

**CITY OF ALBANY
PLANNING AND ZONING AGENDA
STAFF REPORT**

Agenda date: 4/10/2012

Prepared by: ALH

ITEM: 6B

SUBJECT: Bay Friendly Landscaping - In order to continue receiving Waste Import Mitigation Funding, StopWaste.Org requires that its member agencies adopt requirements that all new construction and rehabilitation of public and private landscapes of 2,500 square feet of irrigated area or greater adhere to the "Bay Friendly Basics" protocols. As a participating agency, the City of Albany is required to adopt the Bay Friendly Basics Landscape Checklist best practices document in order to secure on-going funding from StopWaste. The City has been provided a draft checklist which is being adopted by jurisdictions throughout Alameda County. Pursuant to Chapter 20.68.030, the Planning & Zoning Commission shall make a recommendation to the City Council for adoption of a resolution adopting Bay Friendly policies in the City of Albany.

SITE: City-wide

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission adopt Resolution 2012-01 recommending that the City Council adopt the updated Bay Friendly Basics Policy Update.

BACKGROUND/PROJECT DESCRIPTION

The City of Albany receives annual recycling mitigation funding through StopWaste and has received this source of funding since the mid 1990s. This is the last year that the City will receive recycling mitigation funding through Waste Management. In order for the City to receive this funding, it must adopt the newly updated Bay Friendly Basics Policy Update by June 30, 2012. Once completed and adopted, the City will receive \$23,724 of recycling mitigation funds for fiscal year 2012-2013.

The Recycling Board and the Waste Management Authority Board decided to include the following funding and condition in the FY 11/12 budget for the final year of pass through Waste Import Mitigation funding.

- All Cities and Alameda County will require that all new construction and rehabilitation of public and private landscapes of 2,500 square feet of irrigated area or greater that require a permit, plan check or design review (this is the threshold contained in the California Model Water Efficiency Landscape Ordinance) shall adhere to the modified "Bay Friendly Basics."

A Bay-Friendly-Rated Landscape must meet the required "Basic" practices as well as score a specified number of points from a more extensive scorecard. The new policy would extend only the Bay Friendly Basic practices to all projects over the threshold. Consistent adherence to these measures for major landscape projects will help to achieve the goal of resource conservation. There are nine components contained in the new provisions and are detailed below.

1. Mulch: All soil on site is protected with a minimum of 3 inches of mulch after construction.
2. Amend the Soil with Compost Before Planting: Compost is specified as the soil amendment, at the rates indicated by a soils analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived.
3. Reduce and Recycle Landscape Construction Waste: Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for C&D debris recycling. An existing or new city/county ordinance on diversion of C&D debris supersedes this requirement.
4. Choose and Locate Plants to Grow to Natural Size: Species will be selected and plants spaced to allow them to grow to their natural size and shape. Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks, or in narrow strips/medians will be spaced at the maximum plant spread according to a published reference plant book, and still fit into their planting area without significant overhang against buildings, or over walkways, streets or onto adjacent plants.
5. Do Not Plant Invasive Plant Species: None of the plant species listed by CAL-IPC as invasive in the San Francisco Bay Area should be included in the planting plan.
6. Grow Drought Tolerant California Native, Mediterranean or Climate Adapted Plants: A minimum of 75% of the total number of plants in the non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a third party source. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately.
7. Minimize the Lawn: A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted.
8. Specify Weather-Based Irrigation Controllers (Automatic, Self-adjusting) that includes a Moisture and/or Rain Sensor Shutoff: Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems.
9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide: Sprinkler and spray heads are not specified in areas less than or equal to eight feet wide to prevent

overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.

Once approved by the City Council, the practices would be effective immediately. This would apply to landscape projects (public and private) which are 2,500 sq. ft. or greater in area that requires City review (permit, plan check, Design Review). This threshold and review practice is consistent with the Water Efficient Landscape Ordinance contained in Section 12-7 of the Albany Municipal Code which was adopted in 2010. For example, a 2,500 sq. ft. landscape project would subject to the City's Water Efficient Landscape Ordinance. The applicant would have to further comply with the new Bay Friendly policies outlined above as part of the project submittal.

