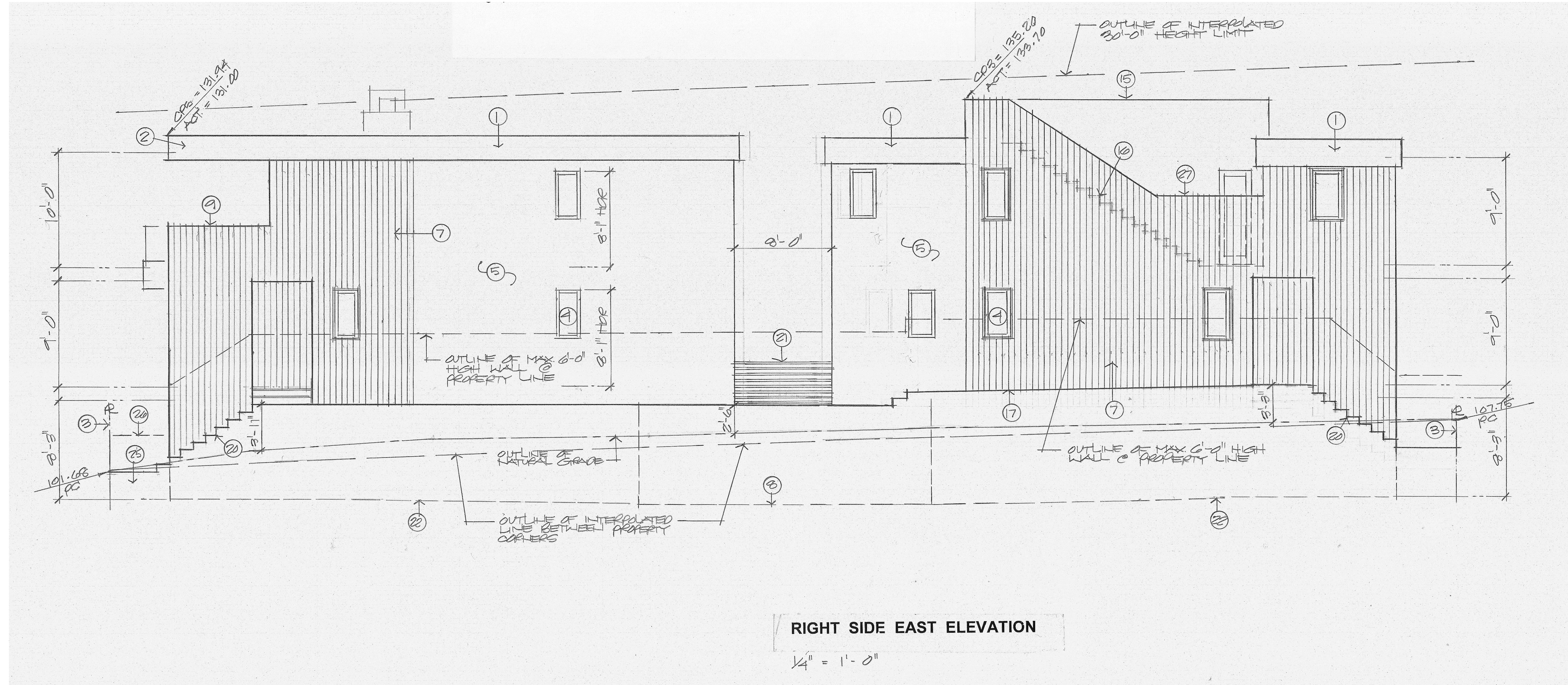


ELEVATION NOTES:

- ① Metal cladding @ eave typical per
- ② Metal cladding @ roof extension over deck see
- ③ Outline of property line
- ④ Aluminum steel clad window assembly typical
- ⑤ Exterior stucco finish w/ integral color & smooth steel trowel finish
- ⑥ Sliding aluminum clad door assembly
- ⑦ 6" wide lpe vertical siding
- ⑧ Outline of driveway below
- ⑨ 42" high pony wall w/ lpe siding per
- ⑩ 42" high stucco pony wall per
- ⑪ See for chimney cap
- ⑫ 42" high glass guardrail per detail or
- ⑬ Sectional roll-up garage door w/ glass @ all panels as shown
- ⑭ Glass guardrail @ roof deck per
- ⑮ 42" high stucco wall @ roof deck
- ⑯ Outline of exterior stairs to roof deck
- ⑰ Finished Grade
- ⑱ Reduce chimney width as shown
- ⑲ Outline of existing sidealk @ front of property
- ⑳ Exterior steps - See Site Plan
- ㉑ 42" high w.i. guardrail
- ㉒ Outline of basement floor below
- ㉓ Aluminum french door
- ㉔ Concrete block @ property line wall
- ㉕ Approx. 2'-6" high block stucco wall @ front property line
- ㉖ Outline of 3'-0" +/- high horizontal wood fence
- ㉗ 6'-0" high wall @ this location

VERY IMPORTANT NOTES
 *Surveyor and general contractor shall verify exact elevation of highest beam and shall notify architect of this elevation prior to any roof framing. Adjustments may be required with respect to height limit.

1. Parapets, satellite antennae, rails, skylight, and roof equipment must be within the height limit.
2. Provide 2-layers of 15# felt or equivalent over all exterior wall plywood (shear panels)



RIGHT SIDE EAST ELEVATION

1/4" = 1'-0"

OWNER: PENINSULA BUILDING GROUP JOB ADDRESS: 703 3RD STREET, HERMOSA BEACH

REVISION	DATE
1	12/8/15
2	1/5/16

DOUGLAS J. LEACH
 ARCHITECT

119 W. TORRANCE BLVD., SUITE 24
 REDONDO BEACH, CALIFORNIA 90277
 PHONE: (310) 372-5580
 FAX: (310) 318-5801

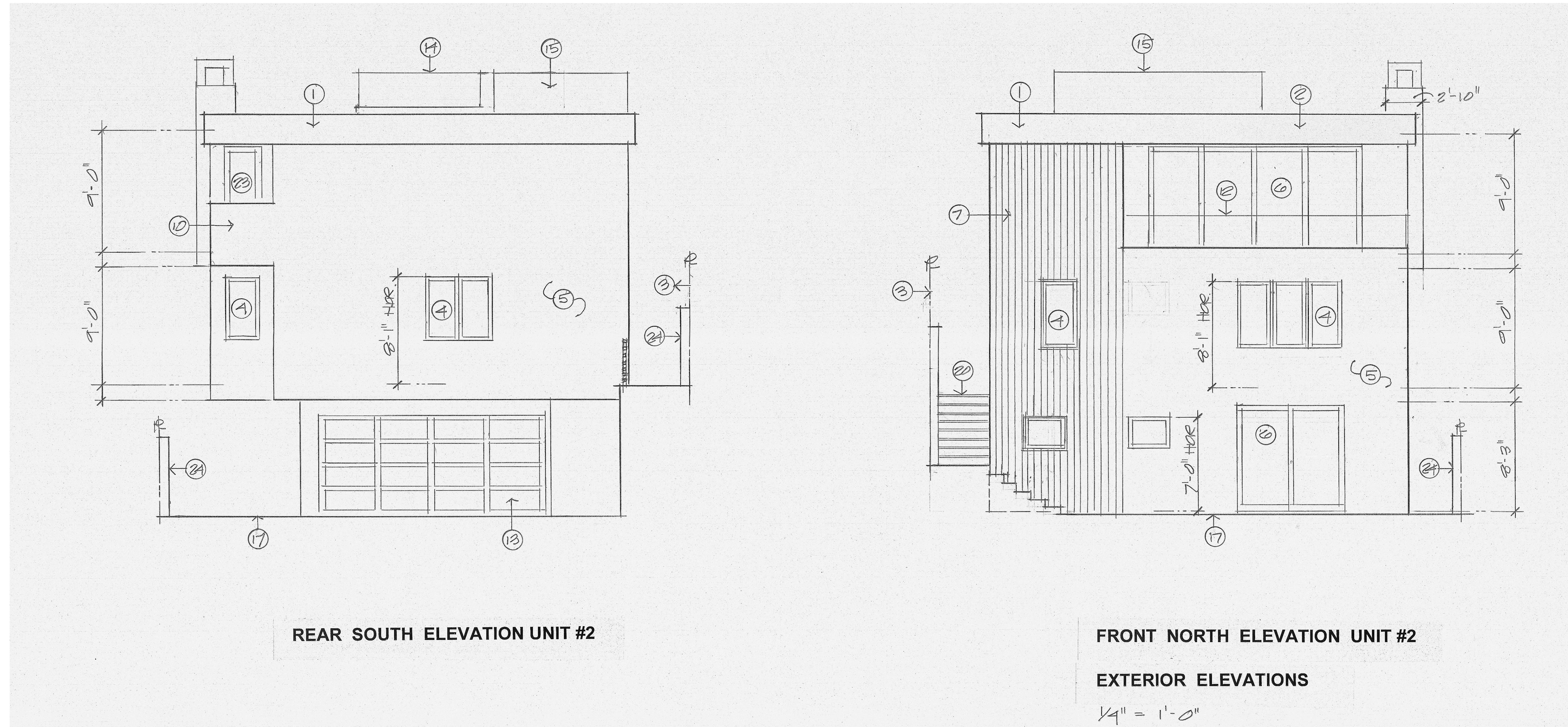
ELEVATION NOTES:

