



SPECIAL AND REGULAR MEETING AGENDA

Date: 10/6/2015
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

6:00 p.m. Closed Session

Public Comment on these items will be taken prior to adjourning to Closed Session

CL1. Closed session pursuant to Government Code Section 54956.8 regarding real property negotiations (1 matter):

Property: Property owned by the City of Menlo Park located at the northeast side of 101/Willow Road Overpass, Menlo Park
City Negotiators: City Attorney Bill McClure, City Manager Alex McIntyre, Assistant Public Works Director Ruben Nino
Negotiating Parties: City of Menlo Park (Owner) and CalTrans, California Department of Transportation (Buyer)
Negotiation: Potential sale of real property owned by the City of Menlo Park at the northeast side of 101/Willow Overpass from Menlo Park to CalTrans, including but not limited to instructions regarding sales price and other terms of sale

CL2. Closed Session pursuant to Government Code Section §54957.6 to conference with labor negotiators regarding labor negotiations with Service Employees International Union (SEIU)

Attendees: City Manager Alex McIntyre, Interim Administrative Services Director Nick Pegueros, City Attorney Bill McClure, Interim Human Resources Director Dave Bertini, Interim Finance Director Clay Curtin, Labor Counsel Charles Sakai

7:00 p.m. Regular Session (as soon as the closed session is concluded)

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Report from Closed Session

E. Presentations and Proclamations

E1. Proclamation announcing National Bullying Prevention Month and National Unity Day on October 21

E2. Presentation by Community Services Staff on Anti Bullying project

- E3. Proclamation recognizing Menlo Park's Foster Freeze owner Sung Lee
- E4. Proclamation to join local effort to combat human trafficking

F. Commissioner Reports

- F1. Library Commission quarterly updates report

G. Commission/Committee Vacancies and Appointments

- G1. Consider applicants for appointment to fill one vacancy on the Bicycle Commission and one vacancy on the Finance & Audit Committee ([Staff Report 15-146-CC](#))

H. Public Comment

Under "Public Comment," the public may address the Commission on any subject not listed on the agenda. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

I. Consent Calendar

- I1. Approve a partnership and sponsorship policy for Community Services Department events and programs ([Staff Report 15-147-CC](#))
- I2. Authorize the Public Works Director to accept the work performed by Casey Construction, Inc. for the 2013-14 Water Main Replacement Project ([Staff Report 15-144-CC](#))
- I3. Authorize the Public Works Director to accept the work performed by Thermal Mechanical, Inc. for new chillers and variable frequency drives at the Administration Building and Library Project ([Staff Report 15-145-CC](#))
- I4. Adopt a Resolution accepting dedication of a storm drain line easement from Hibiscus Properties, LLC (Facebook Building 300) and authorize the City Manager to sign agreements and easements required by Conditions of Approval of the Project ([Staff Report 15-148-CC](#))
- I5. Approve minutes for the Council meeting of September 8 and September 21, 2015 ([Attachment](#))

J. Regular Business

- J1. Review of Draft General Plan Land Use and Circulation Elements and Bayfront Area (M-2 Area) Zoning Summary and Reconfirm the Composition of the General Plan Advisory Committee ([Staff Report 15-149-CC](#))
- J2. El Camino Real/Downtown Specific Plan – Biennial Review ([Staff Report 15-150-CC](#))

K. Informational Items

- K1. Update on the State of California Model Water Efficient Landscape Ordinance (CA MWEL0)
([Staff Report 15-151-CC](#))

L. Adjournment

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at www.menlopark.org and can receive e-mail notification of agenda and staff report postings by subscribing to the “Notify Me” service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting City Clerk’s Office at 650-330-6620. (Posted: 10/1/2015)

At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission’s consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item.

Any writing that is distributed to a majority of the Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available for inspection at the City Clerk’s Office, 701 Laurel St., Menlo Park, CA 94025 during regular business hours.

Persons with disabilities, who require auxiliary aids or services in attending or participating in Commission meetings, may call the City Clerk’s Office at 650-330-6620.

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STAFF REPORT

City Council
Meeting Date: 10/6/2015
Staff Report Number: 15-146-CC

Commission Report: Consider applicants for appointment to fill one vacancy on the Bicycle Commission and one vacancy on the Finance and Audit Committee

Recommendation

Staff recommends appointing applicants to fill one vacancy on the Bicycle Commission and one vacancy on the Finance and Audit Committee.

Policy Issues

Council Policy CC-01-004 establishes the policies, procedures, roles and responsibilities for the City's appointed commissions and committees, including the manner in which commissioners are selected.

Background

Staff conducted recruitment for the vacant positions for a period of six weeks by posting notices on the City's Facebook page, twitter and website, and by reaching out to the community through the social media site Next Door, and emailing past commission applicants.

The current vacancies exist due to the resignation of former Bicycle Commissioner Matthew Zumstein and former Finance and Audit Committee Member Laura Phelps.

Applicants to the Bicycle Commission:

- Kacia Brockman
- Cheryl Cathey
- Elizabeth (Betsy) Nash
- Vincent Poon
- Michael Shaw

The person appointed to the Bicycle Commission will serve out the existing unexpired term which runs through April 30, 2018 and, per current policy, is considered a full term.

Applicants to the Finance and Audit Committee:

- Michael DeMoss
- Sody Tronson

The person appointed to the Finance and Audit Committee will serve out the existing unexpired term which runs through April 30, 2016.

All applications will be provided to the City Council under separate cover and are also available for public viewing at the City Clerk's office during regular business hours upon request.

Analysis

Pursuant to City Council Policy CC-01-004, commission members must be residents of the City of Menlo Park and serve for designated terms of four years, or through the completion of an unexpired term. Residency for all applicants has been verified by the Clerk's office. In addition, the Council's policy states that the selection/appointment process shall be conducted before the public at a regularly scheduled meeting of the City Council. Nominations will be made a vote will be called for each nomination. Applicants receiving the highest number of affirmative votes from a majority of the Council present shall be appointed.

Impact on City Resources

Staff support for selection of commissioners is included in the FY 2015-16 budget.

Environmental Review

This item does not require environmental review.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

A. Excerpt of Council Policy CC-01-004

Report prepared by:
Pamela Aguilar, City Clerk

| | | |
|---|---|----------------------------------|
| City of Menlo Park | | City Council Policy |
| Department City Council | | Effective Date 3-13-01 |
| Subject Commissions/Committees Policies and Procedures and Roles and Responsibilities | Approved by: Motion by the City Council on 03-13-2001; Amended 09-18-2001; Amended 04-05-2011 | Procedure # CC-01-0004 |

Application/Selection Process

1. The application process begins when a vacancy occurs due to term expiration, resignation, removal or death of a member.
2. The application period will normally run for a period of four weeks from the date the vacancy occurs. If there is more than one concurrent vacancy in a Commission, the application period may be extended. Applications are available from the City Clerk's office and on the City's website.
3. The City Clerk shall notify members whose terms are about to expire whether or not they would be eligible for reappointment. If reappointment is sought, an updated application will be required.
4. Applicants are required to complete and return the application form for each Commission/Committee they desire to serve on, along with any additional information they would like to transmit, by the established deadline. Applications sent by fax, email or submitted on-line are accepted; however, the form submitted must be signed.
5. After the deadline of receipt of applications, the City Clerk shall schedule the matter at the next available regular Council meeting. All applications received will be submitted and made a part of the Council agenda packet for their review and consideration. If there are no applications received by the deadline, the City Clerk will extend the application period for an indefinite period of time until sufficient applications are received.
6. Upon review of the applications received, the Council reserves the right to schedule or waive interviews, or to extend the application process in the event insufficient applications are received. In either case, the City Clerk will provide notification to the applicants of the decision of the Council.
7. If an interview is requested, the date and time will be designated by the City Council. Interviews are open to the public.
8. The selection/appointment process by the Council shall be conducted open to the public. Nominations will be made and a vote will be called for each nomination. Applicants receiving the highest number of affirmative votes from a majority of the Council present shall be appointed.
9. Following a Council appointment, the City Clerk shall notify successful and unsuccessful applicants accordingly, in writing. Appointees will receive copies of the City's Non-Discrimination and Sexual Harassment policies, and disclosure statements for those members who are required to file under State law as designated in the City's Conflict of Interest Code. Copies of the notification will also be distributed to support staff and the Commission/Committee Chair.
10. An orientation will be scheduled by support staff following an appointment (but before taking office) and a copy of this policy document will be provided at that time.

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**STAFF REPORT****City Council**

Meeting Date: 10/6/2015
Staff Report Number: 15-147-CC

Consent Calendar: **Approve a Partnership and Sponsorship Policy for Community Services Department Events and Programs**

Recommendation

Staff recommends that City Council approve the attached Community Services Department Partnership and Sponsorship Policy for Special Events and Programs.

Policy Issues

Council has established a User Fee / Cost Recovery Policy setting specific expectations for the level of cost recovery to be achieved by Community Services programs. Approval of a defined partnership and sponsorship policy will support the Department's efforts to improve the quality of community events and programs while meeting the Council's cost recovery policy targets.

Background

The Community Services Department supports over 100 individual programs, classes, services and over a dozen community events and activities each year. Since 2007, sponsorships for these events and activities have helped the Department achieve Council mandated cost recovery levels. Currently, sponsorships account for about \$16,000 in annual revenue to the Department, against a total budget of almost \$8 million, including monetary and other support for events such as 4th of July, Summer Concert Series, Breakfast with Santa, Egg Hunt and more.

As the Department continues to improve the scope and quality of special events while keeping events free or very low cost to promote community participation, sponsorships have become a more important revenue source as well as an opportunity for community based businesses and other partners to become involved and give back to their home town. A sponsorship policy approved by Council will support staff in increasing partnerships for special events such as Egg Hunt, Kite Day, and the Menlo Movie Series as well as for supporting scholarship programs in support of low-income participants, Senior Center Nutrition and Meal Program, and many more.

Analysis

Sponsorships are cash or in-kind monetary contributions or donations of products and services offered by sponsors with the clear expectation that the recipient is obliged to return something of value to the partner. The value is typically recognition and publicity or advertising highlighting the contribution of the partner or the partners' name, logo, message, products or services. The partner usually has specific marketing

objectives for the sponsorship such as the right to be the exclusive sponsor in some category of sales. The arrangement is typically formalized by a letter of agreement or contract detailing the particulars of the exchange. Sponsorships are different from donations in that donations come with no restrictions on how the money or in-kind resources are used. The attached policy addresses partnerships and sponsorships, the agreements for the procurement of resources and the benefits provided in return for securing those resources. Since donations or gifts come with no restrictions or expected benefits for the donor, a policy is generally not needed for them.

The attached policy, based on models from other area communities with a more formalized sponsorship process, defines the purposes of a sponsorship policy, the procedures to be followed when establishing a sponsorship relationship with a partner, the limitations and restrictions on the agreement, the value of the sponsorship (including how payments will be managed, pricing tiers and insurance requirements), and the recognition and benefits the partners will receive for their contribution.

The Parks and Recreation Commission, at their September 23, 2015 meeting, approved this policy while suggesting staff consider adding a system for choosing among potential “named event” partners should competing potential partnerships arise in the future. The City Attorney has also reviewed and approved the policy.

Impact on City Resources

Currently, event and activity sponsorships generate about \$16,000 annually for Community Services. It is anticipated that, with a more defined and clearly articulated policy, partnerships will continue to grow as a revenue source. This year, \$35,000 was budgeted for sponsorships in the Council approved 2015-16 Budget.