ENVIRONMENTAL ANALYSIS

Staff has determined that the proposed project is categorically exempt from the requirements of CEQA per Section 15060 (c) (2), of the CEQA Guidelines, which provides that the activity will not have foreseeable indirect physical change in the environment.

Attachments:

1. Analysis of Zoning Requirements
2. Project Application
3. Memo from StopWaste dated October 6, 2011

ATTACHMENT 1

PLANNING & ZONING COMMISSION
RESOLUTION 2012-01

A Resolution of the Planning Commission of the City of Albany, County of Alameda, State of California, Recommending that the City Council Adopt a Resolution Approving the New Bay Friendly Landscaping Policy Update

WHEREAS, in 2006 the City of Albany adopted Green Building & Bay Friendly Landscaping policy provisions contained in Section 20.68 of the Albany Municipal Code; and

WHEREAS, Section 20.68.030 Standard for Compliance of the Albany Municipal Code states that the standards of compliance shall be based on the recommendation of the Planning and Zoning Commission; and

WHEREAS, Section 20.68.030 states that the City Council shall establish by resolution, and periodically review and update as necessary, Green Building and Bay-Friendly Landscaping Standards of Compliance; and

WHEREAS, the City of Albany resolved to encourage the use of water efficient landscaping, as embodied in the Alameda County Waste Management Authority (StopWaste.Org) protocols, Bay Friendly Landscaping; and

WHEREAS, in October 2011, StopWaste.Org issued a mandate that its member agencies meet funding conditions that include the requirement that all new construction and rehabilitation of public and private landscapes of 2,500 square feet of irrigated area or greater adhere to the "Bay Friendly Basics" protocols, in order to continue to receive Waste Import Mitigation Funding; and

WHEREAS, the City of Albany has been tasked with updates to the Bay Friendly Landscape Policy Update; and

WHEREAS, the Planning Commission reviewed the staff report and determined that the policy updates are exempt from CEQA pursuant to Section 15060 (c) (2); and

WHEREAS, a public hearing notice was posted in three public places on Friday, March 30, 2012 pursuant to Government Code Section 65090; and

WHEREAS, the Planning & Zoning Commission has held a public hearing, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request; and

WHEREAS, the final General Plan and the Zoning Code are incorporated herein by reference, and are available for review at City Hall during normal business hours.

NOW, THEREFORE, the City of Albany Planning & Zoning Commission does hereby RESOLVE as follows:

Bay Friendly Basics Policy Update

1. Mulch: All soil on site is protected with a minimum of 3 inches of mulch after construction.
2. Amend the Soil with Compost Before Planting: Compost is specified as the soil amendment, at the rates indicated by a soils analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived.
3. Reduce and Recycle Landscape Construction Waste: Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for C&D debris recycling. An existing or new city/county ordinance on diversion of C&D debris supersedes this requirement.
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5. Do Not Plant Invasive Plant Species: None of the plant species listed by CAL-IPC as invasive in the San Francisco Bay Area should be included in the planting plan.
6. Grow Drought Tolerant California Native, Mediterranean or Climate Adapted Plants: A minimum of 75% of the total number of plants in the non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a third party source. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately.
7. Minimize the Lawn: A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted.
8. Specify Weather-Based Irrigation Controllers (Automatic, Self-adjusting) that includes a Moisture and/or Rain Sensor Shutoff: Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems.
9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide: Sprinkler and spray heads are not specified in areas less than or equal to eight feet wide to prevent

overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.

NOW THEREFORE BE IT RESOLVED by the Planning & Zoning Commission of the City of Albany hereby recommends that the City Council of the City of Albany adopt a resolution approving the Bay Friendly Basics Policy Update.