- ① Metal cladding @ eave typical per
- ② Metal cladding @ roof extension over deck see
- ③ Outline of property line
- ④ Aluminum steel clad window assembly typical
- ⑤ Exterior stucco finish w/ integral color & smooth steel trowel finish
- ⑥ Sliding aluminum clad door assembly
- ⑦ 6" wide lpe vertical siding
- ⑧ Outline of driveway below
- ⑨ 42" high pony wall w/ lpe siding per
- ⑩ 42" high stucco pony wall per
- ⑪ See for chimney cap
- ⑫ 42" high glass guardrail per detail or
- ⑬ Sectional roll-up garage door w/ glass @ all panels as shown
- ⑭ Glass guardrail @ roof deck per
- ⑮ 42" high stucco wall @ roof deck
- ⑯ Outline of exterior stairs to roof deck
- ⑰ Finished Grade
- ⑱ Reduce chimney width as shown
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- ㉖ Outline of 3'-0" +/- high horizontal wood fence
- ㉗ 6'-0" high wall @ this location

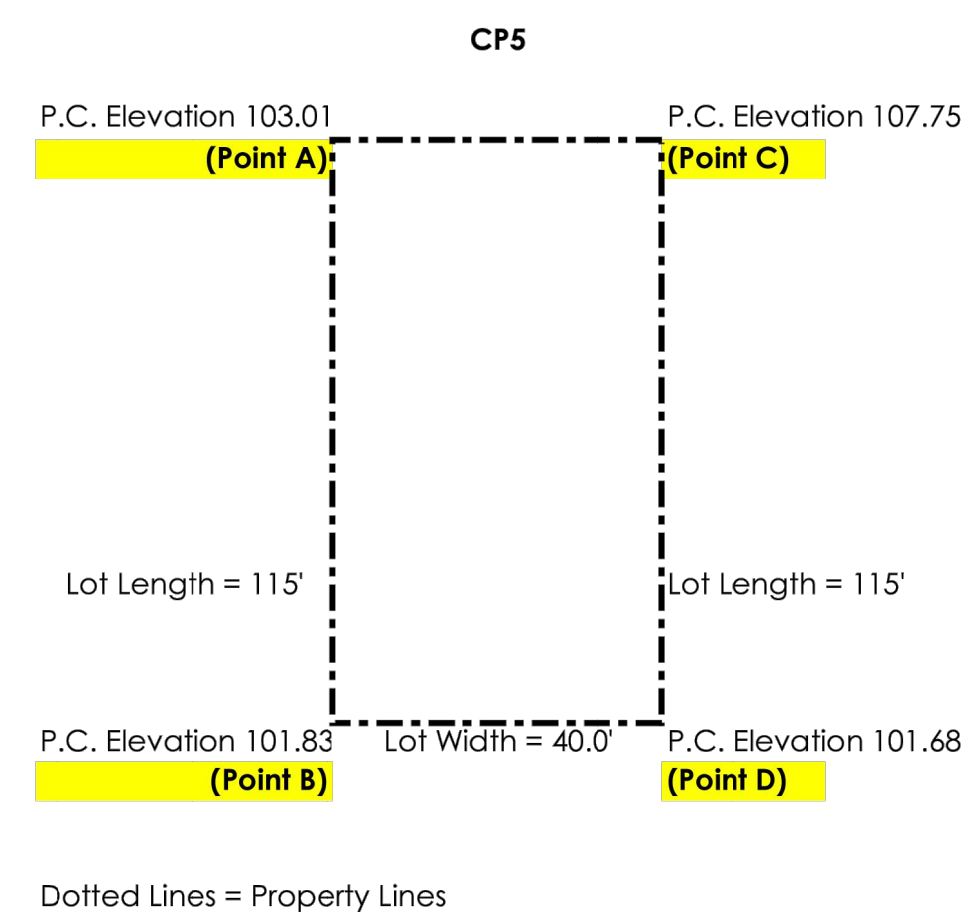
VERY IMPORTANT NOTES
 *Surveyor and general contractor shall verify exact elevation of highest beam and shall notify architect of this elevation prior to any roof framing. Adjustments may be required with respect to height limit.

1. Parapets, satellite antennae, rails, skylight, and roof equipment must be within the height limit.

2. Provide 2-layers of 15# felt or equivalent over all exterior wall plywood (shear panels)



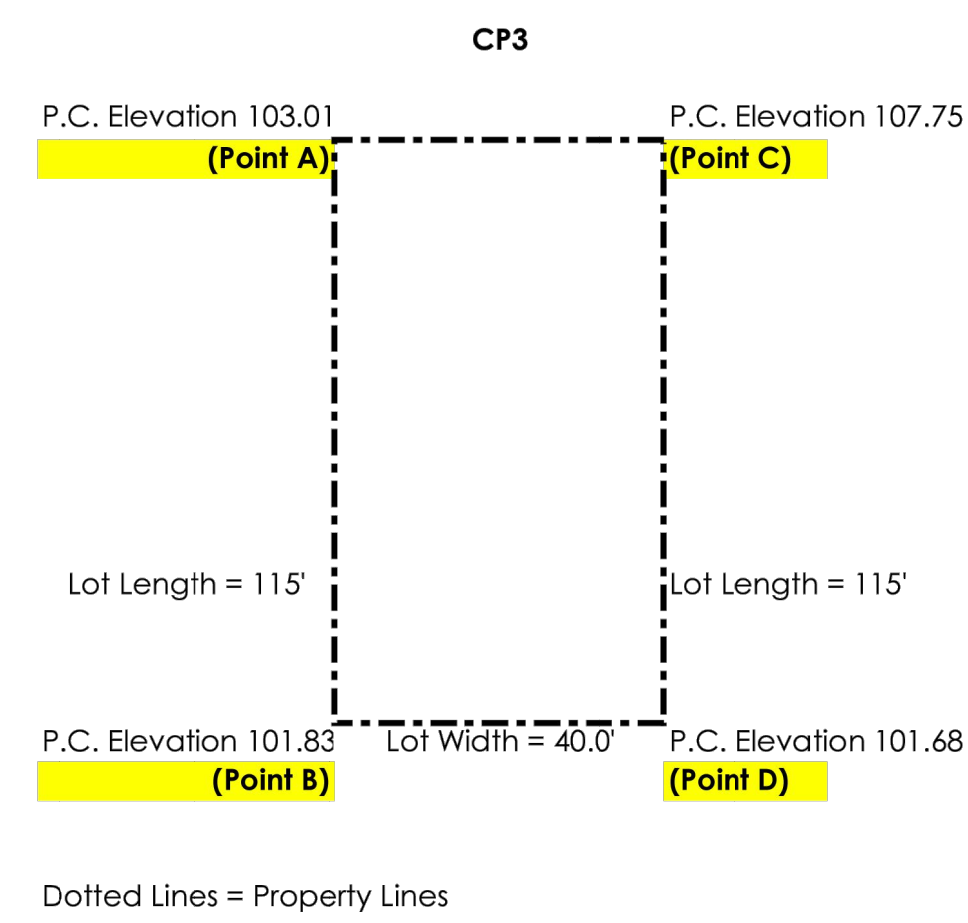
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Critical Height Calculation For: 703 3RD STREET

Elev. Pt. A	103.01	
Elev. Pt. B	101.83	
Length A-B	115	
Length A-AB'	110	
	Elev. AB':	101.881304
Elev. Pt. C	107.75	
Elev. Pt. D	101.68	
Length C-D	115	
Length C-CD'	110	
	Elev. CD':	101.943913
Length AB'-CD'	40	
Length AB'-CP5	36	
	Elev. CPI:	101.937652
Height Limit	30	
Max. Ht. @ CP5:	131.74	
Prop. Ht. @ CP5:	131	