Environmental Review

A sponsorship policy is not subject to California Environmental Quality Act requirements.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

A. Proposed Community Services Department Partnership and Sponsorship Policy

Report prepared by:
Cherise Brandell, Community Services Director

PARTNERSHIP & SPONSORSHIP POLICY

Community Services
701 Laurel St, Menlo Park, CA 94025
tel 650-330-2200



| |
|---|
| Purpose |
| In an effort to maximize the community's resources, it is in the best interest of the City's Community Services Department to create and enhance relationship-based Partnerships. This may be accomplished by providing local, regional, and national commercial businesses and non-profit groups a method for becoming involved with the many opportunities provided by the Community Services Department. The Department delivers quality, life-enriching programs and activities to the broadest base of the community. This translates into exceptional visibility for sponsors and supporters. The goal of this policy is to create relationships and Partnerships with sponsors to support the financial health of the Department. |
| Partnerships |
| Partnerships are cash or in-kind products and services offered by sponsors with the clear expectation that an obligation is created. The recipient is obliged to return something of value to the Partner. The value is typically public recognition and publicity or advertising highlighting the contribution of the Partner and/or the Partner's name, logo, message, products or services. The Partner usually has clear marketing objectives, including, but not limited to, the ability to drive sales directly based on the Partnership, and, quite often, the right to be the exclusive sponsor in a specific category of sales. The arrangement is typically consummated by a letter of agreement or contractual arrangement detailing the particulars of the exchange. Some programs, such as the Menlo Park Summer Concert Series or Menlo Movie Series may have multiple sponsors in a specific category since these Partners sponsor a specific event although marketing collateral would be combined. |
| Donations |
| A donation comes with no restrictions on how the money or in-kind resources are used. This policy specifically addresses Partnerships, the agreements for the procurement of the resources, and the benefits provided in return for securing those resources. Since donations or gifts come with no restrictions or expected benefits for the donor, a policy is generally not needed. |
| Eligibility |
| Partners should be businesses, non-profits, or individuals promoting mutually beneficial relationships for the Community Services Department and the City of Menlo Park. All potentially sponsored programs or facilities should be reviewed in order to create synergistic working relationships regarding benefits, community contributions, knowledge, and political sensitivity. All sponsored programs should promote the goals and mission of the City of Menlo Park and the Community Services Department. |
| Partnership Contact Maintenance |
| The Community Services Director or designee, is responsible for maintaining an updated list of all current Partnerships, sponsored activities, and contacts related to Partnerships in order to: <ul style="list-style-type: none">• Limit duplicated solicitations of a single entity• Allow decisions based on the most appropriate solicitations and level of benefits offered• Keep a current list of Department supporters and contacts• Help provide leads for new Partnerships, if appropriate• Ensure sponsor mission and values are in line with the mission and values of the Menlo Park Community Services Department• Confirm sponsorship agreement(s) are adequately fulfilled |
| Not a Public Forum |
| In adopting the Partnership and Sponsorship Policy, it is the City of Menlo Park's declared intention and purpose to not permit any marketing Partnerships that individually or in combination would cause any real or personal property, facilities, vehicles, or communication media owned or controlled by the City to become a public forum for the dissemination, debate or discussion of public issues. |

Procedures

1. Any new Partnership program, event or benefit by the Department must be approved by the Director or a designee.
2. Partnership levels vary and are established based on the Partners' level of exposure and fair market value.
3. Partnership opportunities can include donated product, in-kind services, and money to offset operating and material costs. The total sum of sponsorship funds offered for the specific event/series (monetary) and total estimated value of in-kind contributions (goods or services) will determine the sponsorship category of each Partner.
4. All Partnership values must be reviewed and approved by the Community Services Director or designee. All Partners will be provided an approved Partner packet with approved Partnership benefits, levels and values.
5. All marketing materials that include Partner logos or names (i.e. flyers, posters, t-shirts, press releases, web links, etc.) must be approved by the Director or designee.
6. All Partnership agreements must be signed by the Department Director or designee and use the approved agreement form.
7. All Partnership agreements that include logos, names, etc. on print materials require a minimum lead time of two months prior to the event or program start date. This time is needed in order to execute the agreement, receive payment and provide benefits to the Partner. All other agreements require a minimum lead time of two weeks prior to the event or program start date. Sponsorship agreements submitted after the established deadlines will not be accepted; negotiations or subsidized sponsorships will not be made.

Limitations/Restrictions

1. The Department may refuse a Partnership if the organization promotes a program or service that is competitive with the Department's programs and services; the organization is associated with religious, political, alcohol, tobacco, firearms, pornographic, scandalous, or "adult" themed products and services; or the Partnership would create a conflict of interest with City policy. The City has a reasonable interest in maintaining a position of neutrality.
2. Final approval of all Partner provided content, graphics and layout must be given by the Director or designee.
3. The City retains full control of how a program, event or service will be delivered, managed and operated.
4. This policy is not applicable to gifts, grants or unsolicited donations in which no benefits are granted to the donor and where no business relationship exists.
5. The City may cancel a program or event (i.e. budget reduction, City Council action, weather conditions, etc.). Partners will be provided written notice of the cancellation and pro-rated/full refunds issued or materials will be returned.
6. The City of Menlo Park has the right to inspect a Partner booth at any time prior to or during an event. Restrictions on what a Partner may distribute or display at an event will be provided prior to the event. Partners must distribute only their own organization's marketing materials and cannot distribute materials for other organizations. All Partners wanting to share or give their booth to other organizations have approval of the Director or designee.
7. The City's logo may not be used by a Partner in any way without the permission of the Department Director or designee. If permission is granted, all materials must be reviewed and approved.
8. Distribution of or advertising in any format that is political, offensive, or issue oriented is prohibited.
9. Marketing materials provided by the Partner should be accurate, well-organized and clearly identifiable as a commercial marketing collateral piece. Materials stating that the City of Menlo Park endorses a commercial entity are strictly prohibited.
10. All Partnership agreements are with the listed or defined commercial or non-profit entity. Any subsidiary or affiliate of the Partner must either obtain permission of the City of Menlo Park to be included in the Partnership arrangement benefits or create a separate Partnership arrangement.
11. Partners must submit high-quality digital artwork/logo by the established deadline for each event or risk their logo not being included in marketing materials. The City will not alter Partner logos with the exception of re-sizing. Partner logos may not contain contact information such as numbers, e-mails, or website unless it is part of the sponsor name/brand (ie. Amazon.com, Pets.com, etc.).
12. The City will make all reasonable attempts to include the Partner's name/logo through the marketing and promotional activities associated with an event or program in which a Partner's name/logo is included or where the Partner's marketing materials are presented. Examples include: printed materials, t-shirts, promotional products, website content, email communication/e-blasts, advertising, newsletters, calendars, social media, banners, and on-site display booths.
13. Only one organization will be allowed a Title Sponsorship per event, program or series. Series events will be capped to one sponsor per event date where an exclusive sponsorship exists. All other sponsorship categories will remain open until their cutoff date, unless otherwise identified by staff.

Partnership Value

All Partnership values will be reviewed on an annual basis by the Department's leadership team. New events or programs that are added during the year must follow the valuation guidelines. Final Partnership values and corresponding benefits must be approved by the Director or designee.

Partnership values are established by the Community Services Department based on the estimated attendance and marketing for each event or program, or other criteria determined by the Director or designee, such as anticipated community benefit.

Payments

All Partner payments including in-kind goods or services **must** be received prior to the event or program being delivered. Benefits may only be delivered if the payment terms of the agreement are met. Any exceptions must be approved by the Director or designee. Partners may pay with Visa, Mastercard, check, or cash.

Special Event Pricing Tiers

| Attendance | Pricing Tier | Title | Platinum | Gold | Silver | Bronze |
|------------|--------------|----------|----------|---------|---------|---------|
| 4000+ | 3 | \$10,000 | \$7,500 | \$5,000 | \$2,500 | \$1,000 |
| 1000-3999 | 2 | \$7,500 | \$1,000 | \$750 | \$500 | \$250 |
| Under 999 | 1 | \$5,000 | \$750 | \$500 | \$250 | \$100 |

Current Special Event Tiers

| Event / Program | Attendance | Pricing Tier |
|----------------------------------|------------|--------------|
| 4th of July Parade & Celebration | 5000 | 3 |
| Summer Concert Series | 3000 | 2 |
| Egg Hunt | 2750 | 2 |
| Halloween Hoopla | 2000 | 2 |
| Menlo Movie Series | 1250 | 2 |
| Kite Day | 600 | 1 |
| MA PAC Programs | 500 | 1 |
| Breakfast with Santa | 400 | 1 |

Insurance

Partners will be required to provide proof of insurance with the City of Menlo Park listed as an additional insured if the Partnership includes the following:

- Utilization of City facility, park, or equipment not in conjunction with a City sponsored event
- Any promotion or activity at a City sponsored event that goes above and beyond what is normally provided by the City (i.e. rides, games, other activities)
- As required through the approval of a permit or facility use agreement
- Certificate of Liability Insurance must include:
 - The renter's name must be listed as the one "insured."
 - The policy must not expire before the planned event date.
 - The policy must be for \$1,000,000.
 - The "description" should list the rental location, day, and event planned.
 - The City of Menlo Park at 701 Laurel Street, Menlo Park, CA 94025 must be noted as "additional insured."

Recognition & Benefits

1. Partnership benefits should follow the benefit tiers detailed in each event sponsorship packet.
2. All Partnership benefits that include complimentary services (tickets, wristbands, etc.) should not exceed 20% of the total value of the sponsorship for that individual program.
3. All Partners will receive a letter of appreciation and digital photos of the event or program. Summary of the event or program including attendance estimates can be provided on request
4. For events that include title sponsors or capped sponsorships (ie. Summer Concert Series and Menlo Movie Series), the previous year sponsor(s) will be granted first right of contract based on the following order:
 - Title sponsors
 - Platinum Sponsors
 - Gold Sponsors
 - Silver Sponsors
 - Bronze Sponsors

Appeal Process

The City may decline to partner with any organization at any time. When partnerships are declined, potential partners may appeal the decision to the Director of Community Services by submitting an appeal letter in writing.

Endorsement

A Partnership, under this Partnership and Sponsorship Policy, shall in no way constitute an endorsement of the partner's organization, products, services or employees by the City of Menlo Park and / or the Community Services Department.

STAFF REPORT



City Council
Meeting Date: 10/6/2015
Staff Report Number: 15-144-CC

Consent Calendar: **Authorize the Public Works Director to Accept the Work Performed by Casey Construction, Inc. for the 2013-14 Water Main Replacement Project**

Recommendation

Authorize the Public Works Director to accept the work performed by Casey Construction, Inc. for the 2013-14 Water Main Replacement Project.

Policy Issues

There are no policy issues associated with this action. The one-year warranty period starts upon City's acceptance.

Background

On August 19, 2014, the City Council awarded a contract to Casey Construction, Inc. in the amount of \$1,225,505 with an authorized project budget of \$1,409,505 including contingencies. The project consisted of installing approximately one-half mile of new water main along Trinity Drive (located between Tioga Drive and Klamath Drive) and Trinity Court. These new water mains will replace the existing asbestos cement water mains that had major breaks three times in the last six years.

Analysis

The work for the 2013-14 Water Main Replacement Project has been completed in accordance with the plans and specifications. A notice of completion will be filed accordingly. The project was completed within the approved budget.

Contractor: Casey Construction, Inc.
619 Sylvan Way
Emerald Hills, CA 64062

Impact on City Resources

| Construction Contract Budget | |
|----------------------------------|--------------------|
| | Amount |
| Construction contract | \$1,225,505 |
| Contingency | \$184,000 |
| Total construction budget | \$1,409,505 |

| Construction Expenditures | |
|----------------------------------|--------------------|
| | Amount |
| Construction contract | \$1,222,566 |
| Change orders | \$33,218 |
| | \$1,255,784 |

The remaining balance will be credited to the project balance. The above expenditures are only costs associated with the construction contract with Casey Construction, Inc.

Environmental Review

The project is categorically exempt under Class I of the current State of California Environmental Quality Act guidelines, which allows minor alterations and replacement of existing facilities.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

None

Report prepared by:
Rene Punsalan, Associate Civil Engineer

Ruben Nino, Assistant Public Works Director

**STAFF REPORT****City Council**

Meeting Date: 10/6/2015
Staff Report Number: 15-145-CC

Consent Calendar: **Authorize the Public Works Director to Accept the Work Performed by Thermal Mechanical Inc. for New Chillers and Variable Frequency Drives at the Administration Building and Library Project**

Recommendation

Authorize the Public Works Director to accept the work performed by Thermal Mechanical Inc. for new chillers and variable frequency drives at the Administration Building and Library project.

Policy Issues

There are no policy issues associated with this action. The one-year construction warranty period starts upon City's acceptance.

Background

On April 14, 2015, the City Council awarded a contract for the new chillers and variable frequency drives replacement project for the Administration Building and Library to Thermal Mechanical Inc. This project consisted of removing the old chillers and installing new ones. A new variable frequency drive was installed to control the chilled water circulation pump motor at the Administration Building. Also, new variable frequency drives installed at the Library to control Air Handler #2 as well as both hot and chilled water circulation pump motors. Also, replacing the chilled and hot water pumps at the Library was included.

Analysis

The work for the new chillers and variable frequency drives replacement project has been completed in accordance with the plans and specifications. A notice of completion will be filed accordingly. The project was completed within the approved project budget.

Contractor: Thermal Mechanical Inc.
 425 Aldo Avenue
 Santa Clara, CA 95054

Impact on City Resources

| Construction Contract Budget | |
|----------------------------------|------------------|
| | Amount |
| Construction contract | \$561,160 |
| Contingency | \$30,000 |
| Total construction budget | \$591,160 |

| Construction Expenditures | |
|---------------------------|------------------|
| | Amount |
| Construction contract | \$561,160 |
| Change orders | \$22,880 |
| Total project cost | \$584,040 |

Environmental Review

The project is categorically exempt under Class I of the current State of California Environmental Quality Act guidelines.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

None

Report prepared by:

Carl Thomas, Facilities Supervisor

Ruben Niño, Assistant Public Works Director



STAFF REPORT

City Council

Meeting Date: 10/6/2015
Staff Report Number: 15-148-CC

Consent Calendar: **Adopt a Resolution Accepting Dedication of a Storm Drain Line Easement from Hibiscus Properties, LLC (Facebook Building 300) and Authorize the City Manager to Sign Agreements and Easements required by Conditions of Approval of the Project**

Recommendation

Staff recommends that the City Council adopt a resolution (included as Attachment A) accepting dedication of a Storm Drain Line Easement from Hibiscus Properties, LLC and authorize the City Manager to sign the agreement required by the conditions of approval of the project.

Policy Issues

The Storm Drain Line Agreement (Attachment B) is required by the approved Use Permit for the Facebook project at 300 Constitution Drive. In order for the storm drain easement to become public it must be accepted by the City Council.