PASSED, APPROVED AND ADOPTED this 10th day of April, 2012 by the following vote:

AYES-_____

NOES-_____

ABSENT-_____

ABSTENTION-_____

Planning Commission Chairperson Arkin

ATTEST:

Anne Hersch, City Planner

ATTACHMENT 2
SECTION 20.68 OF THE ALBANY MUNICIPAL CODE

SECTION 20.68 GREEN BUILDING AND BAY-FRIENDLY LANDSCAPING REGULATIONS

20.68.010 Purpose.

To promote economic and environmental health in the City, it is essential that the City itself, through the design, construction, operation and deconstruction of its own facilities and facilities it funds, provide leadership to both the private and public sectors by incorporating green building and bay-friendly landscaping practices. The most immediate and meaningful way to do this is to require the integration of green building and bay-friendly landscaping strategies in City and public-private partnerships buildings and landscapes. (Ord. No. 06-016)

20.68.020 Definitions.

As used in this section:

Compliance Official. The Community Development Director shall be authorized and responsible for implementing this section as the Green Building and Bay-Friendly Landscaping Compliance Official.

20.68.030 Standard for Compliance.

The City Council shall establish by resolution, and periodically review and update as necessary, Green Building and Bay-Friendly Landscaping Standards of Compliance. The standards of compliance shall include, but not be limited to, the following elements:

- A. Types of projects subject to regulation
- B. Guidelines or checklists to be applied to various types of projects
- C. Minimum threshold of compliance for various types of projects; and
- D. Timing and method of verification of compliance with regulations
- E. Definitions of terms used in the Standards of Compliance

The standards of compliance shall be based on the recommendation of the Planning and Zoning Commission. (Ord. No. 06-016)

20.68.040 Promulgation of Implementing Regulations.

A. Implementation of this section shall commence July 1, 2007. The Community Development Director shall promulgate any rules and regulations necessary or appropriate to achieve compliance with the requirements of this section. The initial rules and regulations shall

be promulgated after securing and reviewing comments from affected City agencies and departments.

B. The rules and regulations promulgated by the Community Development Department under this section shall provide for at least the following:

1. The incorporation of the green building and bay-friendly landscaping requirements of this section into the appropriate design, construction, maintenance and development agreement documents prepared for the applicable projects.

2. The Compliance Official(s) shall have the responsibility to administer and monitor compliance with the green building and bay-friendly landscaping requirements set forth in this section and with any rules and regulations promulgated thereunder, and to grant waivers or exemptions from the requirements of this section. (Ord. No. 06-016)

20.68.050 Hardship or Infeasibility Exemption.

A. Exemption. If an applicant for a covered project believes that circumstances exist that make it a hardship or infeasible to meet the requirements of this section, they may apply for an exemption as set forth below. In applying for an exemption, the burden is on the applicant to show hardship or infeasibility.

B. Application. If an Applicant for a covered project believes such circumstances exist, the applicant may apply for an exemption at the time of application submittal. The applicant shall indicate the maximum number of credits he or she believes make it a hardship or infeasible to comply fully with this section. Such circumstances may include, but are not limited to, availability of markets for materials to be recycled, availability of green building materials and technologies, and compatibility of green building requirements with other government requirements and building standards.

C. Meeting with Compliance Official. The Compliance Official shall review the information supplied by the applicant, may request additional information from the applicant, and may meet with the applicant to discuss the request.

D. Granting of Exemption. If the Compliance Official determines that it is a hardship or infeasible for the applicant to meet fully the requirements of this section based on the information provided, the Compliance Official shall determine the maximum feasible number of credits reasonably achievable for the project. If an exemption is granted, the applicant shall be required to comply with this section in all other respects and shall be required to achieve, in accordance with this section, the number of credits determined to be achievable by the Compliance Official.

E. Denial of Exemption. If the Compliance Official determines that it is possible for the applicant to fully meet the requirements of this section, they shall so notify the applicant in writing.