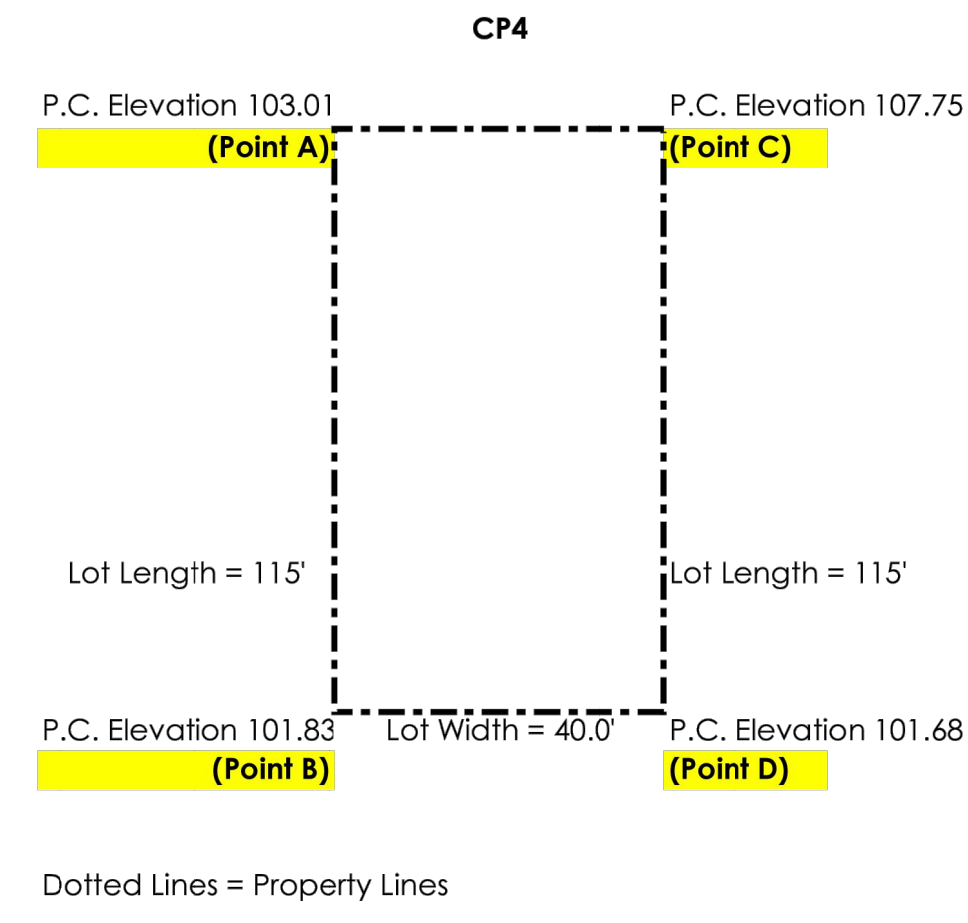
Lowest property corner (PC) elevation
 PC elevation of corner at end of length
 Distance from A to B (lot length)
 Distance from A to Critical Point along Line AB
 PC elevation of corner across width of A
 PC elevation of corner at end of length of C
 Distance from C to D (lot length)
 Distance from C to Critical Point along Line CD
 Lot width at Critical Point
 Distance from Line AB to Critical Point (width)
 Allowable height limit in the R-3 zone



Critical Height Calculation For: 703 3RD STREET

Elev. Pt. A	103.01	
Elev. Pt. B	101.83	
Length A-B	115	
Length A-AB'	42	
	Elev. AB':	102.579043
Elev. Pt. C	107.75	
Elev. Pt. D	101.68	
Length C-D	115	
Length C-CD'	42	
	Elev. CD':	105.53313
Length AB'-CD'	40	
Length AB'-CP3	35.5	
	Elev. CPI:	105.200796
Height Limit	30	
Max. Ht. @ CP3:	135.20	
Prop. Ht. @ CP3:	133.7	

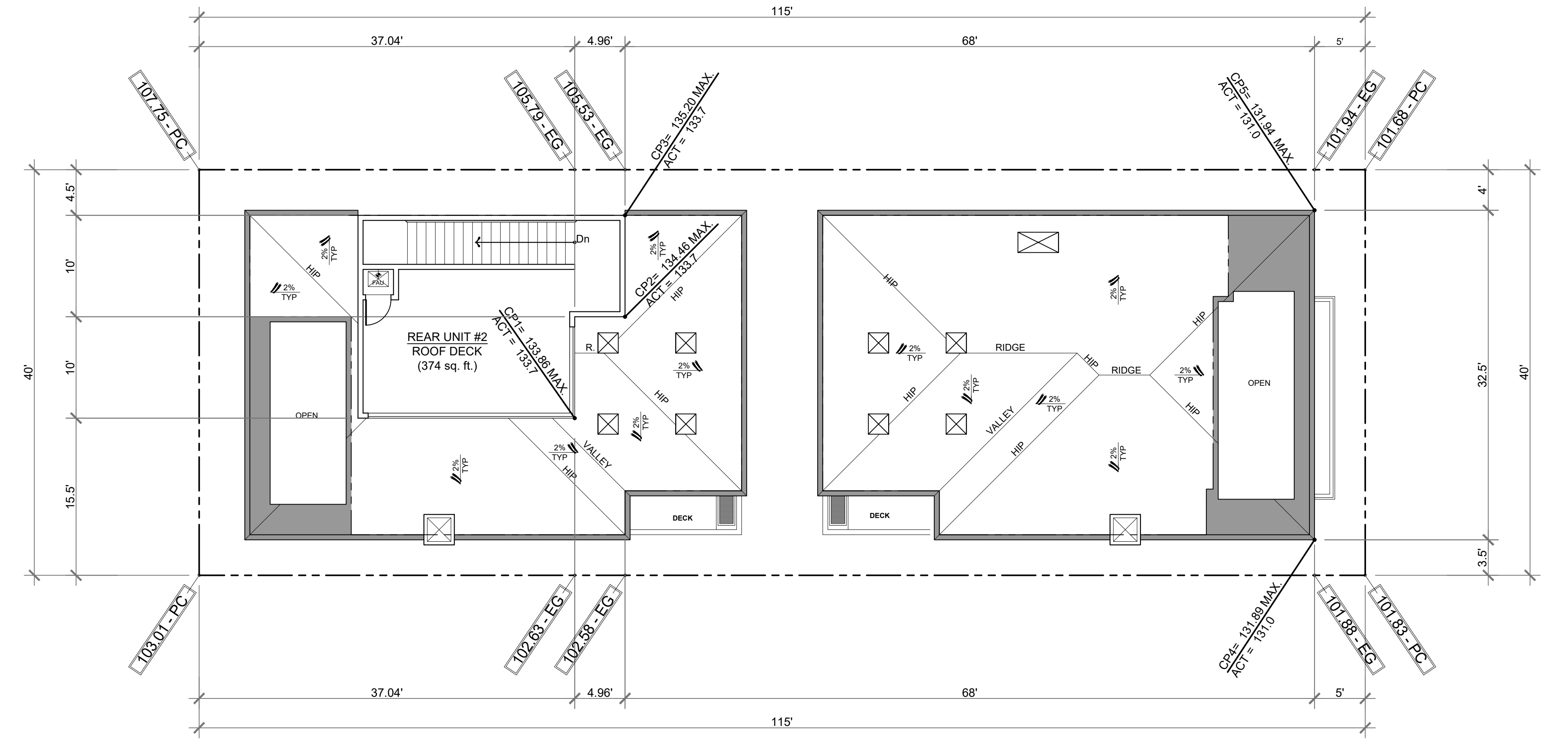
Lowest property corner (PC) elevation
 PC elevation of corner at end of length
 Distance from A to B (lot length)
 Distance from A to Critical Point along Line AB
 PC elevation of corner across width of A
 PC elevation of corner at end of length of C
 Distance from C to D (lot length)
 Distance from C to Critical Point along Line CD
 Lot width at Critical Point
 Distance from Line AB to Critical Point (width)
 Allowable height limit in the R-3 zone



Critical Height Calculation For: 703 3RD STREET

Elev. Pt. A	103.01	
Elev. Pt. B	101.83	
Length A-B	115	
Length A-AB'	110	
	Elev. AB':	101.881304
Elev. Pt. C	107.75	
Elev. Pt. D	101.68	
Length C-D	115	
Length C-CD'	110	
	Elev. CD':	101.943913
Length AB'-CD'	40	
Length AB'-CP4	3.5	
	Elev. CPI:	101.886783
Height Limit	30	
Max. Ht. @ CP4:	131.89	
Prop. Ht. @ CP4:	131	

Lowest property corner (PC) elevation
 PC elevation of corner at end of length
 Distance from A to B (lot length)
 Distance from A to Critical Point along Line AB
 PC elevation of corner across width of A
 PC elevation of corner at end of length of C
 Distance from C to D (lot length)
 Distance from C to Critical Point along Line CD
 Lot width at Critical Point
 Distance from Line AB to Critical Point (width)
 Allowable height limit in the R-3 zone

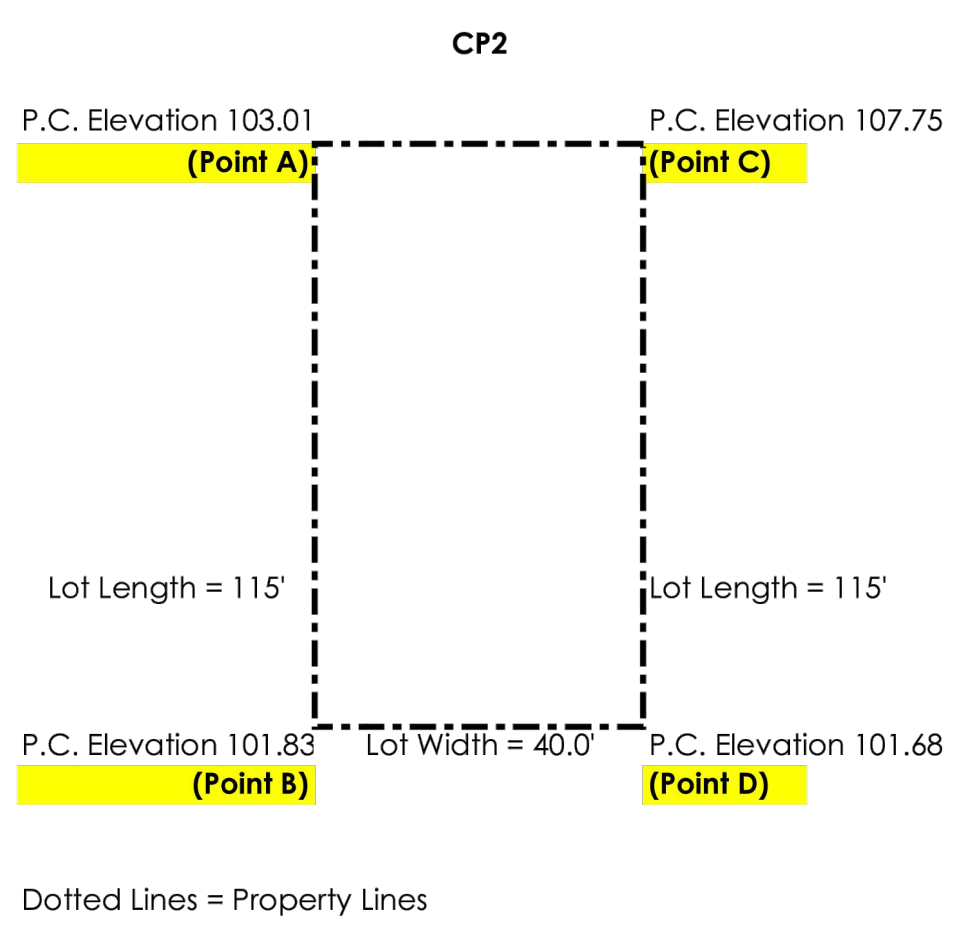


ROOF PLAN AND CRITICAL HEIGHT CALCULATION

1/8" = 1'-0"