Background

In December 2014, Facebook received Planning Commission approval of a Use Permit to convert an existing approximately 180,000 square foot warehouse and distribution building to offices and ancillary employee amenities, located at 300 Constitution Drive (Building 23) near the intersection of Constitution Drive and Chilco Street. Construction is underway and the building is scheduled for completion in summer of 2016.

There is an existing storm drain line originating at U.S. Route 101 and running across the property. The approved project would allow a new wooden deck and trash enclosure to be built over the existing storm drain line. The Use Permit provides as follows:

Concurrent with the submittal of a complete building permit application, the applicant shall redesign the proposed outdoor deck and trash enclosure to be located outside of a 15 foot buffer centered on the existing 30 inch on-site storm drain. Alternatively, the applicant may elect to enter into an agreement with the City prior to issuance of a permit for the tenant improvements to address issues of access to, maintenance of, and potential future relocation of the storm drain line.

Hibiscus Properties, LLC on behalf of Facebook, Inc. has requested to enter into an Agreement with the City which will meet the condition of approval.

Analysis

The proposed Storm Drain Line Agreement will allow the installation of an outdoor deck and trash enclosure within the Storm Drain Line Easement Area, and will allow the City access to the property and the storm drain line when necessary for maintenance or repair. Ultimately, the storm drain line is anticipated to be relocated to Chilco Street at the sole cost of the owner. If the storm drain line is not relocated, the outdoor deck and trash enclosures shall be removed from the easement within five years of the date of the Agreement.

Staff is requesting authorization for the City Manager to sign the Storm Drain Line Agreement.

Impact on City Resources

The staff time associated with review and acceptance of the storm drain easement dedication is fully recoverable through fees collected from the applicant.

Environmental Review

The acceptance of the dedication of the Storm Drain Easement is categorically exempt under Class I of the current State of California Environmental Quality Act Guidelines.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

- A. Resolution of the City of Menlo Park Accepting a Storm Drain Easement from Hibiscus Properties LLC
- B. Storm Drain Line Agreement

Report prepared by:
Theresa Avedian, P.E., *Senior Civil Engineer*

Report reviewed by:
Ruben Niño, P.E., Assistant Public Works Director

RESOLUTION NO. _____

**RESOLUTION OF THE CITY OF MENLO PARK ACCEPTING DEDICATION
OF A STORM DRAIN LINE EASEMENT FROM HIBISCUS PROPERTIES,
LLC (FACEBOOK BUILDING 300)**

The City of Menlo Park, acting by and through its City Council, having considered and been fully advised in the matter and good cause appearing therefor,

BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of Menlo Park that the City Council does hereby accept the dedication of a storm drain line easement from Hibiscus Properties LLC:

BE IT AND IT IS HEREBY ALSO RESOLVED that the City Council authorizes the City Manager to sign the agreement regarding storm drain line which includes acceptance of a storm drain line easement.

I, PAMELA AGUILAR, City Clerk of the City of Menlo Park, do hereby certify that the above and foregoing Resolution was duly and regularly passed and adopted at a meeting by said Council on this sixth day of October, 2015, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this sixth day of October, 2015.

Pamela Aguilar
City Clerk

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**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

Attention: City Clerk

AGREEMENT REGARDING STORM DRAIN LINE

This Agreement Regarding Storm Drain Line (this "**Agreement**") is made as of October ____, 2015 (the "**Effective Date**") by and between HIBISCUS PROPERTIES, LLC, a Delaware limited liability company (the "**Owner**") and the CITY OF MENLO PARK, CALIFORNIA (the "**City**") in the following factual context:

A. The Owner is the owner of that certain real property commonly known as 300-309 Constitution Drive, Menlo Park, California 94025 and as more particularly described on the attached **Exhibit A** (the "**Property**").

B. There is an existing storm drain line originating at U.S. Route 101 and running across the Property (the "**Storm Drain Line**"). The location of the portion of the Storm Drain Line located on the Property is more particularly described and shown on the attached **Exhibit B**.

C. The Owner is in the process of converting an existing approximately 180,000 square foot warehouse and distribution building commonly known as 300 Constitution Drive, Menlo Park, California 94025 ("**Building 300**") to general offices and ancillary employee amenities (the "**Project**").

D. The Project was subject to architectural control and required a use permit. On December 15, 2014 the City's Planning Commission approved the Owner's request for architectural approval and a use permit (such permit, the "**Use Permit**").

E. The Project included an outdoor deck that would extend across the Storm Drain Line, as shown in more detail on the attached **Exhibit C**.

F. Among the Use Permit's project specific conditions was a condition relating to the Storm Drain Line. Specifically, the Use Permit provides as follows:

Concurrent with the submittal of a complete building permit application, the applicant shall redesign the proposed outdoor deck and trash enclosure to be located outside of a 15 foot buffer centered on the existing 30 inch on-site storm drain. Alternatively, the applicant may elect to enter into an agreement with the

City prior to issuance of a permit for tenant improvements to address issues of access to, maintenance of, and potential future relocation of the storm drain line.

G. The Owner has submitted an application for the redevelopment of the remainder of the Property (i.e., the portion of the Property in addition to Building 300) (the “**TE Site Redevelopment**”). Given the application pending for the TE Site Redevelopment and the infrastructure changes that are likely to be required in connection with the TE Site Redevelopment, the Owner prefers to now enter into an agreement with the City addressing issues of access to, maintenance of and potential future relocation of the storm drain line rather than redesign the proposed outdoor deck and trash enclosure.

H. The parties now wish to enter into such agreement.

NOW THEREFORE, the parties agree as follows:

1. Storm Drain Line.

a. The Owner hereby grants to the City a non-exclusive easement (the “**Storm Drain Line Easement**”) permitting the City to operate, maintain, repair, renew and replace the Storm Drain Line within the strip of real property shown on the attached **Exhibit D** (the “**Storm Drain Line Easement Area**”). The Owner retains the right to use the surface of the Property including, without limitation, the Storm Drain Line Easement Area. This right to use the surface of the Property specifically includes the right to install a deck and/or trash enclosures upon and/or in the vicinity of the Storm Drain Line Easement Area. The Owner is not responsible for maintaining the Storm Drain Line.

b. As part of the Storm Drain Line Easement, the Owner hereby grants to the City a non-exclusive easement to enter and pass over and across the access ways and parking areas located from time-to-time on the Property as is reasonably necessary to operate, maintain, repair, renew and replace the Storm Drain Line, subject, however, to the terms hereof. Prior to entering the Property under this Section 1.b, the City shall give the Owner at least two (2) business days’ advance notice, except in case of emergency where only contemporaneous notice will be required. All entries by the City upon the Property shall be made in a manner that is intended to minimize any interference with or interruption of the business operations and activities then being conducted on the Property.

c. The Owner has the right to install an outdoor deck and/or trash enclosure within the Storm Drain Line Easement Area. It is possible that the City may require those portions of the outdoor deck and trash enclosure (as applicable) located within the Storm Drain Line Easement Area to be temporarily removed so that the City can exercise its rights with respect to the Storm Drain Line Easement. If the City requires that any portion(s) of the outdoor deck and/or trash enclosure located within the Storm Drain Line Easement Area be temporarily removed so that the City can maintain, repair, renew or replace the Storm Drain Line, then the Owner, at its sole cost and expense, will remove such portion(s) of the outdoor deck and/or trash enclosure that are located within the Storm Drain Line Easement Area and that impede the City’s ability to perform maintenance, repair, renewal or replacement of the Storm Drain Line. Owner shall complete such removal within the time period identified by the City in the notice to Owner. Following the City’s completion of the maintenance, repair, renewal or replacement of the Storm Drain Line, the Owner will have the right (but not the obligation) to reinstall its outdoor deck and/or trash enclosure (as applicable), subject, however, to the Owner’s ongoing obligation to comply with the terms of this Section 1.c. If the Owner does not

reinstall the trash enclosure in the Storm Drain Line Easement Area, and the Owner is obligated to install a trash enclosure, the Owner shall provide a trash enclosure at an alternate location, approved by the City, upon the Property.

d. The Owner shall have the right, but not the obligation, to relocate the Storm Drain Line at its sole cost and expense subject, however, to its receipt of the City's prior written approval as to the location of and means and schedule for implementing such relocation (not to be unreasonably withheld, conditioned or delayed).

1. If the Owner obtains entitlements permitting it to proceed with and the Owner elects to proceed with the TE Site Redevelopment, the Owner will relocate the Storm Drain Line to the City's right-of-way (Chilco Street) or another alternative location reasonably determined by the City and the Owner. A drawing showing a conceptual relocation of the Storm Drain Line within the Chico Street right-of-way as part of the TE Site Redevelopment is attached hereto as **Exhibit E**.

1.1. Upon the completion of the relocation, the Storm Drain Line Easement shall terminate in its entirety without the need for any further action by either party. However, upon the Owner's request, the City shall execute and deliver to the Owner, in a form suitable for recording, a quitclaim deed or other instrument reasonably acceptable to the Owner that confirms and memorializes the termination of the Storm Drain Line Easement. If the City fails or refuses to deliver to the Owner a quitclaim deed or other instrument reasonably acceptable to the Owner, then the Owner shall have the right to obtain equitable and injunctive relief to obtain the release of record of the rights of the City with respect to the Storm Drain Line Easement.

1.2. If the Storm Drain Line is relocated and a portion of it remains on the Owner's property, the Owner agrees to grant the City a new easement permitting the City to operate, maintain, repair, renew and replace the Storm Drain Line (as relocated).

2. If the Owner elects to not relocate the Storm Drain Line, within five years of the date of this Agreement, the Owner shall remove all structures from the Storm Drain Line Easement Area, including but not limited to decking, footings and trash enclosure to the reasonable satisfaction of the City. The Owner will remove all such structures from the Storm Drain Line Easement Area within 30 days from such election or notice from the City to remove. If the Owner fails to timely remove all structures from the Storm Drain Line Easement Area, the City shall have the right, but not the obligation, to remove the structures and charge the Owner the cost of removing the structures. The City will provide the Owner with an invoice for the cost of such work, payable within 30 days of the date of the invoice. If the Owner fails to timely remit payment, the City may place a lien on the Property for the cost of removing the structures. It is understood that in order to remove the structures from the Storm Drain Line Easement, structures outside of the Storm Drain Line Easement Area may also need to be removed.

e. The grant of the Storm Drain Line Easement shall not create any right in favor of the City to enter onto or use any portion of the Property or to use the area subject to the Storm Drain Line Easement for purposes other than as stated in this Agreement. Nothing contained in this Agreement is intended to, or shall be interpreted or construed so as to, preclude or restrict the ability of the Owner to take such measures as the Owner deems

necessary or appropriate to provide security for the Property, including, without limitation, the installation of fencing or other security barriers over or across the Property. The institution of any such security measures shall not be deemed to constitute a violation of the City's rights under this Agreement.

f. At all times that the City or any of its employees, agents, representatives, consultants or contractors are on any portion of the Property pursuant to or in connection with this Agreement, the City or its contractor(s) shall maintain commercial general liability insurance (bodily injury and property damage) with single limits of coverage of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate. Coverage must be at least as broad as ISO CG 00 01 and must include property damage, bodily injury and personal injury coverage. Coverage may be met by a combination of primary and excess insurance, but excess shall provide coverage at least as broad as specified for underlying coverage. The Owner shall be an additional insured with respect to such policy for claims for bodily injury or property damage arising out of maintenance, repair, renewal or replacement activities allowed pursuant to this Agreement. Upon the Owner's request, the City shall furnish the Owner with a current certificate of insurance showing the existence of the required insurance and the Owner may make the delivery of such certificate of insurance a condition to the City's entry upon the Property pursuant to or in connection with this Agreement.

2. Mutual Indemnity. The Owner shall indemnify and save harmless the City, its officials, agents, employees, successors and assigns, from and against any and all losses, damages, liabilities, expenses, claims or demands of whatsoever character, direct or consequential, including, but without limiting thereby the generality of the foregoing, injury to or death of persons and damage to or loss of property, arising out of the Owner's negligent acts or omissions and/or wilful misconduct and related to this Agreement, except, in all cases, to the extent arising by reason of the negligence or wilful misconduct of City, including its agents, contractors or employees or by a member of the public in general. The City shall indemnify and save harmless the Owner, its trustees, directors, officers, agents, employees, successors and assigns, from and against any and all losses, damages, liabilities, expenses, claims or demands of whatsoever character, direct or consequential, including, but without limiting thereby the generality of the foregoing, injury to or death of persons and damage to or loss of property, arising out of the City's negligent acts or omissions and/or wilful misconduct and related to this Agreement, except, in all cases, to the extent arising out of the negligence or wilful misconduct of the Owner, including its agents, contractors and employees.

3. Notices. Whenever in this Agreement a party is required to give notice, the party shall give written notice delivered to the other party at the following addresses:

| | |
|-----------------|---|
| To the Owner: | Hibiscus Properties, LLC c/o Facebook, Inc. 1 Hacker Way Menlo Park, CA 94025 Attention: Facilities |
| With a copy to: | Facebook, Inc. 1 Hacker Way Menlo Park, CA 94025 Attention: Facilities & Real Estate Counsel |

To the City: 701 Laurel Street
Menlo Park, CA 94025
Attention: Director of Public Works

Delivery shall be by messenger or by a recognized overnight courier (e.g., Federal Express or UPS), return receipt requested. Notice shall be deemed given when delivered and documented by a declaration under penalty of perjury by the messenger or the return receipt of the overnight courier. A party may change or supplement the addresses given above, or designate additional addressees, for purposes of this Section by delivering to the other party written notice in the manner set forth above.

4. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of and shall apply to the respective successors and assigns of the Owner and the City. Upon the Owner's transfer of the Property, the transferring owner shall be released from any further obligations under this Agreement and the City agrees to look solely to the successor in interest of the transferring owner for the performance of such obligations, provided that the transferring owner and its successors, as the case may be, shall remain liable after their respective periods of ownership with respect to any events that arose during the period of ownership by such party.

5. Invalidity. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the other provisions of this Agreement shall remain in effect.

6. Entire Agreement. This Agreement contains and integrates the entire agreement of the parties with respect to the subject matter hereof, and supersedes all negotiations and previous agreements, if any, among the parties with respect thereto.

7. Applicable Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California.

8. Modification. This Agreement may be modified from time to time by the mutual written consent of the parties.

9. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and counterpart signature pages may be assembled to form a single original document.

10. Covenants Run With the Land. All of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall constitute covenants that shall run with the land comprising the Property, and the burdens and benefits of this Agreement shall be binding upon, and shall insure to the benefit of, each of the parties and their respective heirs, successors, assignees, devisees, administrators, representatives and lessees, except as otherwise expressly provided in this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

HIBISCUS PROPERTIES, LLC

By: _____

Its: _____

THE CITY OF MENLO PARK

By: _____

Alex D. McIntyre
City Manager

| | |
|---|--|
| <p>MAIL TAX STATEMENTS TO:</p> <p>Not Applicable</p> | <p>DOCUMENTARY TRANSFER TAX \$ -0-</p> <p>..... Computed on the consideration or value of property conveyed; OR</p> <p>..... Computed on the consideration or value less liens or encumbrances remaining at time of sale.</p> <hr/> <p>SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX - FIRM NAME</p> |
|---|--|

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN MATEO)

On _____, 2015, before me, _____,
Date Name And Title Of Officer (e.g. "Jane Doe, Notary Public")
personally appeared _____,
Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

| CAPACITY CLAIMED BY SIGNER | | DESCRIPTION OF ATTACHED DOCUMENT |
|---|------------|---|
| .. Individual | | |
| .. Corporate Officer | | |
| _____ | Title(s) | _____ |
| | | Title or Type of Document |
| .. Partner(s) | .. Limited | |
| | .. General | |
| .. Attorney-In-Fact | | _____ |
| .. Trustee(s) | | Number Of Pages |
| .. Guardian/Conservator | | |
| .. Other: _____ | | _____ |
| | | Date Of Document |
| Signer is representing: Name Of Person(s) Or Entity(ies) | | |
| _____ | | |
| _____ | | Signer(s) Other Than Named Above |



EXHIBIT A

Legal Description of Property
 APN 055-244-010

Real property situate in the City of Menlo Park, County of San Mateo, State of California, described as follows:

Being all of Lot 1 as shown and described in Instrument No. 2011-060628 filed for record on May 31, 2011 in Official Records of said County of San Mateo,

Being also all of PARCEL 1, PARCEL 2, and PARCEL 3A, as said parcels are described in that certain GRANT DEED, recorded on March 27, 2002 as Document No. 2002-059141, San Mateo County Records,

Being also all of ADJUSTED PARCEL 4, as said parcel is described in that certain APPROVAL OF LOT LINE ADJUSTMENT, recorded on February 6, 2007 as Document No. 2007-018809, San Mateo County Records, and more particularly described as follows:

Beginning at the intersection of the northwesterly line of said PARCEL 1 with the southerly right-of-way line of HIGHWAY 84, as said right-of-way line is shown on Caltrans Right-of-Way Record Map R-105.2;

Thence along the northerly line of said PARCEL 1, South 64°50'10" East 11.22 feet;

Thence continuing along said northerly line of said PARCEL 1, and along the northerly line of said PARCEL 2, the northerly line of said PARCEL 3A, and the northerly line of said ADJUSTED PARCEL 4, South 81°12'00" East, 2500.00 feet;

Thence continuing along said northerly line of said ADJUSTED PARCEL 4, North 89°21'50" East, 384.14 feet to the easterly line of said ADJUSTED PARCEL 4;

Thence leaving said northerly line and along said easterly line the following four (4) courses:

1. South 04°51'40" East, 431.24 feet;
2. South 40°23'39" East, 99.01 feet to the beginning of a tangent curve concave to the northeast having a radius of 60.00 feet;
3. Along said curve through a central angle of 54°22'00", an arc length of 56.93 feet;
4. South 04°51'40" East, 46.16 feet to the southerly line of said ADJUSTED PARCEL 4;

Thence leaving said easterly line and along said southerly line, South 85°08'20" West, 1,375.68 feet to the beginning of a non-tangent curve, concave to the southeast, having a radius of 231.72 feet;

Thence continuing along said southerly line, northwesterly along said curve to through a central angle of 53°54'38", an arc length of 218.03 feet to the southerly line of said PARCEL 2;

Thence leaving said southerly line of said PARCEL 4 and along said southerly line of said PARCEL 2, South 85°08'20" West, 1,370.12 feet to the easterly line of said PARCEL 1;

Thence leaving said southerly line and along said easterly line, South 22°32'00" West, 42.84 feet to the northeasterly line of PARCEL 49737-3, as said parcel is described in that certain FINAL ORDER OF CONDEMNATION, recorded on July 27, 1983 in Document No. 83078012, San Mateo County Records, said point being the beginning of a non-tangent curve concave to the northeast, having a radius of 335.00 feet;

Thence along said northeasterly line, along said curve through a central angle of $112^{\circ}10'00''$, an arc length of 655.82 feet to the southeasterly line of said PARCEL 49737-3;

Thence leaving said northeasterly line and along said southeastly line the following nine (9) courses:

1. North $19^{\circ}16'42''$ East, 388.09 feet to the beginning of a curve concave to the southeast having a radius of 20.00 feet;
2. Along said curve through central angle of $93^{\circ}36'25''$, an arc length of 32.67 feet;
3. South $67^{\circ}06'53''$ East, 5.00 feet;
4. North $22^{\circ}53'07''$ East, 30.00 feet;
5. South $67^{\circ}06'53''$ East, 5.63 feet;
6. North $22^{\circ}53'07''$ East, 30.00 feet;
7. North $67^{\circ}06'53''$ West, 5.00 feet to the beginning of a curve concave to the northeast, having a radius of 20.00 feet;
8. Along said curve through a central angle of $86^{\circ}23'35''$, an arc length of 30.16 feet;
9. North $19^{\circ}16'42''$ East, 238.47 feet to said westerly line of said PARCEL 1;

Thence leaving said southeasterly line and along said northwesterly line, North $22^{\circ}32'00''$ East, 18.08 feet to the **Point of Beginning**.

Containing 58.437 acres, more or less.

For: BKF Engineers

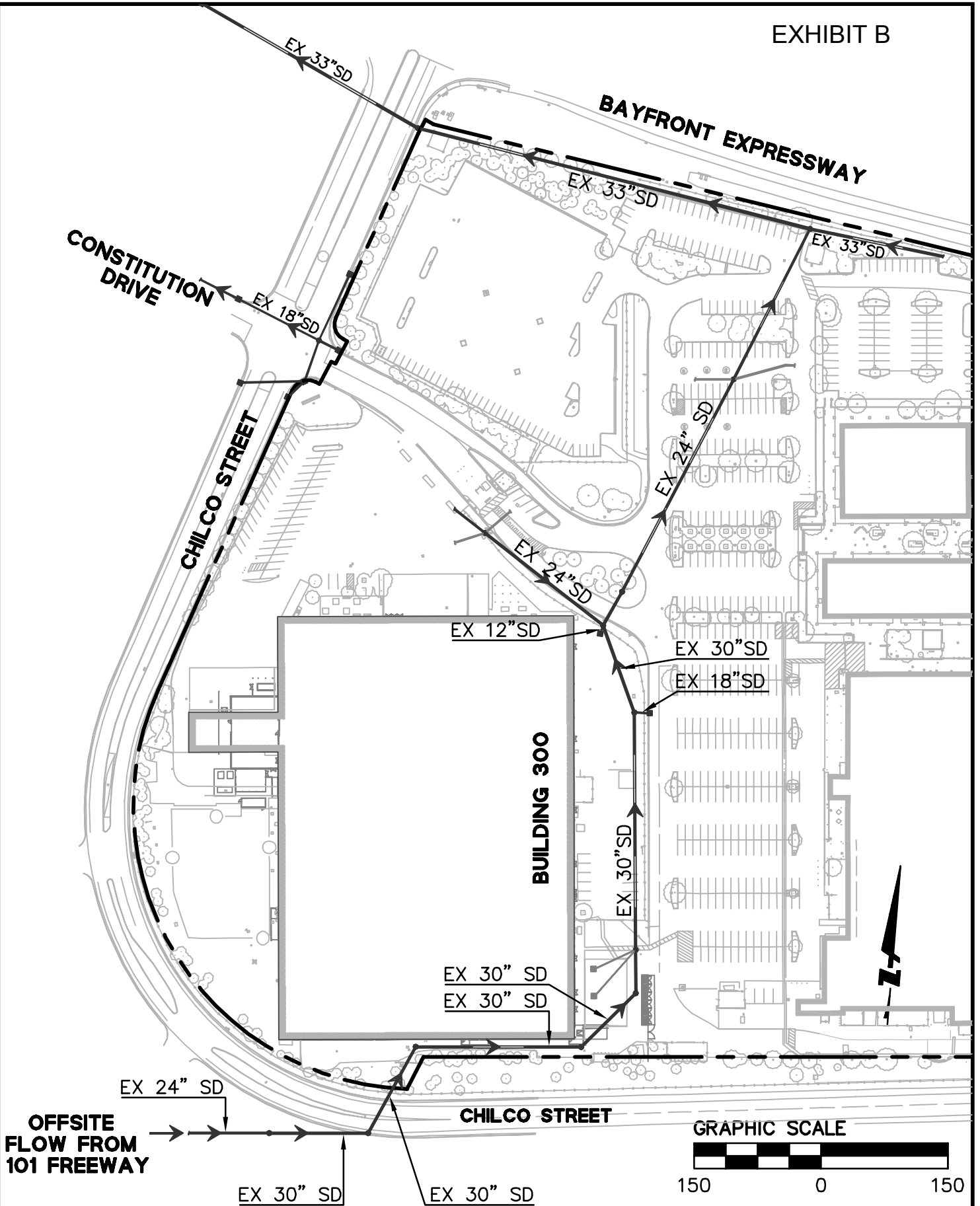


Davis Thresh, P.L.S. No. 6868

9.30.2015

Dated





DRAWING NAME: K:\Eng14\140149\DWG\Exhibits\EASEMENT EXHIBITS\EXHIBIT B.dwg
PLOT DATE: 09-30-15 PLOTTED BY: tram



255 SHORELINE DRIVE SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

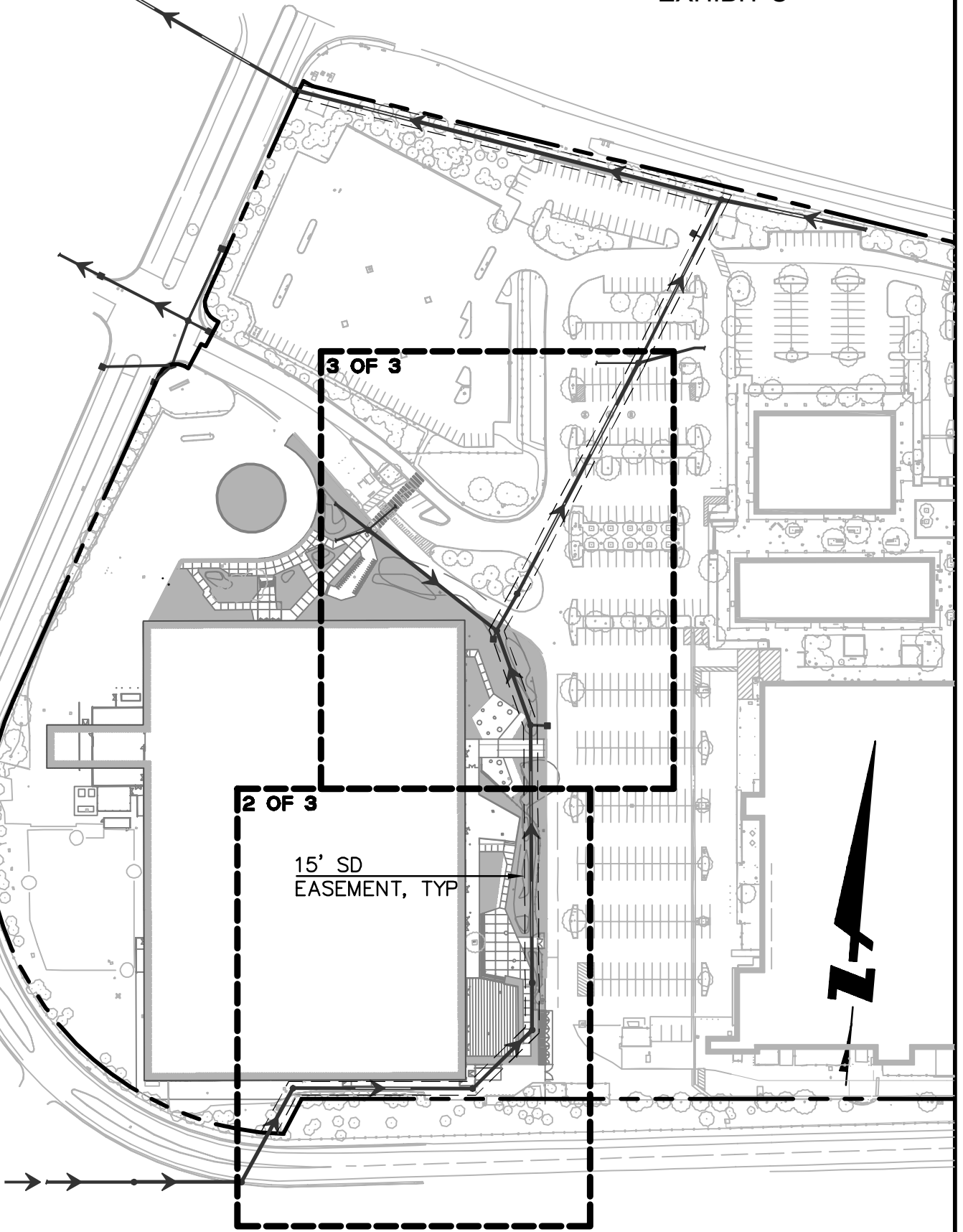
ENGINEERS | SURVEYORS | PLANNERS

300 CONSTITUTION DRIVE EXHIBIT B STORM DRAIN LINE

Drawn MQT
Job No. 20140149

Checked RKB
Date 9/10/15

Approved TRM
PAGE 33 of 1



DRAWING NAME: K:\Eng14\140149\DWG\Exhibits\EASEMENT EXHIBITS\SD Easement Exhibit.dwg
PLOT DATE: 09-30-15
PLOTTED BY: tram



