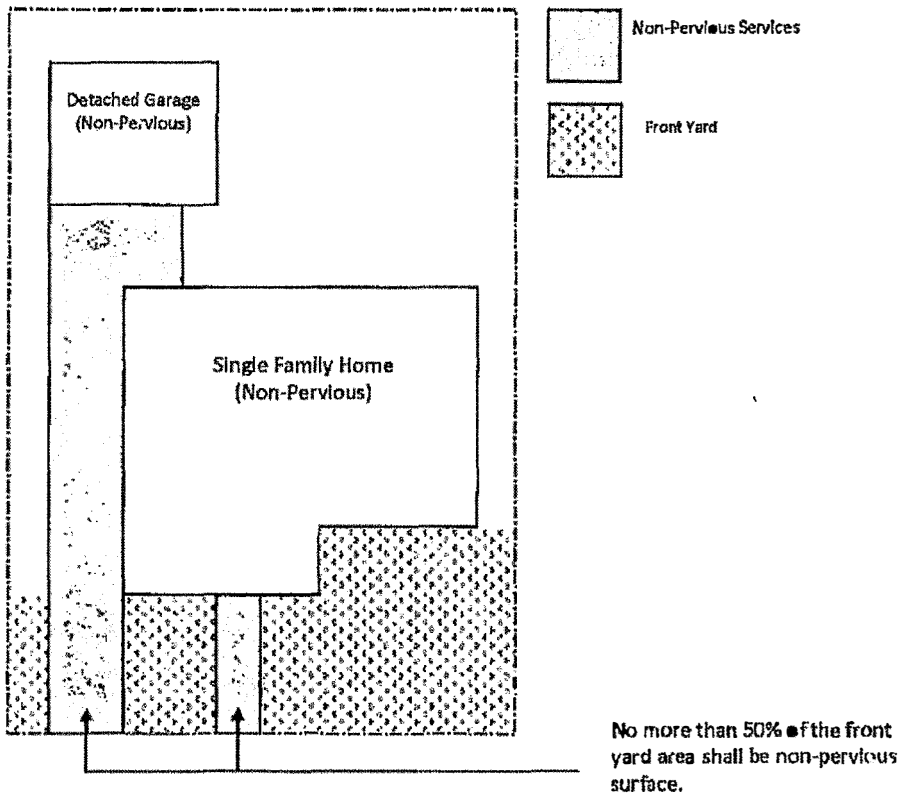
1. Off-setting any turf areas from driveways and sidewalks a minimum of 24 inches to prevent overspray from sprinklers.

2. Using a subterranean irrigation system (versus spray irrigation) or drip irrigation system.

3. Other water conservation techniques.

E. A minimum of two 24-inch box shade trees are required within the front yard setback of all single-family residences.

Front Yard Coverage Exhibit



17.06.090 Slopes

A. Cut and fill slopes equal to or greater than three feet (3') in vertical height shall be planted with ground cover and shall be provided with an in-ground irrigation system to protect the slope from erosion and instability.

B. Cut and fill slopes exceeding ten feet (10') in vertical height shall be planted with approved trees and shrubs in addition to ground cover to protect the slope from erosion and instability.

17.06.100 Maintenance

A. Property owners shall maintain the planting strip abutting each property regardless of whether the property is developed or not.

B. Any tree, shrub, or part thereof on private property that overhangs any street or alley so that it endangers life, safety, or public property shall be removed, trimmed, or cut off within ten (10) days of written notice from the City.

C. Occupants of a property abutting a public street or alley shall keep private trees from overhanging into the public right-of-way. Trees shall be trimmed to maintain a

minimum clearance of ten (10) feet above the sidewalk, fourteen (14) feet above a curb, seventeen and one-half (17½) feet at center in residential areas, and seventeen and one-half (17½) feet above the curb at bus stops.

D. Front and side yards shall not be used for off-street parking of vehicles or loading spaces.
E. The property owner shall permanently and continuously maintain all landscaping in a neat, clean, and healthy condition, including removal of litter, proper pruning, mowing of lawns, weeds, fertilizing, and watering; and replacement of diseased and/or dead plants.
F. Front, side, and rear yards shall not be used for off-street parking of vehicles or loading spaces unless on an approved surface.