ROOF PLAN NOTES

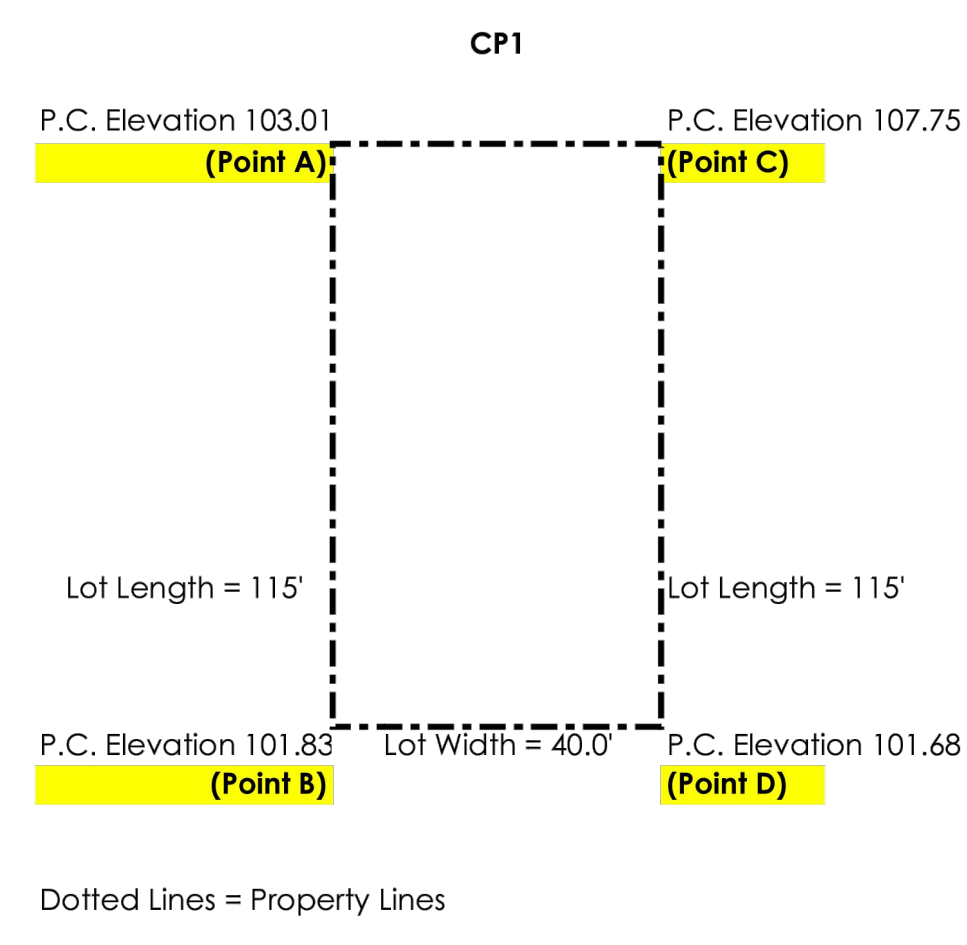
- Built-up roofing - 2 layers 15# felt with 90# cap sheet. Minimum slope 1/2":12. Nail base sheet per table 15-E. Hot mop in between layers, 1/2" per foot slope
- Roof Pitch = Minimum 2%
- Skylights to be "Bristol Fiberlite" ER-3177 or approved equal by the Architect and Building Department. Provide flat anodized skylights.
- All fireplaces to be provided with approved spark arrester.
- All gutters shall be copper half round w/ 5" Ø



Critical Height Calculation For: 703 3RD STREET

Elev. Pt. A	103.01	
Elev. Pt. B	101.83	
Length A-B	115	
Length A-AB'	42	
	Elev. AB':	102.579043
Elev. Pt. C	107.75	
Elev. Pt. D	101.68	
Length C-D	115	
Length C-CD'	42	
	Elev. CD':	105.53313
Length AB'-CD'	40	
Length AB'-CP2	25.5	
	Elev. CPI:	104.462274
Height Limit	30	
Max. Ht. @ CP2:	134.46	
Prop. Ht. @ CP2:	133.7	

Lowest property corner (PC) elevation
 PC elevation of corner at end of length
 Distance from A to B (lot length)
 Distance from A to Critical Point along Line AB
 PC elevation of corner across width of A
 PC elevation of corner at end of length of C
 Distance from C to D (lot length)
 Distance from C to Critical Point along Line CD
 Lot width at Critical Point
 Distance from Line AB to Critical Point (width)
 Allowable height limit in the R-3 zone

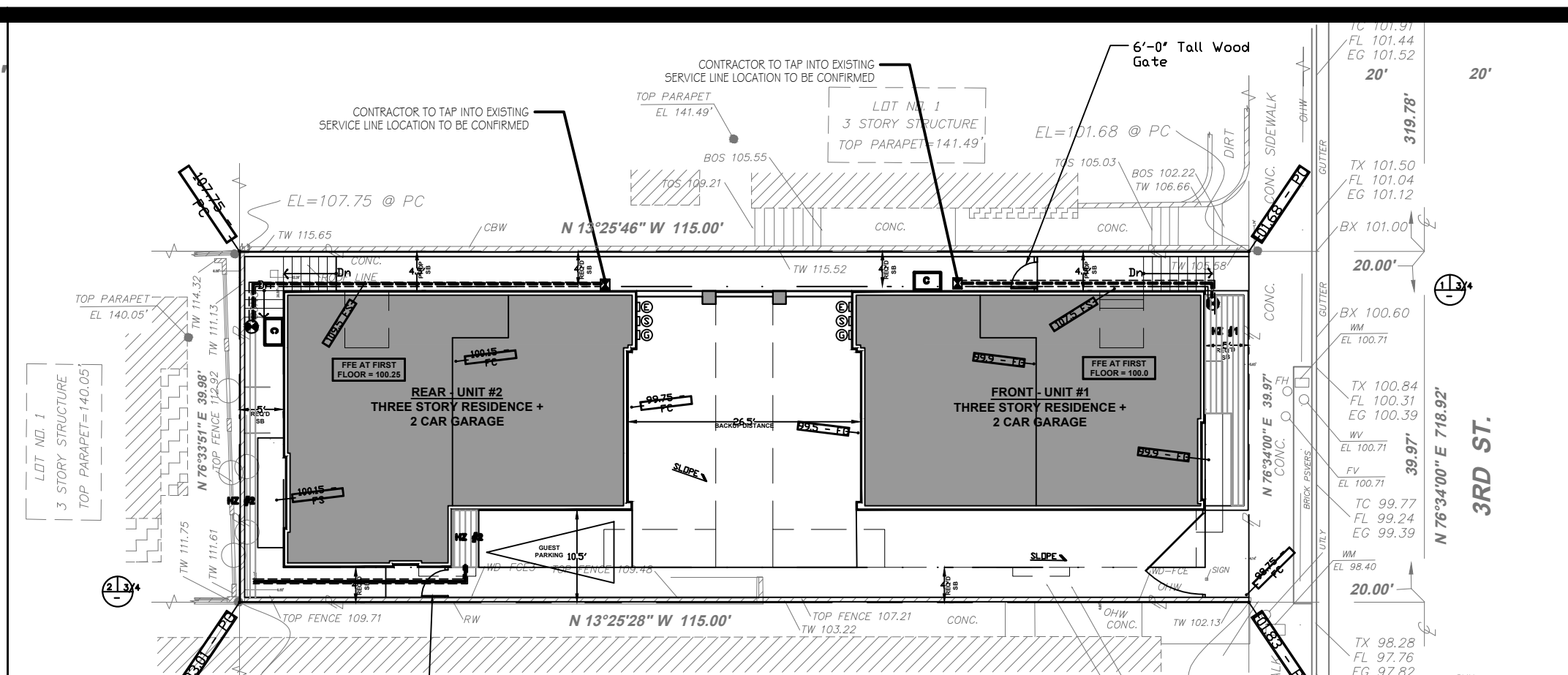
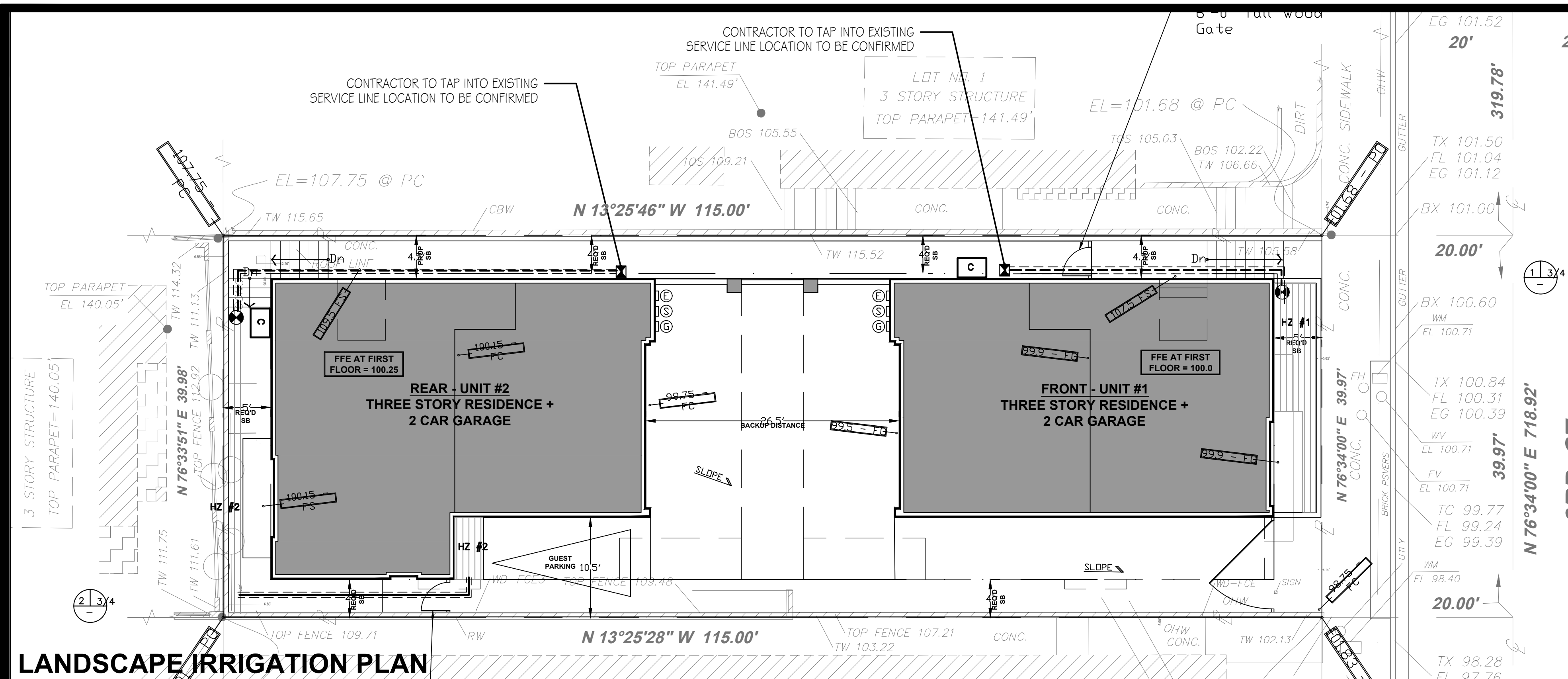