255 SHORELINE DRIVE SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

ENGINEERS / SURVEYORS / PLANNERS
PAGE 34

300 CONSTITUTION DRIVE
EXHIBIT C
SITE KEY

Drawn MQT
Job No. 20140149

Checked RKB
Date 9/10/15

Approved TRM
Sheet 1 of 3

**MATCHLINE SEE SHEET
3 OF 3 FOR CONTINUATION**

NEW LANDSCAPE
AND HARDSCAPE
OVER EX CITY SD
EX 30"SD

15' SD
EASEMENT, TYP

BUILDING 300

WOOD DECK
CONSTRUCTED AS
PART OF MPK23
BUILDING

EX SDMH
RIM 5.63
INV IN 3.63 (2'-3")
INV IN 1.38 (30")
INV OUT 1.05 (30")

EX SDMH
RIM 6.04
INV IN 1.29 (30")
INV OUT 1.24 (30")

EX 30" SD

EX SDMH
RIM 5.16
INV THRU 1.01

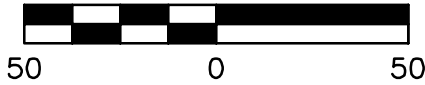
EX 30" SD

EX SDMH
RIM 6.35
INV THRU 0.77

LOADING DOCK
CONSTRUCTED AS
PART OF MPK23
BUILDING

PROPERTY
LINE, TYP

GRAPHIC SCALE



DRAWING NAME: K:\Eng14\140149\DWG\Exhibits\EASEMENT EXHIBITS\SD Easement Exhibit.dwg
PLOT DATE: 09-30-15 PLOTTED BY: tram

EX SDMH
COULD NOT
LOCATE IN FIELD

CHILCO STREET

**300 CONSTITUTION DRIVE
EXHIBIT C**



255 SHORELINE DRIVE SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

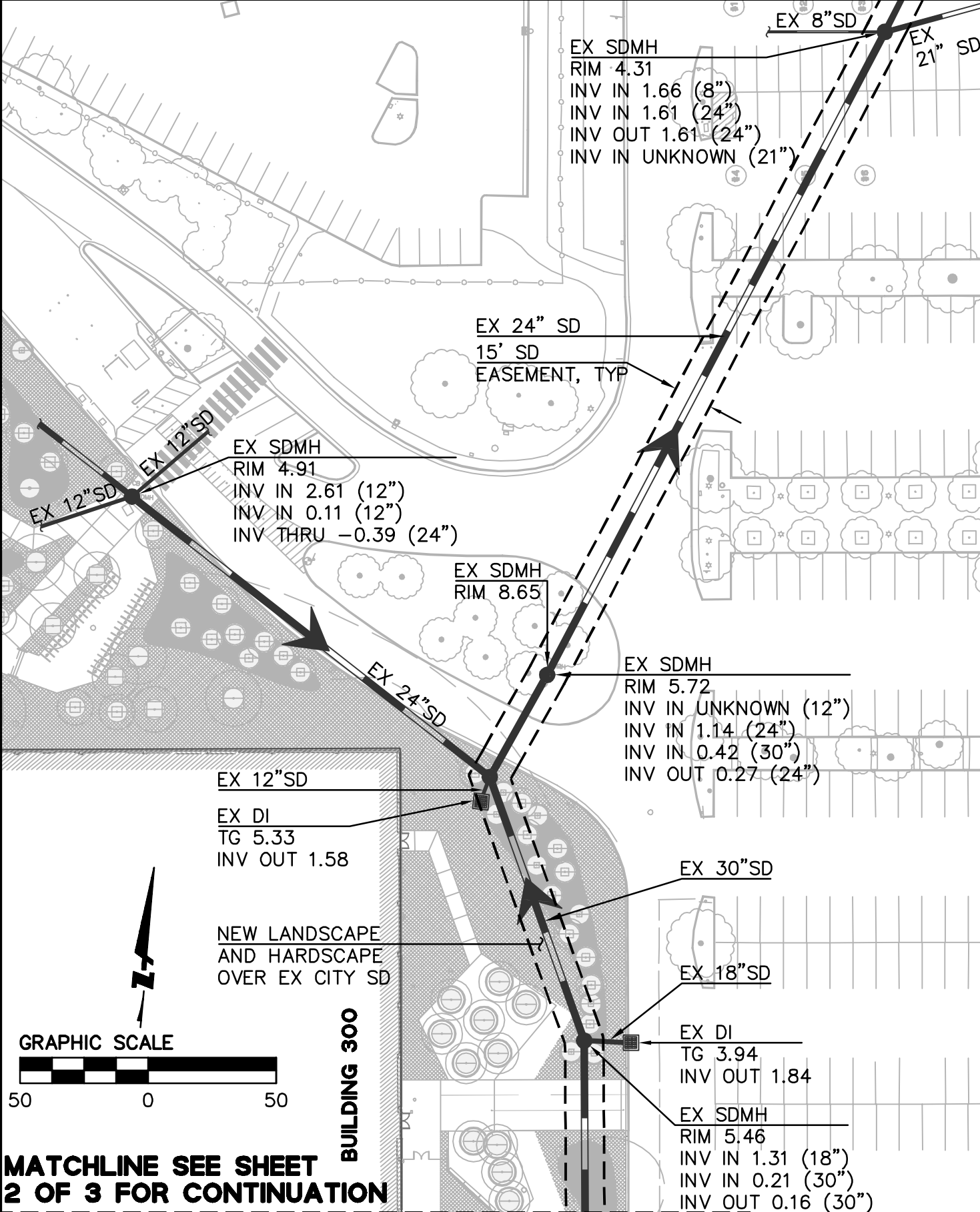
ENGINEERS / SURVEYORS / PLANNERS

Drawn MQT
Job No. 20140149

Checked RKB
Date 9/10/15

Approved TRM
PAGE 95
Sheet 2 of 3

DRAWING NAME: K:\Eng14\140149\DWG\Exhibits\EXHIBIT C\SD Easement Exhibit.dwg
PLOT DATE: 09-30-15 PLOTTED BY: tram



**MATCHLINE SEE SHEET
2 OF 3 FOR CONTINUATION**

**300 CONSTITUTION DRIVE
EXHIBIT C**



255 SHORELINE DRIVE SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)



EXHIBIT D

Legal Description
15' WIDE STORM DRAIN LINE EASEMENT AREA
APN 055-244-010

Real property situate in the City of Menlo Park, County of San Mateo, State of California, described as follows:

Being a portion of Lot 1 as shown in Instrument No. 2011-060628 filed for record on May 31, 2011 in Official Records of said County of San Mateo included within a strip of land, 15.00 feet wide, lying 7.50 feet on each side of the following described centerline:

Beginning at a point in the westerly line of said Lot 1, being South 22°32'00" West, 11.47 feet from the northwest corner of said Lot 1;

Thence leaving said westerly line the following seven (7) courses:

- 1) South 80°22'37" East, 475.25 feet;
- 2) South 22°42'14" West, 528.67 feet;
- 3) South 24°33'30" East, 109.30 feet;
- 4) South 05°10'29" East, 331.81 feet;
- 5) South 40°38'00" West, 90.74 feet;
- 6) South 85°13'47" West, 195.66 feet;
- 7) South 23°57'39" West, 55.72 feet to a point on a curve being the southwesterly line of said Lot 1.

The above described centerline being also the approximate centerline of an existing 30 inch storm drain line.

The easterly and westerly line of said strip of land are to terminate or extend on the westerly and southwesterly lines of said Lot 1 (Instrument No. 2011-060628).

Described easement contains 26,806 square feet or 0.615 acres more or less.

As shown on plat attached and by this reference made part of hereof.

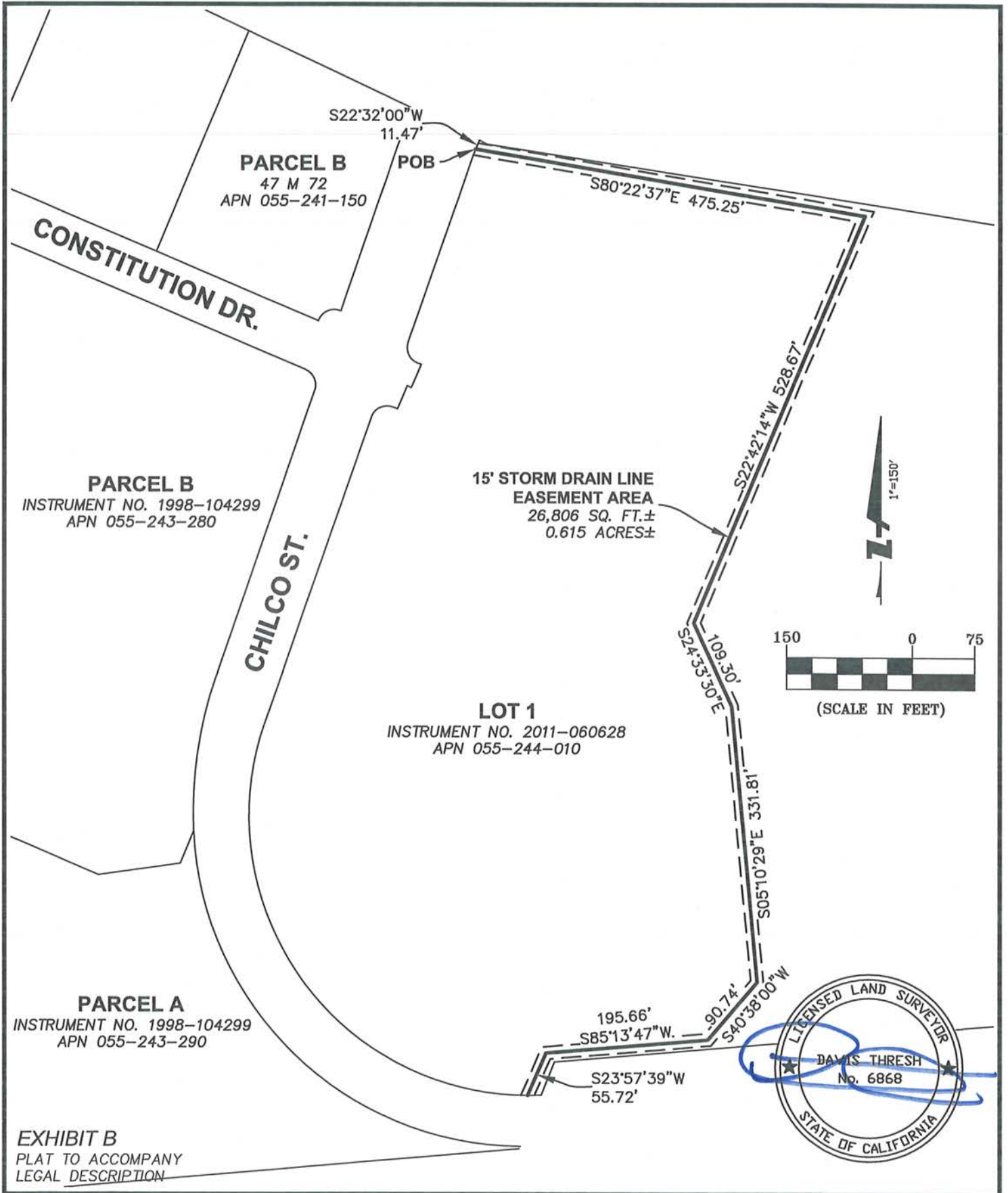
For: BKF Engineers

Davis Thresh, P.L.S. No. 6868

9.30.2015

Dated





4670 WILLOW RD
 SUITE 250
 PLEASANTON, CA 94588
 925-396-7700
 925-396-7799 (FAX)

Subject EXHIBIT D
15' STORM DRAIN EASEMENT
 Job No. 20147075
 By MR Date 9/30/15 Chkd. WS
 SHEET 2 OF 2

PR SDMH, CONNECT TO EX 33" CITY SD

BAYFRONT EXPRESSWAY

EX SDMH

CONSTITUTION DRIVE

EX SDMH

EX SDMH

PR SDMH

PR 30" CITY SD
PR SDMH

CHILCO STREET

PR SDMH

BUILDING 300

EX 30" CITY SD TO BECOME PRIVATE W/ RELOCATION OF SD TO CHILCO STREET RIGHT OF WAY

PR SDMH

PR SDMH

PR SDMH

EX SDMH

OFFSITE FLOW FROM 101 FREEWAY

EX 24" SD

CHILCO STREET

PR SDMH, CONNECT TO EX 30" CITY SD

EX SDMH

PROPERTY LINE, TYP

EX 30" SD

EX SDMH



255 SHORELINE DRIVE SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

300 CONSTITUTION DRIVE
EXHIBIT E
STORM DRAIN RELOCATION

ENGINEERS / SURVEYORS / PLANNERS

Drawn MQT
Job No. 20140149

Checked RKB
Date 9/10/15

Approved TRM
PAGE 89 of 1

DRAWING NAME: K:\Eng14\140149\DWG\Exhibit E\EXHIBIT E\SD Relocation.dwg
PLOT DATE: 09-30-15
PLOTTED BY: trm

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**SPECIAL AND REGULAR MEETING MINUTES - Draft**

Date: 9/8/2015
Time: 6:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

Closed Session (City Hall Administrative Building, 1st floor conference room)

Mayor Carlton called the Closed Session to order at 6:05 p.m.

