

RESOLUTION 2012-31

A RESOLUTION OF THE ALBANY CITY COUNCIL ADOPTING 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, the Planning & Zoning Commission forwarded a recommendation to the City Council to approve a resolution adopting the new Bay Friendly Landscaping Policy update at its April 10, 2011 hearing by a 4-0 vote; 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 City Council 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, April 27, 2012 pursuant to Government Code Section 65090; and

WHEREAS, the City Council 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 City Council 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.
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.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Albany hereby adopts a resolution approving the Bay Friendly Basics Policy Update.

PASSED, APPROVED AND ADOPTED this 7th day of May, 2012 by the following vote:

AYES- *Council Members: Lieber, Stile, Thomsen,
Vice Mayor Atkinson and Mayor Javandel*

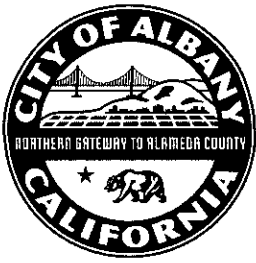
NOES- *none*

ABSENT- *none*

ABSTENTION- *none*



MAYOR



City of Albany

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RESOLUTION NO. 2012-31

PASSED AND APPROVED BY THE COUNCIL OF THE CITY OF ALBANY,

The 7th day of May, 2012, by the following votes:

AYES: Council Members Lieber, Wile, Thomsen, Vice Mayor Atkinson and Mayor Javandel

NOES:

ABSENT:

ABSTAINED:

RECUSED:

WITNESS MY HAND AND THE SEAL OF THE CITY OF ALBANY, this 8th

Day of May, 2012.

Eileen Harrington
DEPUTY CITY CLERK

The City of Albany is dedicated to maintaining its small town ambience, responding to the needs of a diverse community, and providing a safe, healthy and sustainable environment.



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