(Ord. No. 06-016)

20.68.060 Appeal.

A. Any aggrieved applicant or person may appeal the determination of the Compliance Official regarding: (i) the granting or denial of an exemption pursuant to Section 20.68.060; or (ii) compliance with the section pursuant to subsection 20.68.060.

B. Any appeal must be filed in writing with the Community Development Department within fourteen (14) days of the determination by the Compliance Official. The appeal shall state the alleged error or reason for the appeal. In reviewing the appeal, the City Council may request additional written or oral information from the applicant or Compliance Official. The Planning and Zoning Commission shall hold a public hearing regarding the appeal within forty (40) days of the date when the appeal was filed.
(Ord. No. 06-016)

20.68.070 Severability.

If any subsection, subdivision, paragraph, sentence, clause or phrase of this section, or any part thereof, is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this section or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, and phrase of this section irrespective of the fact that one (1) or more subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional, invalid, or effective. To this end, the provisions of this section are declared to be severable. (Ord. No. 06-016)

ATTACHMENT 3
STOPWASTE LETTER



October 6, 2011

To: Member Agency Staff
From: Tom Padia, Recycling Director
Subject: Import Mitigation Funding to Member Agencies for FY 11/12 – *Last and Final Year*

Background

The Authority has received Waste Import Mitigation Fee payments from the City and County of San Francisco since the mid-1980's. Beginning in the mid-1990's the Authority has allocated \$1,000,000 of these revenues annually to the member agencies (increased to \$1,100,000 in FY 07/08) with the requirement that the funds be used for specified waste reduction purposes. As part of the FY 07/08 budget process, the WMA Board adopted a set of eligibility criteria that would need to be adopted by each member agency in order to receive IM funds in FY 08/09 and 09/10:

- Residential food scraps co-collected curbside with plant debris for composting
- Formal adoption of a 75% diversion goal
- C&D Debris Diversion Ordinance applicable to private projects as well as to civic projects
- Civic Green Building Ordinance
- Civic Bay-Friendly Landscaping Ordinance

All member agencies met the eligibility criteria for FY 08/09 and 09/10.

Our "Strategic Workplan 2020" included a recommendation to extend import mitigation payments (grants) historically offered to our member agencies for another two fiscal years, at the level of \$1.1 million, under the following conditions and procedures:

First Year (FY 10/11) Funding Conditions:

- Continued compliance with previous mitigation funding conditions.
- Implement and report compliance with the C&D, Civic Bay Friendly, and Civic Green Building policies or ordinances.
- Participate in The Contest, our new regional media campaign.

The recommended first year (FY10/11) funding and conditions were adopted in the FY10/11 budget, and these funds were disbursed to all 17 member agencies.

Funding Conditions for FY 11/12

For the second and final year (FY 11/12), after many months of discussions with the member agency Technical Advisory Committee (TAC) and advisory discussions with both the Recycling Board and the

Waste Management Authority Board, at the January 26, 2011 WMA Board meeting staff was directed to include the following funding and conditions in the FY 11/12 budget for the final year of pass through Waste Import Mitigation funding. The following was included in the FY 11/12 StopWaste.Org budget adopted by the WMA on May 25, 2011:

Second and Final Year (FY 11/12) Funding Conditions (all of the below):

- Continued compliance with previous mitigation funding conditions.
- Implement and report compliance with the C&D, Civic Bay Friendly, and Civic Green Building policies or ordinances.
- Participate in The Contest, our new regional media campaign.
- Implement at least two measures from the menu of options below (the two sanitary districts, who do not have land use powers and who will be unable to adopt the "Bay Friendly Basics" landscaping ordinance referenced in the next bullet, will need to implement three of the measures from the menu below)
- All Cities and the County (not including the two sanitary districts, who do not have land use powers) will require that all new construction and rehabilitation of public and private landscapes of 2,500 square feet of irrigated area or greater that require a permit, plan check or design review (this is the threshold contained in the California Model Water Efficiency Landscape Ordinance, which became effective 1/1/10 in every jurisdiction unless superseded by a stricter local ordinance) shall adhere to the modified "Bay Friendly Basics" (see attachment B). A Bay-Friendly-Rated Landscape must meet the required "Basic" practices as well as score a specified number of points from a more extensive scorecard. The new mitigation condition would extend only the Bay Friendly Basic practices to all projects over the threshold. Consistent adherence to these measures for major landscape projects will help to develop local markets for mulch and compost and will also serve to strengthen partnerships with local water and stormwater agencies for the mutual goal of resource conservation.