Critical Height Calculation For: 703 3RD STREET

Elev. Pt. A	103.01	
Elev. Pt. B	101.83	
Length A-B	115	
Length A-AB'	37.04	
	Elev. AB':	102.629937
Elev. Pt. C	107.75	
Elev. Pt. D	101.68	
Length C-D	115	
Length C-CD'	37.04	
	Elev. CD':	105.794932
Length AB'-CD'	40	
Length AB'-CP1	15.5	
	Elev. CPI:	103.856373
Height Limit	30	
Max. Ht. @ CP1:	133.86	
Prop. Ht. @ CP1:	133.7	

Lowest property corner (PC) elevation
 PC elevation of corner at end of length
 Distance from A to B (lot length)
 Distance from A to Critical Point along Line AB
 PC elevation of corner across width of A
 PC elevation of corner at end of length of C
 Distance from C to D (lot length)
 Distance from C to Critical Point along Line CD
 Lot width at Critical Point
 Distance from Line AB to Critical Point (width)
 Allowable height limit in the R-3 zone

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HYDROZONE AREAS
N.T.S.

ESTIMATED TOTAL WATER USE CALCULATIONS (BASED ON Eto=42)							
VALVE #	HYDROZONE	PLANT WATER USE TYPE(S)	(PF) PLANT FACTOR	HA AREA	PF X HA	IE	ETWU GAL/YR
1	1	LOW	.3	72	22	.9	637
2	2	MODERATE	.4	65	26	.9	609
						TOTAL	1246

MAWA = Maximum Applied Water Allowance (gallons per year)
 MAWA = (42.00 inches) (0.62) [(0.7 x 217 sq ft) + (0.3 x 0)] = 3,955 gallons per year
 ETWU = (42.00) (0.62) [(48.09) + 0] = 1,389 gallons per year

AREA CALCULATION

Lot Square Footage = 4,600 sq. ft
 Building Footprint = (Unit 1) 989 sq. ft + (Unit 2) 1,111 sq. ft
 2,100 sq. ft. total building footprint

Exterior surface area = 2,500 sq. ft (50% must be permeable and infiltration device must be provided)
 Minimum permeable area required = 1,250 sq. ft
 Hardscape Area = 1,055 sq. ft
 Permeable Area provided = 1,445 sq. ft

STORMWATER AND URBAN RUNOFF POLLUTION CONTROL REGULATIONS

SECTION 8.44.095
 F. Incorporation of Low Impact Development Program Requirements into Project Plans.
 1. New development and redevelopment projects are required to control pollutants and runoff volume from the project site by minimizing the impervious surface area through effective site design and use of water permeable surfaces (e.g., permeable paving or landscaping) to the extent it is technically feasible on not less than fifty (50) percent of exterior surface areas excluding building footprints, and controlling runoff through infiltration, bioretention, and/or rainfall harvest and use, in accordance with the standards set forth in the Municipal NPDES Permit

IRRIGATION LEGEND					
SYMBOL	MANUFACTURER MODEL / DESCRIPTION	GPM	PSI	PRECIP. RATE	COMMENTS
[Symbol]	HUNTER LIMITS OF DRIP LINE: PLD-06-12	60 GPH	30 PSI	N/A	INSTALL PER MANUFACTURER SPECIFICATIONS
[Symbol]	NIBCO BALL VALVE: T-FB-600A				INSTALL WITH CARSON 10" ROUND #910
[Symbol]	3/4" FIBCO 825Y REDUCED PRESSURE SDNE ASSEMBLY				
[Symbol]	RAINBIRD REMOTE CONTROL ZONE KIT: XACZ-075				
[Symbol]	HUNTER 6 STATION X-CORE-OUTDOOR IRRIGATION CONTROLLER WITH WIRELESS SOLAR SYNC SENSOR: XC-600-WWS-SEN				INSTALL PER MANUFACTURER SPECIFICATIONS TO BE MOUNTED
[Symbol]	3/4" SCHEDULE 40 LATERAL LINE				SOLVENT WELD
[Symbol]	SCHEDULE 40 PIPE AND WIRE SLEEVING				PVC SLEEVE UNDER ALL PAVING TWO PIPE SIZES GREATER THAN THE PIPING WHICH IS TO RUN IN THE SLEEVE. COVER DEPTH SHALL BE THE SAME AS THE MAINLINE OR LATERAL LINE SOLVENT WELD
[Symbol]	1" SCHEDULE 40 IRRIGATION MAINLINE				

- IRRIGATION NOTES**
- THIS IRRIGATION DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL ALL COMPONENTS IN PLANTING AREAS WHEREVER POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC AS MAY BE REQUIRED TO MEET SUCH CONDITIONS.
 - THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN ADDRESSED IN THE DESIGN OF THE IRRIGATION SYSTEM.
 - SET ALL VALVES AND QUICK COUPLERS NEXT TO WALKS OR PAVED SURFACES IN LOCATIONS WITH NO ADJACENT PAVING, COORDINATE FINAL LOCATION WITH OWNER.
 - CONTROLLER LOCATION IS DIAGRAMMATIC. OBTAIN FINAL LOCATION APPROVAL FROM THE OWNER PRIOR TO INSTALLATION.
 - PENDING 120VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION IS NOT A PART OF THE IRRIGATION SYSTEM. COORDINATE POWER REQUIREMENTS WITH GENERAL CONTRACTOR AND/OR OWNER.
 - IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE FAMILIAR WITH THE EXISTING SITE CONDITIONS, UTILITIES GRADE DIFFERENCES, LOCATION OF WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING, ETC.
 - ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE NEW SYSTEM HAS THE CORRECT PSI IN ORDER FOR ALL THE VALVES TO OPERATE AS PER PLAN.