Roll Call

Present: Carlton, Keith, Mueller, Ohtaki

Absent: Cline

Staff: City Manager Alex McIntyre, Interim Administrative Services Director Nick Pegueros, City Attorney Bill McClure, Human Resources Director Gina Donnelly, Interim Finance Director Clay Curtin, Labor Counsel Charles Sakai

- CL1. Closed Session pursuant to Government Code Section §54957.6 to confer with labor negotiators regarding labor negotiations with Service Employees International Union (SEIU), American Federation of State, County and Municipal Employees (AFSCME), Police Officers' Association (POA), and Unrepresented Management

Public Comment

There was no public comment.

Regular Session**A. Call To Order**

Mayor Carlton called the Regular Session to order at 7:37 p.m.

B. Roll Call

Present: Carlton, Cline, Mueller, Ohtaki

Absent: Keith

Staff: City Manager Alex McIntyre, City Attorney Bill McClure, City Clerk Pamela Aguilar

Mayor Carlton led the pledge of allegiance.

C. Report from Closed Session

There was no reportable action from Closed Session.

D. Public Comment

- Rick Smith spoke regarding the Ygrene Energy Fund
- Michelle Garff spoke regarding bike lanes on Coleman Avenue
- Seth Vanderhoven spoke regarding electric scooters
- Wynn Grcich spoke regarding chem trail spraying

E. Regular Business

- E1. Adopt amended salary schedule for 2015-2016 ([Staff Report# 15-143-CC](#))

City Manager Alex McIntyre introduced the item.

ACTION: Motion and second (Keith/Ohtaki) to adopt the amended salary schedule for 2015-16 passes 4-0-1 (Mayor Pro Tem Cline absent)

- E2. Councilmember Reports

Councilmember Keith reported that she will be travelling to China from September 19 – 29 with the non-profit group China Silicon Valley. Councilmember Mueller reported that he attended a stakeholder meeting regarding creating a joint powers authority for education equity.

F. Adjournment

Mayor Carlton adjourned the meeting at 8:07 p.m.



SPECIAL MEETING MINUTES - Draft

Date: 9/21/2015
Time: 4:00 p.m.
Administration Building
701 Laurel St., Menlo Park, CA 94025

Closed Session

Mayor Carlton called the Closed Session to order at 4:06 p.m.

Roll Call

Present: Carlton, Cline, Mueller, Ohtaki

Absent: Keith

Staff: City Manager Alex McIntyre, Interim Administrative Services Director Nick Pegueros, City Attorney Bill McClure, Interim Human Resources Director Dave Bertini, Interim Finance Director Clay Curtin, Labor Counsel Charles Sakai

CL1. Closed Session pursuant to Government Code Section §54957.6 to confer with labor negotiators regarding labor negotiations with Service Employees International Union (SEIU), American Federation of State, County and Municipal Employees (AFSCME), Police Officers' Association (POA), and Unrepresented Management

Public Comment

There was no public comment on this item.

Regular Session

A. Call To Order

Mayor Carlton called the Regular Session to order at 4:24 p.m.

B. Roll Call

Present: Carlton, Cline, Mueller, Ohtaki

Absent: Keith

Staff: City Manager Alex McIntyre, Interim Administrative Services Director Nick Pegueros, City Attorney Bill McClure, Interim Human Resources Director Dave Bertini, Interim Finance Director Clay Curtin, City Clerk Pamela Aguilar

C. Report from Closed Session

There was no reportable action from Closed Session.

D. Public Comment

There was no public comment.

E. Regular Business

- E1. Provide direction regarding proposed resolutions to be considered at the League of California Cities Annual Conference and the election of officers for the Peninsula Division Executive Committee

ACTION: Motion and second (Mueller/Cline) to allow Mayor Carlton discretion to vote on the resolutions and affirm candidates for the Peninsula Division Executive Committee on behalf of the City Council passes 4-0-1 (Councilmember Keith absent).

- E2. Make appointment to “Closing the Gap”, the San Mateo County Affordable Housing Task Force

ACTION: Motion and second (Carlton/Ohtaki) to appointment Councilmember Mueller to the San Mateo County Affordable Housing Task Forces passes 4-0-1 (Councilmember Keith absent).

F. Adjournment

Mayor Carlton adjourned the meeting at 4:29 p.m.

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STAFF REPORT

City Council

Meeting Date: 10/6/2015
Staff Report Number: 15-150-CC

Regular Business: El Camino Real/Downtown Specific Plan – Biennial Review

Recommendation

Staff recommends that the City Council conduct the biennial review of the El Camino Real/Downtown Specific Plan. The review includes consideration of the Maximum Allowable Development status and other informational updates, and direction regarding potential modifications to the Specific Plan. The Planning Commission has previously received public input and provided recommendations to the City Council. The City Council should provide direction to staff on whether or not to pursue changes in the following standards:

- Rear Setback
- Maximum Setbacks
- Sidewalks
- Personal Improvement Services Parking Rate
- Transportation Demand Management Programs
- Electric Vehicle Recharging Stations
- Hotel Parking Rate
- Additional Parking Reductions for Mixed-Use Projects in the Station Area Sphere of Influence
- Proposed Changes by Pollock Financial Group:
 - Gross Floor Area Calculation
 - Major Vertical Façade Modulation

Policy Issues

The multi-year El Camino Real/Downtown Vision Plan and Specific Plan processes resulted in extensive policy clarifications and changes related to land use and transportation issues, as described in detail in the El Camino Real/Downtown Specific Plan itself. In particular, the adopted Specific Plan is intended to embody the following Guiding Principles:

- Enhance Public Space
- Generate Vibrancy
- Sustain Menlo Park's Village Character
- Enhance Connectivity
- Promote Healthy Living and Sustainability

As discussed in more detail later, the Specific Plan's Ongoing Review requirement was established to ensure that it is functioning as intended, as well as to consider the policy-related implications of various Plan aspects. The staff-recommended modifications described in this report are intended to support and enhance the adopted Guiding Principles, and the Planning Commission and City Council may consider additional modifications and overall policy issues as part of this review.

The City Council will separately be considering the General Plan update (also known as ConnectMenlo) at the October 6 session and at other upcoming meetings. Staff has considered the recommended Specific Plan changes with regard to the draft General Plan Goals, Policies and Programs, and believes them to be consistent.

Background

Vision Plan and Specific Plan Development

Between 2007 and 2012, the City conducted an extensive long-range planning project for the El Camino Real corridor and the Downtown area. The commencement of this project represented a reaction to a number of high-visibility vacant parcels and several requests for development-specific General Plan and Zoning Ordinance Amendments, and the resulting desire for an approach that would instead be comprehensive, long-term, and community-focused. The planning process acknowledged from the beginning that Menlo Park is a community with diverse and deeply-held opinions regarding development, but noted that a deliberate and transparent process would provide the best option for a positive outcome.

The project started with a visioning project (Phase I: 2007-2008) to identify the core values and goals of the community and to define the structure of the second phase of planning. The culmination of the first phase of work was the City Council's unanimous acceptance of the Vision Plan in July 2008. The Vision Plan established 12 overarching goals for the project area, which served as the foundation for the subsequent Specific Plan. The Specific Plan process (Phase II: 2009-2012) was an approximately \$1.69 million planning process informed by review of an Environmental Impact Report (EIR) and Fiscal Impact Analysis (FIA). A key Specific Plan goal was the establishment of a comprehensive, action-oriented set of rules, which would establish much greater clarity and specificity with regard to development, both with respect to rights as well as requirements.

Both the Vision Plan and Specific Plan processes benefited from extensive community involvement, with excellent attendance at workshops and related events, as well as regular public review by a diverse Oversight and Outreach Committee. In total, the Vision Plan and/or Specific Plan were an agendaized topic of discussion at over 90 public meetings over five years, including at least 28 City Council sessions and 18 Planning Commission sessions. The planning projects were promoted by numerous citywide newsletters/postcards, in addition to promotions at the downtown block parties, updates to Chamber of Commerce, newspaper coverage, and regular email alerts. Each phase of the project was guided by a consulting firm with technical expertise in the required tasks.

In June 2012, the City Council unanimously approved the Plan and related actions, following a unanimous recommendation for approval from the Planning Commission. The 356-page Specific Plan, filled with extensive new standards, guidelines, and illustrations, primarily replaced two zoning districts that together constituted slightly more than two pages of text in the Zoning Ordinance (which itself was last comprehensively revised in 1967). Full information on the Vision and Specific Plan projects (including staff reports, meeting video, environmental and fiscal review documents, analysis memos, and workshop presentations and summaries) is available on the City's web site at: menlopark.org/specificplan.

Initial Review (2013)

The initial implementation of the ongoing review requirement occurred in 2013, one year after the Specific Plan's adoption, at which point the Planning Commission and City Council received public input, discussed a wide range of options, and directed that staff prepare formal amendments for the following topics:

1. Revise text to clarify that implementation of the “Burgess Park Linkage/Open Space Plaza” public space improvement is not dependent on the High Speed Rail project;
2. Eliminate “Platinum LEED (Leadership in Energy & Environmental Design) Certified Buildings” as a suggested Public Benefit Bonus element; and
3. For new medical/dental office uses on El Camino Real, establish an absolute maximum of 33,333 square feet per development project.

Following that direction in late 2013, the Planning Division had a number of staffing changes that delayed work on the Specific Plan amendments, but the formal revisions were presented and approved in October 2014, and are currently in effect.

Biennial Review (2015)

The current review commenced with the Planning Commission conducting a regular business session on the topic on August 3, 2015. The approved meeting minutes are included as Attachment A. Correspondence submitted in advance of the meeting are included as Attachment B. The Planning Commission’s recommendations are discussed throughout the Analysis section.

Analysis

Ongoing Review Requirement

The approved Specific Plan requires the following as part of Chapter G (“Implementation”):

Ongoing Review of Specific Plan

The Specific Plan constitutes a significant and complex revision of the existing regulations, and there may be aspects of the plan that do not function precisely as intended when applied to actual future development proposals and public improvement projects. In order to address such issues comprehensively, as well as to consider the policy-related implications of various Plan aspects, the Specific Plan recommends that the City conduct an initial review of the Specific Plan one year after adoption. In addition, the Specific Plan recommends that the City conduct an ongoing review every two years after the initial review. Such reviews should be conducted with both the Planning Commission and City Council, and should incorporate public input. Any modifications that result from this review should be formally presented for Planning Commission review and City Council action. Minor technical modifications would generally be anticipated to be covered by the current Program EIR analysis, while substantive changes not covered by the Program EIR would require additional review.

As described by the Specific Plan, the ongoing review is neither explicitly focused nor limited in scope. However, the term “review” itself provides some guidance, in contrast to more active terms like “reconsider” or “reopen.” In addition, the reference to whether the Specific Plan is functioning as intended implies that aspects that were clearly discussed (and in many cases, modified from initial drafts) during earlier reviews should not necessarily be revisited in perpetuity.

Maximum Allowable Development and Recent/Current Development Proposals

The Specific Plan establishes a maximum allowable net new development cap, which is intended to reflect likely development over the Specific Plan’s intended 20- to 30-year timeframe. Development in excess of these thresholds requires amending the Specific Plan and conducting additional environmental review. Specifically, the approved Specific Plan states the following as part of Chapter G (“Implementation”):

Maximum Allowable Development

The Specific Plan establishes the maximum allowable net new development as follows:

- *Residential uses: 680 units; and*
- *Non-residential uses, including retail, office and hotel: 474,000 Square Feet.*

The Specific Plan divides the maximum allowable development between residential and non-residential uses as shown, recognizing the particular impacts from residential development (e.g., on schools and parks) while otherwise allowing market forces to determine the final combination of development types over time.