The above ordinance, and any ordinance selected from the list below, would need to be adopted by the end of June, 2012, at the latest, and become effective by July 31, 2012, at the latest. Timing of disbursement of Import Mitigation allocations in FY 11/12 will depend upon when requirements are met and application is submitted. Applications demonstrating compliance must be submitted by June 30, 2012. Allocations from any agencies not meeting the eligibility requirements will be retained in the fund balance at StopWaste.Org. Allocations to eligible agencies will not be affected by the ineligibility of anyone else.

Menu of Options

Require the 14 cities and the County to select and implement two additional measures from the following menu of options (sanitary districts, exempt from the "Bay Friendly Basics" requirement, will need to pick three measures). Selections may include options already implemented in the jurisdiction:

- Implement an effective commercial food scraps collection program (minimum requirements are to collect from 20% or more of food-generating businesses, per SIC/NAICS code lists, or from 5% or more of all businesses in the jurisdiction)
- Implement an acceptable special events diversion program (all events required to obtain a permit from the City that are expected to draw 1,000 attendees or more, must submit a waste management plan prior to the event and a post-event report listing, at a minimum, quantities diverted and disposed).
- Promote food scraps diversion within jurisdiction as regional campaign winds down (provide residential bill inserts at least two times per year promoting food scraps recycling, and ensure

residential organics carts are labeled for plant debris, food scraps and compostable paper, and do not read "Yard Waste Only")

- Cooperate and partner with StopWaste.Org and the local school district to monitor and expand diversion efforts within and partnerships with the schools (at a minimum, city will verify through site visits whether or not the local school district is in compliance with the StopWaste.Org School District partnership requirements - i.e. that there is a recycling bin in every classroom, and the school district has the appropriate collection arrangements in place for recyclables from the school sites). Random classroom inspections at 20% of the district classrooms will be deemed sufficient to verify compliance.
- Adopt an acceptable Environmentally Preferable Purchasing (EPP) policy for public purchases that requires, at a minimum, annual reporting to the elected council or board of the jurisdiction on implementation of and compliance with the policy.
- Adopt the Green Halo compliance tracking system to assist in the implementation of C&D Ordinance (would not apply to sanitary districts), including any necessary changes to fee schedules and/or permit processes to ensure that permit holders input waste management data into the Green Halo system. (City may assess a service fee for staff to input waste management data into system for permit holders not willing or able to utilize Green Halo system).
- For commercial building renovations, require compliance with StopWaste.Org's small commercial checklist (would not apply to sanitary districts).
- For private construction projects, require third party Green Building certification for projects over specified threshold (would not apply to sanitary districts). Verification may be by a municipal employee or contractor if that person is a certified GreenPoint Rater, provided the project is officially certified as GreenPoint Rated or LEED.
- For private sector landscape construction, require a third party Bay-Friendly Rated Landscape certificate for projects over specified thresholds (would not apply to sanitary districts). Verification may be by a municipal employee or contractor if that person is a qualified Bay-Friendly Landscape Rater, provided that the project is officially certified as a Bay-Friendly Rated Landscape. It is highly recommended that mandatory compliance is phased in.
- Enhanced participation in the "Ready, Set, Recycle" Contest. "Enhanced participation" is defined as distributing and posting Contest flyers, posters and other promotional materials in public spaces such as city offices and libraries; promoting the Contest via established member agency/hauler communications venues such as garbage bill inserts, electronic and/or print newsletters, and websites; promoting the Contest at established member agency public events such as Earth Day fairs, parades, etc.; making city staff available for media interviews as needed; and recognizing Contest "winners" in sanctioned city venues such as council meetings and/or other public events.