STATION NO. [Symbol] VALVE SIZE [Symbol]
STATION GPM [Symbol]

TREE TRUNK WIDTH SIZE	RECOMMENDED WATER VOLUME	WATERING FREQUENCY BASED ON SPECIES	MONTHS	
			APRIL TO OCTOBER	NOVEMBER TO MARCH
NEWLY PLANTED (LESS THAN 5")*	10 TO 20 GALLONS	NEWLY PLANTED TREE	WEEKLY	BI-WEEKLY
AVERAGE STREET TREE (16")*	160 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
SMALL (5" TO 12")*	80 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE TO THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH
MEDIUM (13" TO 21")*	160 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE TO THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH
LARGE (22" TO 30")*	260 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE TO THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH
VERY LARGE (31" AND OVER)*	310 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE TO THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH

* WIDTH OF TREE TRUNK AT FOUR FEET FROM GROUND LEVEL

REQUIRED NOTES:
 A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

UNLESS CONTRAINDICATED BY SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

STATE REQUIRED NOTES:

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

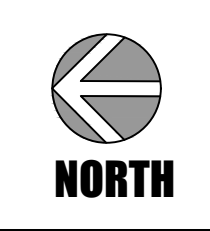
JESSICA CENTENO (Registered Landscape Architect, CA #6836) DATE 02-21-23

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE.

JESSICA CENTENO (Registered Landscape Architect, CA #6836) DATE 02-21-23

NEW 2 UNIT CONDOMINIUMS
 PENINSULA BUILDING GROUP
 705 3RD STREET
 HERMOSA BEACH, CA 90254

Revision	Date	By



Chapter 8.56 Water Conservation and Drought Management Plan

8.56. 010 Title.

This Chapter shall be known as the “City of Hermosa Beach Water Conservation and Drought Management Plan Ordinance.”

8.56. 020 Findings

- A reliable supply of potable water is essential to the public health, safety and welfare of the people and economy of the State, the southern California region and City of Hermosa Beach.
- The State of California, southern California region and the City of Hermosa Beach suffer from periodic water shortages, and a growing population, climate change, environmental concerns, periodic energy shortages, and other factors make the region highly susceptible to water supply reliability issues.
- An active water conservation program with conservation measures applicable to all sources and uses of water is essential to ensure a reliable supply of water for drinking, sanitation and fire protection, and to protect the public health, safety and welfare.
- A Water Conservation and Drought Management Plan is necessary to properly manage water supplies and mitigate the effects of water shortages within the City by reducing water consumption by residents, businesses and visitors, while minimizing the hardship caused to the general public to the greatest extent possible.
- Recycled water (including water reclaimed by the West Basin Municipal Water District, graywater to the extent allowed by law and capture of rainwater) is a valuable resource that can be used to offset imported and other water supplies and shall therefore be regulated under this Chapter.

8.56. 030 Purpose and Intent

- The purposes of this Chapter are to increase the conservation and efficient use of potable water, maximize the use of recycled water, and provide a drought management plan. The plan will reduce water consumption and extend available water supplies, minimize the effects and hardship of water shortages on the City and the general public to the greatest extent possible, and maximize the socioeconomic and environmental benefits associated therewith.
- This Ordinance is intended solely to further the conservation of water. It is not intended to implement or supersede any federal, state, or local statute, Ordinance or regulation relating to protection of water quality or control of drainage or runoff.
- This Ordinance does not modify, terminate or otherwise affect the water services or water rates of any person.

8.56. 040 Definitions.

The terms in this Chapter relating to various uses of property shall be as defined in Title 17 (Zoning) and shall be broadly construed to achieve the purposes of this Chapter. In addition:
 “Approval Authority” means the City Manager or his/her designee.
 “Commercial” means commercial, industrial, or any other nonresidential business or use.
 “Discretionary planning entitlement” means a land use permit or approval granted by the planning commission necessary to proceed with development.
 “Existing” as used in this Chapter means, as applicable:
 A. An existing building means a building that was constructed or had received all required approvals to commence construction on or prior to April 1, 2010.
 B. An existing establishment means a business establishment that was in operation on or prior to April 1, 2010.

“Irrigation system” or “landscape irrigation system” means an irrigation system with pipes, hoses, spray heads, or sprinkling devices that is operated through an automated system.

“New” means as applicable:

- “New building” means a building that is constructed, or receives all required approvals to commence construction, after April 1, 2010.
 - “New establishment,” “new business” or “new facility” mean a business establishment that initiates operation, or receives all required approvals to initiate operation, after April 1, 2010.
- “Person” means any natural person or persons, corporation, public or private entity, governmental agency or institution, or any other user of water within the City.
 “Positive action quick-release shutoff valve or nozzle” means a hand-held sprayer or similar device that quickly, automatically and absolutely stops the flow of water when the user stops exerting pressure.
 Water-efficient devices emit not more than three (3) gallons of water per minute.
 “Pre-rinse dishwashing spray nozzle” means a hand-held device that uses a spray of water to remove food and grease from dishware, utensils and pans before placing them in the dishwasher that emits not more than 1.6 gallons of water per minute.
 “Pressure washer” means a water conserving cleaning device that emits not more than three (3) gallons of water per minute.
 “Recycled water” or “recycling system” means the capture, reclamation and reuse of non-potable water for beneficial use.
 “Single pass cooling system” means equipment where water is circulated only once to cool equipment before the water is disposed.
 “Water broom” means a water conserving sweeping device with spray jets that emit not more than three (3) gallons of water per minute.
 “Water-efficient” means a water conserving fixture, device or system that complies with the water conservation standards of the most current edition of the California Plumbing Code or, if no standard applies, is EPA WaterSense labeled or its equivalent. In no case shall the fixture, device or system use more water than is indicated by the standard stated in this section.
 “Water-efficient irrigation systems” means systems using water conserving devices, including but not limited to weather based controllers, drip/micro-irrigation systems with emitters that emit not more than two (2) gallons of water per hour, and stream rotor sprinklers that meet a seventy (70) percent or greater efficiency standard.
 “Water-efficient dishwashing machines or systems” mean devices that use not more than one (1) gallon of water per rack.
 “Water-efficient laundry washing machines” means machines have a water factor of 6.0 or less, wherein water factor means the number of gallons of water used per cycle, divided by the tub volume.
 “Water-efficient toilet” means toilets using not more than 1.6 gallons per flush or urinals using not more than one (1) gallon per flush.
 “Water recycling system” means a system that reclaims and reuses non-potable water.

8.56. 050 Applicability.

This Chapter is applicable to every person, commercial business, or other water user in the use of any water within the City. The City Council may by Resolution exempt pilot programs or special programs of limited scope undertaken by the City or undertaken in conjunction with the City’s water providers.

8.56. 060 Water Conservation and Drought Management Plan.

This Chapter establishes a water conservation and drought management plan consisting of both permanent regulations designed to reduce water usage and increase the efficiency of water use on an ongoing basis, and three increasingly restrictive levels of drought response actions to be implemented in times of drought conditions.

8.56. 090 Drought Response Level 2 – Drought Critical Condition

- The City Council may by Resolution declare a Drought Critical condition and implement the Level 2 conservation measures set forth in this Section on the grounds that, due to water supply cutbacks caused by drought or reduction in supplies for other reasons, an overall consumer demand reduction of ten (10) to twenty (20) percent is required in order to have sufficient water supplies available to meet anticipated demands.
- During a Drought Critical condition all persons using water shall comply the following additional conservation measures:
 - Watering days and duration. Limit lawn and landscape watering or irrigation to no more than two (2) days per week, provided that the City Council may by Resolution limit lawn and landscape watering or irrigation to no more than one (1) day per week to achieve a reduction of up to twenty (20) percent. Above-ground spray irrigation shall be limited to no more than fifteen (15) minutes per watering station or area; this limitation shall not apply to the use of recycled water to maintain public parks and facilities. The City Council may by Resolution establish a schedule of permissible watering days. This provision shall not apply to commercial nurseries, drip irrigation systems, use of a hand-held bucket or similar container and/or a hand-held hose equipped with a positive action quick-release shutoff valve or nozzle.

8.56. 100 Drought Response Level 3 – Drought Emergency Condition

- The City Council may by Resolution declare a Drought Emergency condition and implement the Level 3 conservation measures set forth in this section on the grounds that overall consumer demand reduction of more than twenty (20) percent is required because the ordinary demands and requirements of water consumers cannot be satisfied without depleting water supplies to the extent that there would be insufficient water for human consumption, sanitation, and fire protection.
- During a Drought Emergency condition all persons using water shall comply with Sections 8.56.070 (Water Conservation Requirements) and the following additional mandatory conservation measures:
 - Irrigation and watering prohibition. No lawn or landscaping watering or irrigation shall be allowed. This subsection shall not apply to the following, provided that watering days and watering duration shall comply with Subsection B of Section 8.56.090:
 - Irrigation or watering using recycled water.
 - Irrigation necessary to establish new plantings of low water usage plants or commercial nurseries.
 - Water efficient landscape irrigation systems using water efficient devices, including but not limited to weather based controllers, drip/micro-irrigation systems with emitters that emit no more than two (2) gallons per hour and stream rotor sprinklers that meet a seventy (70) percent or greater efficiency standard.
 - Maintenance of trees and shrubs that are watered by using a bucket or other watering container, hand-held hose equipped with positive action quick-release shutoff valve or nozzle, or similar low-volume non-spray irrigation.
 - Maintenance of existing landscaping necessary for fire protection as specified by the Fire Chief.
 - Maintenance of existing landscaping on slopes exceeding ten (10) percent for erosion control.
 - Maintenance of landscaping within active public parks and playing fields, day care center play areas, and school grounds.
 - Public works projects.
 - Maintenance of plant materials identified to be rare, threatened or endangered or essential to the health of documented rare, threatened or endangered animals.
 - Cleaning surfaces. Water shall not be used to wash, clean or clear any sidewalks, walkways, patios, driveways, alleys, parking or similar areas, whether paved or unpaved; except commercial or industrial establishments may use water broom, pressure washer or similar low flow technology or water recycling systems when necessary to comply with health, safety, water quality or other regulations verified by the approval authority. Pressure washers may be used to clean surfaces in preparation for painting, construction, or occasional seasonal maintenance when other methods are not practical.