17.06.110 Street Trees

This section applies to street trees located within the public right-of-way.

B. Permitted Plantings. Only trees approved by the Planning Director shall be planted along a public street, alley, parking strip, public right-of-way, or parkway.
B. Responsibility for Maintenance. Owners of a property fronting a public street or alley shall be responsible for the adequate watering of all street trees abutting that property and shall bear the cost of replacement of any street tree that dies.
D. Alteration or Removal. No person shall plant, trim, or remove any tree or shrub on any, public street or right-of-way without approval of a permit by the Planning Department. Public utility companies and agencies shall be permitted to trim Trees to ensure the safe operation of their businesses.
E. Prohibitions. The following acts in planting strips or parkway areas are prohibited:
1. Construction of a tree well with diameter less than four (4) feet or otherwise filling the ground area around a tree so as to shut off light, air, or water from the roots.
2. Piling of any, building material, equipment, or other substance around any tree so as to cause injury.
3. Pouring of any deleterious matter on or around any tree or on the ground or on any lawn in such a manner as to damage the tree.
4. Cutting, breaking, defacing or damaging a tree in any manner whatsoever.
5. Placing or allowing to remain in any parkway area any vegetation (other than an approved tree) or structure exceeding eighteen (18) inches in height.
6. Posting or affixing to any City tree any bill, poster, picture, placard, announcement, notice, advertisement, or sign.

17.06.120 Artificial Turf/Grass

This section sets forth the requirements with respect to the use of artificial turf/grass in landscape areas and may be used to meet the requirements for plant material.

A. Artificial turf/grass shall be allowed in all landscape areas subject to the following standards.
1. Artificial turf/grass shall be aesthetically similar to natural turf.
2. Artificial turf/grass shall be maintained to the standards and aesthetics consistent to the time at which it was approved and installed.

3. Artificial turf/grass shall have an artificial turf fiber blend that reduces heat absorption, has appropriate ultraviolet protection, and has a flammability rating that meets Fire Department Standards.

17.06.130 Landscape Water Use Efficiency Enforcement

A. The City of Beaumont will rely on water purveyors to enforce landscape water use efficiency requirements. The City of Beaumont shall coordinate with local water purveyors and identify programs that enhance and encourage landscape water use efficiency such as:

1. Tiered water rate structure, or
2. Allocation-based conservation water pricing structure, or
3. A rate structure at least as effective as the above options, or
4. Irrigation audits and/or irrigation surveys, or
5. Penalties for water waste.

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218 N. Murray St.

Proof of Publication
(2015.5 C.C.P.)

127396 CH. 17.06

State of California)
County of Riverside) **ss.**

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above matter. I am the principal clerk of the printer and publisher of Record Gazette, a newspaper published in the English language in the City of Banning, County of Riverside, and adjudicated a newspaper of general circulation as defined by the laws of the state of California by the Superior Court of the County of Riverside, under the date October 14, 1966, Case No. 54737. That the notice, of which the annexed is a copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

January 29, 2016

Executed on: 01/29/2016

At Banning , CA

I ceritfy (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

CITY OF BEAUMONT
LEGAL NOTICE
NOTICE IS HEREBY GIVEN, that the Beaumont City Council conducted a public hearing on Tuesday, December 15, 2015 at 550E. 6th Street, Beaumont, California 92223, to receive testimony and comments from all interested persons regarding the adoption of the following matter(s):
AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF BEAUMONT, CALIFORNIA
AMENDING CHAPTER 17.06 LANDSCAPE STANDARDS, OF THE BEAUMONT MUNICIPAL CODE
The City of Beaumont is proposing to amend Chapter 17.06 Landscape Standards with Chapter 17 Zoning to establish minimum landscape standards to enhance the appearance of developments, provide shade, reduce heat and glare, control soil erosion, conserve water, ensure the ongoing maintenance of landscape areas, and ensure that landscape installations do not create hazards for motorists or pedestrians. Additionally, this ordinance updates the water efficiency standards in compliance with Governor Browns Executive Order B-29-15. The Ordinance was adopted at its second reading on January 19, 2016 by the following vote:
AYES: Mayor Lara, Council Members Knight, Orozco, and White
NOES: None
ABSTAIN: None
ABSENT: None
Date: January 20, 2016
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