Additionally, the WMA Board directed staff to work with member agencies to bring forward proposals for other revenue sharing systems that provide at least this level of support to member agencies, funded by specific new fees or rate changes. Such proposals may involve advanced disposal fee and franchise task force recommendations.

Attachment A: Import Mitigation Funding Allocation Schedule for FY 11/12

Attachment B: Bay Friendly "Basics"



Attachment A

ALAMEDA COUNTY WASTE MANAGEMENT AUTHORITY

\$1,100,000 MITIGATION FUND DISBURSEMENT TO MUNICIPALITIES

ALLOCATION OF FUNDS FOR FY 2011/2012 BASED UPON 2010 DISPOSAL TONS

MEMBER AGENCY	2010 DISPOSAL	% TOTAL DISPOSAL	BASE AMT.	% OF BALANCE	TOTAL FUNDS
Alameda	38,464	3.35%	\$20,000	\$ 25,460	\$ 45,460
Albany	5,621	0.49%	\$20,000	\$ 3,724	\$ 23,724
Berkeley	75,597	6.59%	\$20,000	\$ 50,084	\$ 70,084
Dublin	24,661	2.15%	\$20,000	\$ 16,340	\$ 36,340
Emeryville	13,130	1.15%	\$20,000	\$ 8,740	\$ 28,740
Fremont	150,215	13.09%	\$20,000	\$ 99,484	\$ 119,484
Hayward	121,986	10.63%	\$20,000	\$ 80,788	\$ 100,788
Livermore	65,529	5.71%	\$20,000	\$ 43,396	\$ 63,396
Newark	34,896	3.04%	\$20,000	\$ 23,104	\$ 43,104
Oakland	286,189	24.94%	\$20,000	\$189,544	\$ 209,544
Piedmont	6,483	0.57%	\$20,000	\$ 4,332	\$ 24,332
Pleasanton	73,800	6.43%	\$20,000	\$ 48,868	\$ 68,868
San Leandro	129,196	11.26%	\$20,000	\$ 85,576	\$ 105,576
Union City	38,944	3.39%	\$20,000	\$ 25,764	\$ 45,764
Castro Valley S. D.	24,535	2.14%	\$20,000	\$ 16,264	\$ 36,264
Oro Loma S. D.	25,585	2.23%	\$20,000	\$ 16,948	\$ 36,948
Remaining Uninc.	32,513	2.84%	\$20,000	\$ 21,584	\$ 41,584
TOTALS	1,147,344	100.000%	\$340,000	\$760,000	\$1,100,000

Attachment B: Bay Friendly "Basics" Requirement for Import Mitigation Funding Eligibility

This Bay-Friendly Basics Checklist is considered a minimum set of practices to improve the environmental performance of the landscape. For electronic copies of this checklist, and other Bay-Friendly Landscaping resources, visit: www.BayFriendly.org

1. **Mulch:** All soil on site is protected with a minimum of 3 inches of mulch after construction.
2. **Amend the Soil with Compost Before Planting:** Compost is specified as the soil amendment, at the rates indicated by a soils analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived.
3. **Reduce and Recycle Landscape Construction Waste:** Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for C&D debris recycling. An existing or new city/county ordinance on diversion of C&D debris supersedes this requirement.
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5. **Do Not Plant Invasive Plant Species:** None of the plant species listed by CAL-IPC as invasive in the San Francisco Bay Area should be included in the planting plan.
6. **Grow Drought Tolerant California Native, Mediterranean or Climate Adapted Plants:** A minimum of 75% of the total number of plants in the non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a third party source. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately.
7. **Minimize the Lawn:** A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted.
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