8.56. 060 Water Conservation and Drought Management Plan.

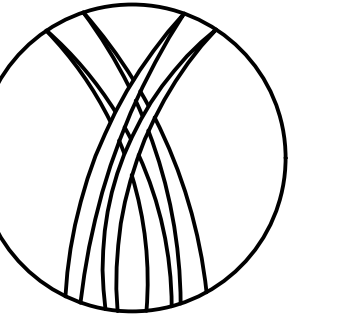
This Chapter establishes a water conservation and drought management plan consisting of both permanent regulations designed to reduce water usage and increase the efficiency of water use on an ongoing basis, and three increasingly restrictive levels of drought response actions to be implemented in times of drought conditions.

8.56. 070 Water Conservation Requirements.

The following water conservation requirements shall apply to all persons:

- Landscaping.
 - Watering hours and duration. No lawn or landscaped area shall be irrigated or watered by any means between the hours of 9:00 a.m. and 6:00 p.m. on any day. Above-ground spray irrigation or watering shall not exceed fifteen (15) minutes per irrigation station or area. This provision shall not apply to drip irrigation systems, use of a hand-held bucket or similar container, use of a hand-held hose equipped with a positive action quick-release shutoff valve or nozzle, irrigation necessary to establish newly planted low water usage plants, or water expended for limited periods of time necessary for irrigation system maintenance or leak repair.
 - Over-watering: No lawn or landscaped area shall be irrigated or watered to the point where excess water ponds, sprays or runs off the lawn or landscaped area onto any walkways, sidewalks, driveways, streets, alleys or storm drains.
 - Irrigation during rainfall: No lawn or landscaped area shall be irrigated or watered during rainfall or within 24 hours after measurable rainfall.
 - Landscape maintenance: All lawns and landscaping shall be regularly maintained to reduce water use by such methods as aerating, thatching and mulching.
 - Landscape irrigation system maintenance: Landscape irrigation systems shall be regularly inspected, maintained and repaired to eliminate leaks, remove obstructions to water emission devices and eliminate over spraying.
- Pools and spas. New pools and spas shall be equipped with a cover. Not later than July 1, 2012, all existing pools and spas shall be constructed, installed or equipped with a cover. Pools and spas shall be covered overnight and daily when use is concluded.
- Water fountains and decorative water features. No person shall operate a fountain or other decorative water feature that does not recycle or re-circulate the water utilized by the device.
- Cleaning. No person shall use water to wash or clean any sidewalks, walkways, patios, driveways, alleys, parking or similar areas, whether paved or unpaved; however, use of water brooms or pressure washers or similar low flow technology, or water recycling systems to clean these surfaces, is permitted. In no case shall such water run off the property or drain onto any walkways, sidewalks, streets, alleys or storm drains.
- Car washing. No person shall use water to wash or clean any motorized or un-motorized vehicle, including, but not limited to, an automobile, truck, boat, van, bus, motorcycle, trailer or similar vehicle, except by use of a bucket or similar container or a hand-held hose equipped with a positive action quick-release shutoff valve or nozzle. This subsection shall not apply to any commercial car washing facility that uses a water recycling system to capture or reuse water.
- Waste and leaks. No person shall:
 - Cause, permit or allow water to leak from any exterior or interior pipe, hose or plumbing fixture.
 - Cause, permit or allow water to flow from any source on private or public property onto walkways, sidewalks, streets, alleys or storm drains, except as a result of rainfall or pumping excessive groundwater infiltration, such as by means of a sump pump.
 - The use of water for cleaning, washing and other uses shall be performed in an efficient manner to reduce waste and total water use.

- All commercial establishments
 - Single pass cooling systems. Single-pass cooling systems shall not be installed in new commercial buildings. When single pass cooling systems in existing businesses are replaced, single pass cooling system shall not be installed as a replacement.
 - Toilets. New commercial establishments shall install and use only water-efficient toilets. All existing commercial establishments shall install and use only water-efficient toilets by January 1, 2014.
 - Eating and drinking establishments. The following provisions shall also apply to all restaurants, cafes, snack shops, bars, other eating and drinking establishments, and food catering businesses:
 - All establishments shall only provide drinking water to customers upon request.
 - All establishments shall install and use low-flow pre-rinse dishwashing spray nozzles by July 1, 2011.
 - All establishments shall use low-flow technologies for washing and cleaning floors and surfaces, such as using a hand-held bucket or similar container and mop, water brooms or pressure washers.
 - New establishments shall install and use water-efficient dishwashing machines or systems. When dishwashing machines in existing businesses are replaced, water-efficient dishwashing machines or systems shall be installed. All existing establishments shall install and use only water-efficient dishwashing machines or systems by January 1, 2014.
 - Hotels and motels. The following provisions shall apply to all hotels, motels, hostels, bed and breakfast and similar temporary accommodation establishments:
 - All establishments shall provide customers the option of choosing not to have towels and linens laundered daily and shall prominently display notice of this option in each bathroom and sleeping room using clear and easily understood language.
 - All establishments that provide on-premises facilities for laundering towels or linens shall comply with Subsection J of this Section.
 - All establishments that provide food services shall comply with Subsection H of this Section.
 - Laundry businesses. New commercial laundry businesses shall install and use water recycling systems. When washing machines in existing businesses are replaced, water-efficient laundry washing or water recycling systems shall be installed. All existing laundry businesses shall install and use only water-efficient laundry washing machines or water recycling systems by January 1, 2014.
 - Commercial car wash facilities. New commercial conveyor-type car wash facilities shall install water recycling systems. All existing conveyor car wash systems shall install and operate only water recycling systems by January 1, 2012. All existing commercial car wash operations, including those accessory to another use, shall use high pressure, low volume wash systems, bucket or similar container, and/or a hand-held hose equipped with a positive action quick-release shutoff valve or nozzle, or similar low-flow device by January 1, 2012.
 - Exceptions. The provisions of this Section are not applicable to uses of water that are necessary to protect public health and safety or for essential governmental services when such uses of water cannot be reduced, such as for fire-fighting and other similar emergency services.
- 8.56. 080 Drought Response Level 1 – Drought Alert Condition.**
 A. The City Council may by Resolution declare a Drought Alert condition and implement the Level 1 conservation measures set forth in this Section on the grounds that, due to water supply cutbacks caused by drought or reduction in supplies for other reasons, an overall consumer demand reduction of up to ten (10) percent is required in order to have sufficient water supplies available to meet anticipated demands.
 B. Except as otherwise stated in this Chapter, during a Level 1 Drought Alert condition all persons using water shall comply with the following additional conservation measures:
 1. Watering days and duration. Limit lawn and landscape watering or irrigation to no more than three (3) days per week. Above-ground spray irrigation shall be limited to no more than fifteen (15) minutes per watering station or area; this limitation shall not apply to the use of recycled water to maintain public parks and facilities. The City Council may by Resolution establish a schedule of permissible watering days. This provision shall not apply to commercial nurseries, drip irrigation systems, use of a hand-held bucket or similar container and/or a hand-held hose equipped with a positive action quick-release shutoff valve or nozzle.



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3. Car Washing. Vehicles shall not be washed, except at commercial car wash facilities that recycle water or use high pressure, low volume wash systems. Subject to Subsection E of Section 8.56.070, this provision shall not apply to car washes held as fund raising activities for bona fide community organizations, washing of garbage trucks, or washing of vehicles used to transport food and perishables, and washing of other mobile equipment for which frequent cleaning is essential for the protection of the public health, safety and welfare.

4. Ornamental Ponds and Lakes. Ornamental ponds or lakes if empty shall not be filled, and if filled shall not be refilled or replenished.

5. Hotels and Motels: Mandatory Laundry Opt-Out. Hotels, motels, hostels, bed and breakfasts and similar establishments shall not provide daily towel and linen laundering service to customers, except upon a specific request.

8.56. 110 Procedures for Declaration and Notification of Drought Response Level and Additional Water Conservation Measures.

A. The City Council shall declare a Drought Response Level 1, 2 or 3 by Resolution in the manner required by law and City procedures.

B. The City Council shall declare the end to any Drought Response Level by the adoption of a Resolution in the manner required by law and City procedures.

8.56. 120 Exception

A. An exception to any water conservation requirement of this Chapter may be granted or conditionally granted in accordance with the following requirements.

1. Application. Any water user may file an application with the Community Development Department for an exception from one or more water conservation measures on a form provided by the City, including supporting documents and information demonstrating the grounds for the requested exception, accompanied by a fee set by Resolution of the City Council.