The Planning Division shall at all times maintain a publicly available record of:

- *The total amount of allowable residential units and non-residential square footage under the Specific Plan, as provided above;*
- *The total number of residential units and non-residential square footage for which entitlements and building permits have been granted;*
- *The total number of residential units and non-residential square footage removed due to building demolition; and*
- *The total allowable number of residential units and non-residential square footage remaining available.*

The Planning Division shall provide the Planning Commission and City Council with yearly informational updates of this record. After the granting of entitlements or building permits for 80 percent or more of either the maximum residential units or maximum non-residential square footage, the Community Development Director will report to the City Council. The Council would then consider whether it wished to consider amending the Plan and completing the required environmental review, or the Council could choose to make no changes in the Plan. Any development proposal that would result in either more residences or more commercial development than permitted by the Specific Plan would be required to apply for an amendment to the Specific Plan and complete the necessary environmental review.

The biennial review provides an opportunity for an informational update regarding these development thresholds. The project summary table included as Attachment C represents a summary of applications with square footage implications that have been submitted since the Specific Plan became effective. This table does not include applications that only affect the exterior aesthetics of an existing structure. For example, an architectural refresh of the exterior of the building at 1090 El Camino Real (former BBC) was approved in February 2014 as part of a new restaurant use, where existing square footage was reallocated between floors but no net new square footage was proposed. In addition, the table does not include proposals that have not yet submitted a complete project application. For example, two new mixed-use concepts at 706 Santa Cruz Avenue (Union Bank/Juban/Manny's Children's Shoes) and 115 El Camino Real (Stanford Inn) are currently being contemplated, and the respective owners have submitted fee deposits to enable pre-application inquiries and meetings with staff. However, full project plans and other required application elements have not yet been submitted for those potential projects. As was the case at the initial review in 2013, the Specific Plan area still has not yet benefitted from significant redevelopment. The 612 College Avenue project is the only completely new project to receive both discretionary entitlements and building permits, and it is limited in scale at four dwelling units. Since the 2013 review, seven new projects have been submitted, all of which include comprehensive site redevelopment. Of these seven, four are proposed at the Base density level and three are proposed at the Public Benefit Bonus level. For the three projects proposed at the Public Benefit Bonus level, Planning Commission study sessions have thus far been held for 650 Live Oak Avenue and 1020 Alma Street. (The Public Benefit Bonus topic is also discussed in a following section.)

Process Improvements

As individual projects have been reviewed, staff identified a need to assist applicants with the significantly more detailed requirements of the Specific Plan, including associated CEQA (California Environmental Quality Act) mitigations. In response, staff has created a Development Guide section of the Specific Plan project page: menlopark.org/956/Development-Guide

This page describes application submittal requirements, including the Standards/Guidelines Compliance Worksheet that is necessary to confirm adherence to the Plan's detailed design requirements, and identifies typical fees and other unique requirements of development in this area. Staff has also instituted a requirement for a staff-level pre-application design meeting, to ensure that applicants understand key requirements (e.g., the Major Vertical Façade Modulation standard), prior to locking in other aspects of the proposal. Staff has received positive feedback so far from applicants on the Development Guide and the pre-application design meeting.

Green Building Certification Update

Specific Plan Standard E.3.8.03 requires that all residential and/or mixed use developments of sufficient size, and major alterations of existing buildings be certified at the LEED Silver level or higher. In accordance with the Specific Plan, verification of attainment of LEED Silver level or higher may be achieved through LEED certification through the United States Green Building Council (USGBC) or through a City-approved outside auditor. Currently, projects are required to obtain certification through the USGBC as the City does not have an outside auditor program in place.

As part of the ongoing effort to identify ways to streamline the review process, staff from the Planning and Environmental Programs Divisions explored the possibility of setting up a City-approved outside auditor program, with the intent that the auditor program could result in potential cost and time savings as compared to review and certification through the USGBC. In the course of gathering information, it became apparent that the outside auditor program could incur similar costs and require similar review timelines as the USGBC certification process. Furthermore, the outside auditor program would likely require additional staff resources to oversee its implementation. As there does not appear to be any cost or time savings through setting up an outside auditor program, staff has determined that it would not be advantageous to pursue this option at this time.

Public Space Projects and Events

Although the focus of this report is on private development projects and associated regulations, the Biennial Review also provides an opportunity to discuss public space improvements in the Specific Plan area. Since the adoption of the Specific Plan, the City Council has considered such projects on an ongoing basis through the yearly Capital Improvement Plan (CIP) process, including the following:

- Chestnut Street Paseo: The City recently conducted a six-week trial of this downtown park, following on earlier one-off events (e.g., 2014 State of the City). The pilot implementation included programmed events like the Menlo Movie Series, which was well attended. Staff will be gathering feedback to inform whether/how to implement such an improvement on a more permanent basis.
- Santa Cruz Street Café Pilot Program: Staff is in the process of implementing a program for businesses to utilize parking in front of their business for seating or other amenities in partnership with the City. A consultant has developed a prototype base design that can be easily adapted to the parallel and angled parking configurations present downtown, and staff is evaluating applications by businesses to take part in this program.
- El Camino Real Corridor Study: This project is considering potential transportation and safety improvements to El Camino Real. In response to recent City Council direction, the Transportation

Division is preparing a proposal for a one-year trial of a bike facility, to be considered by the Council in the coming months.

In addition, the City has supported a number of special events in the Specific Plan area, with the goal of increasing activity and vibrancy. For example, existing events like the Downtown Block Party and Connoisseurs' Marketplace have been joined by the new Off the Grid food truck market and Family Fitness Extravaganza.

Public Benefit Bonus Review

The Specific Plan established two tiers of development: 1) Base: Intended to inherently address key community goals, and 2) Public Benefit Bonus: Absolute maximums subject to provision of negotiated public benefit. The Public Benefit Bonus process, including background on how the structured negotiation process was selected relative to other procedural options, is described on Specific Plan pages E16-E17. In general, the Plan was developed under the assumption that most development proposals would be at the Base level, with requirements set up to achieve intrinsic benefits and greater certainty for both the community and applicants. However, the Specific Plan allowed for a limited set of uniquely-positive proposals to be considered under the structured Public Benefit Bonus process.

A small Public Benefit Bonus was granted for one Specific Plan proposal, a unique hotel conversion project at 555 Glenwood Avenue, but otherwise this discretionary review process has not yet been fully conducted for any project. On May 18, 2015, the Planning Commission held study sessions on proposals at 650-660 Live Oak Avenue and 1020 Alma Street, which provided an opportunity to review the applicants' respective proposals and consider an independent financial analysis performed by a consultant overseen by staff.

For the August 3 Planning Commission meeting, Commissioners Kadvany and Onken submitted a presentation regarding a potential change to how Public Benefit Bonus projects could be valued, which is included as Attachment C. Commissioner Kadvany discussed the concepts in more detail at that meeting. The proposal would not require modifications to the Specific Plan itself, but rather could be a change to how the existing case-by-case Public Benefit Bonus review is implemented. Specifically, the existing 'pro forma' comparison could be supplemented by an additional analysis of the cost of the extra land that would conceptually be needed to achieve the higher Floor Area Ratio (FAR) of the Public Benefit Bonus level development. The Planning Commission as a group did not recommend that such analyses be included with future Public Benefit Bonus proposals, although individual Commissioners could bring such estimates forward for discussion/consideration.

During the August 3 meeting, the Planning Commission in general expressed discomfort/uncertainty with the Public Benefit Bonus process, with some individual Commissioners requesting that the City Council provide more clarity on the topic. As noted earlier, the Specific Plan's Public Benefit Bonus process was established to be a relatively unique occurrence, with most development proposed at the Base level (where it creates intrinsic benefits). For the Specific Plan, greater clarity on the Public Benefit Bonus topic could encourage a greater amount of proposals at the higher level, which could result in the Maximum Allowable Development cap(s) being reached more quickly than anticipated. Staff believes that some of the Planning Commission's lack of comfort with this topic so far may be more the result of underwhelming benefit proposals from applicants, rather than a fundamental issue with the process itself. Regardless, the City Council should note that other public benefit programs (such as for the in-progress General Plan update) can be set up in alternate ways, which may allow greater specificity/certainty.

Options for Specific Plan Modifications

The City Council may consider a range of options, from making limited/no changes to the Specific Plan, to

embarking on a completely new multi-year community planning project. As the Council considers potential changes to the Specific Plan, staff recommends keeping in mind:

- What is the basis for the proposed change? In particular, based on the projects that have been approved and/or proposed since the Specific Plan was adopted, why is the change warranted?
- How would the change support the overall project objectives (Vision Plan Goals + Specific Plan Guiding Principles)? A modification may appear to enhance one goal/principle when viewed in isolation, but not when considered in relation to all objectives.
- Within the Specific Plan itself, would the change have any ripple effects for other aspects of the Plan? Many elements are interrelated, and what appears to be a small positive change in one area could have negative consequences for another part of the Specific Plan.
- Was the change previously considered during the Specific Plan development process? If so, is there substantive new information justifying the change?
- Could the change affect the Housing Element, the in-progress General Plan update, or other City plans/projects?

Recommended Modifications

As noted in the Specific Plan's "Ongoing Review" section, the Plan is a significant and complex revision of the regulations that previously applied, and there may be unanticipated consequences in how different requirements interact with each other or different development sites. As actual project proposals have been considered, staff has noted several topics that may warrant formal modification. The following list summarizes the issue and relevant case(s) and identifies the general direction of the recommended change. However, staff is not necessarily specifying detailed revisions at this stage, in order to allow for a range of solutions to be considered.

The following staff recommendations were supported by the Planning Commission. As a result of this consensus, staff has not modified the recommendations substantially since the August 3 meeting.

1. Rear Setback: Specific Plan Figure E7 clearly relays setback requirements for front and corner side setbacks. However, in districts where a rear setback applies (for example, the ECR SW and ECR NE-R districts, which adjoin lower-density residential districts and which have such setbacks to provide an appropriate transition), a parcel's orientation may make it unclear where the rear setback applies. For example, an initial concept for the 612 College Avenue proposal made an incorrect assumption as to the location of the rear of the property, as the parcel's primary usable front is located perpendicular to the Specific Plan area boundary. That proposal was corrected, but new text and a basic summary graphic could help relay that the rear setback applies to the boundary between a Specific Plan parcel and an adjacent residential area. This concept was identified during the 2013 initial review as something that could potentially be addressed in a clarification/interpretation memo, but staff now believes that it would be best incorporated into the Specific Plan itself.
2. Maximum Setbacks: The Zoning Ordinance has long had minimum setback requirements, but the Specific Plan also introduced new standards for maximum front and interior side setbacks, which are intended to ensure a consistent building form in this area. Staff believes the maximum front and side setbacks are working as intended with regard to urban design, but has identified an issue with how the maximum front and side setbacks interact with other portions of the Zoning Ordinance to create unintended consequences. Specifically, during review of the 1020 Alma Street project (still under consideration), the applicant and staff determined that the maximum side setback standard (25 feet) would require the removal of a heritage tree on one side of the property, which was not the preference of the applicant or staff. In concept, this initially seemed like an opportunity to consider a variance due to the unique hardship of the heritage tree location. However, variances are limited to no more than 50

percent of the standard in question, which for this project means that a 37.5-foot setback is the maximum that could be requested, which is still not sufficient to preserve this tree. For the 1020 Alma Street proposal specifically, staff has identified a potential workaround for a tree protection easement, which would permit the building setback to be measured from the easement edge, but this is not necessarily an ideal solution for all projects. At the August 3rd Planning Commission meeting, staff had only contemplated potential conflicts with the side setback standard, however, since that meeting, the 1704 El Camino Real project (Red Cottage Inn) has brought to light the potential for conflicts with the front setback standard as well. Early designs for the redevelopment of 1704 El Camino Real (currently being contemplated) has shown that the front setback standard would potentially impede the site's ability to comply with emergency access requirements and the preservation of existing heritage trees due to the site's unique configuration. As a result, staff is recommending that the Specific Plan (and/or the Zoning Ordinance) be amended to specify that the 50 percent limit no longer apply to the maximum front and side setback requirements. If approved, such a change would potentially enable other projects to preserve heritage trees or address other unique site conditions, subject to case-by-case variance review.