2. Findings. The approving authority may approve, conditionally approve or deny an application for an exception from water conservation measures. An application for an exception shall be denied unless the approval authority finds, based on the information provided in the application, supporting documents or such additional information as may be requested, all of the following:

a. That, due to special circumstances applicable to the property or its use, the strict application of this Ordinance would disproportionately impact the property or use when compared to similar types of uses or properties; and

b. That other water conserving measures to substantially off-set the proposed water use have been or will be employed as a condition of the approval, or the lack of such measures will not materially affect the ability of the City to achieve the purposes of this Chapter; and

c. That the exception does not constitute a grant of special privilege inconsistent with the limitations upon other residents and businesses.

3. Approval authority. The approval authority shall act upon any application no later than ten (10) days after receipt of a complete application, and may approve, conditionally approve, or deny the exception. The applicant requesting the exception shall be promptly notified in writing of any action taken. Unless otherwise specified at the time an exception is approved, the exception shall only apply during the period of the specific circumstances from which an exception is requested.

4. Appeals. An applicant may appeal the approval authority's decision, or any conditions placed on the approval, to the City Council within ten (10) days of the date of decision. A written request shall be submitted to the City Clerk stating the grounds for the appeal accompanied by a fee adopted by Resolution of the City Council. The City Council shall review the appeal at the next available meeting that the item may be heard.

8.56. 130 Penalties and Remedies

Violations of the provisions of this Chapter are subject to the administrative penalty provisions of Chapter 1.10.

7. The use, storage and disposal of all landscape and lawn care products shall comply with all manufacturer's specifications and applicable laws, and minimize the discharge of pollutants to the environment.

G. Notwithstanding the requirements of this Section, landscape design and maintenance shall additionally comply with the requirements of Chapters 8.44 and 8.56, Title 17 (Zoning), any other applicable provisions of this code, and the requirements of a development permit, whichever is more restrictive.

8.60. 060 Standards for New Landscape.

"New landscape" as defined in Section 8.60.040 shall be designed and managed to use the minimum amount of water required to maintain plant health. New landscape shall comply with all of the requirements in Sections 492.6 through 492.15 of the Model Efficient Ordinance and the following, whichever is more restrictive, unless an exception is granted pursuant to Section 8.60.050(D).

A. Plant material.

1. Plant species and landscape design shall be adapted to the climate, soils, topographical conditions, and shall be able to withstand exposure to localized urban conditions such as pavement heat radiation, vehicle emissions and dust, and urban runoff. Water conserving plant and turf species shall be used.

2. Plant species or specifications shall comply with any official list of species, guidelines or regulations adopted by the City to the extent that such lists, guidelines or regulations do not conflict with this Chapter

3. Plants listed in the current Invasive Plant Inventory for the southwest region by the California Invasive Plant Council or similar source acceptable to the Community Development Director are prohibited, except for known non-fruiting, non-invasive, sterile varieties or cultivars. Plants known to be susceptible to disease or pests in this Climate Zone six (6) shall not be used.

4. The landscape area of projects proposing exclusively commercial or industrial uses shall be designed using exclusively water conserving plants. Single family residential, multi-family residential, mixed use and institutional use projects shall be designed with not more than twenty (20) percent of the total landscaped area in turf or high water use plants in the Water Use Classification for Landscape Species (WUCOLS). Turf may be used as a bio-swale or bio-filter or for functional purposes such as active recreational areas as determined by the Community Development Director. Public agencies shall be exempt from this requirement.

5. Turf shall not be allowed on slopes greater than twenty (20) percent. Where the toe of the slope is adjacent to an impermeable surface, alternatives to turf should be considered on slopes exceeding twenty (20) percent, meaning one (1) foot of vertical elevation change for every five (5) feet of horizontal length. Approved turf areas may be watered at 1.0 of the reference evapotranspiration (ET_o).

6. Planted areas shall be covered with a minimum of two (2) inches of organic mulch, except in areas covered by groundcovers or within twenty-four (24) inches of the base of a tree, or where a reduced application is indicated. Additional mulch material shall be added from time to time as necessary to maintain the required depth of mulch.

7. Species and landscape design shall complement and to the extent feasible in compliance with this Chapter be proportional to the surroundings and streetscape and incorporate deciduous trees to shade west and south exposures. Landscaping shall not interfere with safe sight distances for vehicular traffic, the vision clearance in Section 17.46.060, height restrictions for hedges in 17.46.130, pedestrian or bicycle ways, or overhead utility lines or lighting.

B. Water features, pools and spas.

1. Recirculating water systems shall be used for water features. Where available, recycled water shall be used as a source for decorative water features.

2. Pools and spas shall be equipped with a cover and covered overnight and daily when use is concluded.

C. Grading and runoff. Landscape design shall minimize soil erosion and runoff.

1. Grading plans shall avoid disruption of natural drainage patterns to the extent feasible.

2. Grading plans shall demonstrate that normal rainfall and irrigation will remain within the property lines and not drain onto impermeable surfaces, walkways, sidewalks, streets, alleys, gutters, or storm drains.

3. Plans and construction shall protect against soil compaction within landscape areas.

4. Stormwater best management practices to minimize runoff, to increase on-site retention and infiltration, and control pollutants shall be incorporated into project plans. Rain gardens, cisterns, swales, structural soil, permeable pavement, connected landscape areas, and other landscape features and practices that increase onsite rainwater capture, storage and infiltration, emphasizing natural approaches over technology-based approaches that require ongoing maintenance, shall be considered during project design. Plans and practices shall comply with Chapter 8.44.

D. Irrigation systems.

1. An automatic irrigation system using either evapotranspiration or soil moisture sensor data, with a rain shut-off sensor, shall be installed. Drip irrigation emitters shall emit no more than two (2) gallons per hour.

2. An average landscape irrigation efficiency of 0.71 shall be used for the purpose of determining Maximum Applied Water Allowance. Irrigation systems shall be designed, maintained, and managed to meet or exceed this efficiency. Landscapes using recycled water are considered Special Landscape Areas, where the ET Adjustment Factor shall not exceed 1.0.

3. The irrigation system shall be designed to prevent water waste resulting in runoff, overspray, or similar conditions where irrigation water ponds or flows onto non-irrigated areas, walkways, sidewalks, streets, alleys, gutters, storm drains, adjacent property, or similar untargeted areas. Runoff to other permeable or impermeable surfaces shall not be allowed.

4. Narrow or irregularly shaped areas, including turf less than eight (8) feet in width in any direction, shall be irrigated with subsurface irrigation or low volume above-ground irrigation system.

5. Overhead irrigation shall not be permitted within two (2) feet of any impermeable surface. Drip, drip line, or other low flow non-spray technology shall be used.

6. All sprinklers shall have matched precipitation rates within each valve and circuit. All irrigation systems shall be designed to include optimum distribution uniformity, head to head spacing, and setbacks from sidewalks, pavement and impermeable surfaces.

7. All irrigation systems shall provide backflow prevention devices in accordance with the current edition of the California Building/Plumbing Code and check valves at the low end of irrigation lines to prevent unwanted draining of irrigation lines. Pressure regulators may be required if the pressure at the sprinkler head exceeds the manufacturer's recommended optimal operating pressure.

8. Reclaimed water and graywater irrigation systems shall be used when reasonably feasible and shall conform to the current edition of the California Building/Plumbing Code, and all other applicable local, state and federal laws.

E. Irrigation system hydrozones.

1. The irrigation system shall conform to the hydrozones of the landscape design plan.

2. Each hydrozone shall have plant materials with similar water use, with the exception of hydrozones with plants of mixed water use where the plant factor of the higher water using plant is used for calculations. No hydrozone shall mix high and low water use plants.

3. Sprinkler heads and other emission devices shall be appropriate for the plant type within that hydrozone. Where feasible, trees shall be placed on separate valves from turf, shrubs and groundcovers.

4. No landscape plan or restriction of any type, including those applicable to common interest developments such as condominiums, shall prohibit or include conditions that have the effect of prohibiting native or water conserving plants.

F. Landscape and irrigation maintenance.

1. All landscape and related elements shall be designed and properly maintained to insure long-term health and shall maintain conformance with the requirements of this Chapter.

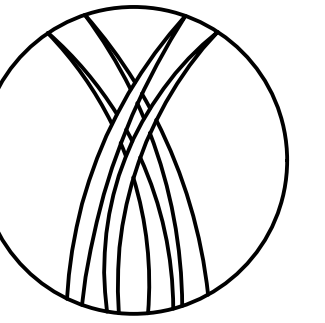
2. Irrigation scheduling shall be regulated by automatic irrigation controllers.

3. Watering hours and duration shall be scheduled compliant with the requirements of Chapter 8.56.

4. A regular maintenance schedule shall include, but not be limited to, routine inspection, adjustment and repair of the irrigation system, aerating and dethatching turf areas, replenishing mulch, fertilizing, pruning, weeding and removing any obstruction to emission devices.

5. Repair of all irrigation equipment shall be promptly undertaken, using the originally installed components, or equivalent or enhanced components compatible with the irrigation system.

6. Landscape areas shall be permanently maintained and kept free of weeds, debris and litter; plant materials shall be maintained in a healthy growing condition and diseased or dead plant materials shall be replaced, in kind, pursuant to the approved plans within thirty (30) days. Alternatively, diseased or dead plant materials may be replaced with plant materials that have low water needs, as rated in the current edition of the Water Use Classification of Landscape Species.



NEW 2 UNIT TOWN HOME PROJECT
705 2ND STREET
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