3. Sidewalks: The Specific Plan currently requires 11- to 15-foot wide sidewalks along most public right-of-ways, where 15 feet is typically required east of El Camino Real and 11 to 12 feet is typically required west of El Camino Real. The Specific Plan is silent on the sidewalk requirements on some side streets, such as Glenwood Avenue within the ECR NE (El Camino Real North-East) and ECR NE-R (El Camino Real North-East – Residential Emphasis) districts, as well as a few others within the Specific Plan area. These appear to be accidental omissions. The proposed hotel project at 1400 El Camino Real (still under consideration), located at the corner of El Camino Real and Glenwood Avenue, is directly affected by the lack of clear sidewalk standards along Glenwood Avenue. For this project, staff has been working with the applicant to determine the appropriate sidewalk width in consideration of a unique addition of a right turn pocket that would be required along the site's Glenwood Avenue frontage. However, in order to provide clarity on the sidewalk requirements for future projects along the omitted streets, staff recommends amending the development standards in the affected Specific Plan zoning districts to include sidewalk standards for all streets that currently do not have such standards. Existing sidewalk standards would remain unchanged. Staff anticipates that the recommended sidewalk widths would fall within the current range of 11 to 15 feet.
4. Personal Improvement Services Parking Rate: Specific Plan Table F2 establishes the parking rates for residential and commercial uses most frequently occurring within the Specific Plan area. One use for which staff has received regular inquiries is personal improvement services, which is defined as follows:

Provision of instructional services or related facilities, including photography, fine arts, crafts, dance, or music studios; driving schools; and diet centers, reducing salons, spas, and single-purpose fitness studios, such as yoga studios or aerobics studios. This classification is intended for more small-scale storefront locations and is distinguishable from small-scale commercial recreation uses that tend to occupy larger sites and generate more noise.

Personal improvement services are permitted in all Specific Plan land use designations, subject to restrictions in most designations, including limitations on the size of individual establishments (i.e., no more than 5,000 square feet in the El Camino Real Mixed Use/Residential, Downtown/Station Area Retail/Mixed Use, and Downtown Adjacent Office/Residential land use designations) or location (i.e., allowed only on the upper floors within the Downtown/Station Area Main Street Overlay). Overall, personal improvement services offer community-serving amenities, and many establishments have the ability to exert some control over its parking demand through appointment-based and/or regularly

scheduled services. As there is no established parking rate for personal improvement service uses, any such use proposing to occupy a tenant space that previously had a non-personal-improvement (which is most often the case) currently triggers the need for a parking analysis to evaluate parking demand and any potential parking impacts. Such parking analyses are reviewed by Transportation Division staff on a case-by-case basis. Case-by-case review is time-consuming for staff and results in uncertainty for potential applicants. Staff recommends the establishment of a parking rate for personal improvement services to streamline review of these uses.

5. Transportation Demand Management Programs: The Specific Plan EIR Mitigation Measure TR-2 requires new developments to have a City-approved Transportation Demand Management (TDM) program in place prior to project occupancy in order to mitigate traffic impacts on roadway segments and intersections. In implementing this requirement, the Transportation Division applies a methodology outlined in the City's TDM Guidelines, which is consistent with those adopted by the San Mateo City/County Association of Governments (C/CAG), the Congestion Management Agency for San Mateo County. The Guidelines provide a framework in which to determine if a combination of acceptable options/measures will result in sufficient trip "credits" to reduce the net number of new trips on the City's circulation network anticipated to be generated by the proposed project. While the TDM Guidelines have been adopted by the City Council, the City's TDM program objective/criteria of attaining sufficient trip credits to account for all net new trips is not currently formally documented under Mitigation Measure TR-2. In order to provide clarification on the implementation of Mitigation Measure TR-2, staff recommends formalizing the City's TDM program criteria as part of this mitigation measure.
6. Electric Vehicle Recharging Stations: As part of Specific Plan Standard E.3.8.03, all residential and/or mixed use developments of sufficient size are required to install dedicated electric vehicle/plug-in hybrid electric vehicle recharging stations. This requirement currently does not extend to any commercial-only developments, such as the proposed 1020 Alma Street office project. Installation of electric vehicle recharging stations encourages the use of low/zero emissions, fuel-efficient vehicles through improving the vehicle recharging infrastructure network, and is one of the strategies identified in the Climate Action Plan to help reduce greenhouse gas emissions. Staff recommends the modification of Standard E.3.8.03 to extend the requirement for installation of electric vehicle recharging stations to include commercial-only developments. As part of this suggestion, staff will review other standard requirements (e.g. CALGreen) to make sure that any new Specific Plan standards would not be inconsistent/duplicative.

The following staff recommendations were not supported by a majority of the Planning Commission. Staff has added some additional context/discussion for the City Council's consideration.

7. Hotel Parking Rate: Specific Plan Table F2 establishes a single parking rate for hotels of 1.25 spaces per room. This parking rate is based on hotels with supporting facilities that are publicly accessible, such as conference rooms, restaurants, bars, and independent health club facilities. During review of the 555 Glenwood Avenue (Marriott Residence Inn) and 727 El Camino Real (Mermaid Inn), both of which are approved, staff determined that these hotel uses are materially distinct from the Specific Plan's listed hotel rate due to limited provision of publicly-accessible support facilities. Similarly, the boutique hotel project at 1400 El Camino Real, which is currently under review, also proposes partially limited support facilities. For all three hotel projects, the Transportation Manager has indicated that it would be appropriate to apply a lower parking rate for limited-service hotel uses. The continued application of a reduced parking rate appropriate for similar limited-service hotel use does not require any change to the Specific Plan (the Transportation Manager is allowed to approve a rate for a use type not listed in Table F2), but a more formal clarification would benefit potential applicants proposing

similar hotel types. The recently adopted Economic Development Plan includes recommendations to encourage hotel development in order to grow and diversify the City's revenue source. Staff recommended to the Planning Commission that lower parking rates for limited-service hotel uses be formalized to better reflect actual parking needs, as well as to encourage hotel development. Reducing the parking requirement for limited-service hotel developments would incentivize this use by reducing overall costs associated with development.

At the August 3 meeting, the Planning Commission expressed concern about a strict change to the hotel rate, in particular as it might relate to a hotel developer receiving a lower parking rate for limited amenities/events, but then later adding such features/activities to the facility. However, the Planning Commission stated that the existing case-by-case review of alternate hotel parking rates is still acceptable. In response, instead of new limited-service hotel parking rate, staff is now recommending that the hotel parking requirement be expressed as a range (likely between 0.8 and 1.25 spaces per room), with a note that the determination would be made as part of the overall project approval. Staff believes this would address the Planning Commission's concern, while also signaling to hotel developers that the current 1.25 spaces per room standard isn't the only option.

8. Additional Parking Reductions for Mixed-Use Projects in the Station Area Sphere of Influence: As noted above, the Specific Plan specifies parking rates for different uses via Table F2. In addition, the Specific Plan allows for Shared Parking Reductions throughout the Plan area, subject a published Urban Land Institute (ULI) methodology. Such reductions are typically applied to projects with uses that have peak demand at different times. For example, office uses have highest use during weekdays, so they can align well with residential uses, which require more use at night and on weekends. No project has yet been approved with a Shared Parking Reduction, although the 1300 El Camino Real proposal may include such an element. Staff believes the Shared Parking Reduction allowance is worth retaining, but identified potential room for improvement during initial review of the 1020 Alma Street project. Specifically, that project is currently proposed as a primarily office proposal with a small food service kiosk. During the project's study session, individual Planning Commissioners inquired about the potential for a more robust retail component, since the project has excess Floor Area Ratio (FAR) that conceptually could be used for that purpose. The applicant responded that they are limited by the site constraints and parking requirements, and that the Shared Parking Reduction wouldn't allow for a significant improvement, since retail and office have similar peak demand times. As a result, staff recommended to the Planning Commission that additional flexibility be allowed for parking ratios to be reduced for mixed-use projects in the "Station Area Sphere of Influence" (see Specific Plan Figure F5, page F21). This would enable case-by-case review of parking demand in the Plan area best served by transit, and could help incentivize retail/restaurant/personal service uses. The reductions would not be allowed for single-use proposals, so office-only projects would not necessarily be encouraged. Such a revision could help support a recommendation of the Economic Development Plan to relax on-site parking requirements for new development in areas well-served by transit, in order to activate downtown.

At the August 3 meeting, a Planning Commission "straw poll" regarding this recommendation failed on a 3-4 vote (Commissioners Combs, Ferrick, and Goodhue in support; Commissioners Kadvany, Kahle, Onken, and Strehl in opposition). Staff still considers the recommendation a potentially positive way to encourage mixed-use projects in the areas closest to the Caltrain station.

Staff believes that all of the recommended changes, because they support existing core principles of the Plan and require limited graphical changes, could be accomplished through a "modest modification" of the Specific Plan. The Specific Plan was adopted by resolution of the City Council, following review/recommendation by the Planning Commission. Specific Plan amendments can be conducted

following the same general procedure. City Council Resolutions require a majority action of the Council Members present and eligible to vote.

These types of changes would require some level of CEQA consideration, but based on the experience with the amendments conducted in 2014, staff believes they could take the form of a Negative Declaration, which has limited noticing and circulation requirements relative to an EIR. CEQA options are also discussed in a following section.

Staff believes that modest modifications could potentially occur within an approximately five- to seven-month timeframe, following City Council recommendation on the overall direction. This process would include:

- Refinement of the Commission/Council's direction (wording, etc.)
- Draft revisions of the Specific Plan document
- Environmental Review
- Planning Commission meeting (with public notice)
- City Council meeting (with public notice)
- Final revisions of the Specific Plan document, including web posting and printing

During this time, development proposals would remain under consideration, with the existing Specific Plan in effect.

Potential Specific Plan changes that would affect multiple graphics and/or revisit core principles of the Plan, such as changes to FAR standards, would require a more extensive process, and would be considered a "major modification". Such major Plan revisions would likely require specialized services for graphics and potentially additional environmental review. Such a process could also include an iterative, public process that allows for more careful and comprehensive consideration of options, which would appear appropriate given that the Specific Plan itself was developed through a community-oriented, transparent process. In general, staff believes that major modifications to the Specific Plan could take upwards of 12 months to complete, and would likely affect other plans/projects, with regard to staff and Commission/Council resources.

Correspondence

In addition to the correspondence received in advance of the earlier Planning Commission meeting (Attachment B), staff has received one additional piece of correspondence from Pollock Financial Group (Attachment D), the applicant for the proposed hotel development at 1400 El Camino Real, with a request for additional modifications to the Specific Plan. Staff has only had limited time to consider the requests in the letter and provide general comment on the proposal. The specific proposals are summarized below.

1. Modify the gross floor area calculation for small hotels to allow "back-of-house" supporting uses located in basement areas to be excluded from the allowable gross floor area calculation. According to Pollock Financial Group's letter, "back-of-house" uses are described as areas "not accessible to hotel guests including storage areas, mechanical equipment enclosures, employee lockers, employee break rooms, employee restrooms, maintenance and repair shops, janitors' closets, and laundry facilities."
2. Modify the major vertical façade modulation requirement with respect to when this requirement is triggered, and to provide flexibility on how this requirement could be met on smaller sites. Pollock Financial Group proposes several potential revisions geared towards hardships for development on smaller sites, including the following:
 - Requiring the modulation to be extended through a portion of the façade, rather than through the full height of the building;

- Increasing the allowable maximum side yard setback in order to reduce overall building façade lengths, thus avoiding triggering the modulation requirement;
- Allowing a change in building materials for a 20-foot width instead of requiring the façade to be recessed; and,
- Allowing facades exceeding 100 feet in length to comply with either the major or minor modulation requirement, but not both.

With regards to modifying the gross floor area calculation, in accordance with the Zoning Ordinance's definition for "gross floor area" (GFA), back-of-house areas currently contribute towards the allowable GFA for the site, with the exception of mechanical equipment enclosures which may be eligible for exclusion. The current definition was developed through an extensive public process, culminating in a definition which reflected the community's desire to clearly identify areas that need to be counted. The maximum allowable development limit established under the Specific Plan was based on the current GFA definition. Modifications to the current definition as requested could potentially result in more areas devoted to back-of-house spaces that could in turn support more guest rooms and/or "front of house" operations, resulting in a higher intensity of use. In essence, any modifications to the GFA definition could require a re-evaluation of the basis upon which the Specific Plan build-out was analyzed. Furthermore, the GFA definition is currently applied citywide and is not unique to the Specific Plan area.

If revised, it could potentially have ripple effects for development throughout the city. Although a revised GFA definition could be limited to the Specific Plan area and could potentially limit impacts, this would result in different definitions throughout the City. In recent years the City has been working to create more consistency in ordinance definitions and regulations to facilitate their use by the development community. Staff believes that the proposed definition change could constitute a major revision that could likely require additional analysis, public input, and environmental review.

With regards to modifying the major vertical façade modulation requirement, this requirement is intended to provide vertical modulation that would break up "long stretches of continuous or monotonous street frontage and to provide visual interest." Specific Plan Standard E.3.4.2.02 requires a major vertical façade modulation for every building façade length of 100 feet facing public rights-of-way, where the modulation shall have a recess from the primary building façade of a minimum of 6 feet deep by 20 feet wide. The modulation is required to extend through the full height of the building, coupled with a 4-foot height modulation and changes in fenestration pattern, building material, and/or color. Contrary to the argument that smaller sites should receive some relief from the requirement, staff believes that creating a vertical break in the façade takes on greater relevance when it comes to providing visual relief for taller buildings on small sites. To date, other approved and pending developments on similarly small sites within the Specific Plan area have been able to successfully comply with the modulation requirements. In reviewing the project plans for the 1400 El Camino Real project, staff believes that a minor revision to the proposed hotel design could effectively bring the project into compliance with the modulation requirement. Since the design standards of the Specific Plan are intricately linked to one another, staff believes that changes to any one of those standards could constitute a major modification that could trigger the need for re-evaluation of design standards, text and graphics changes in the document, and potential environmental review.

Staff believes that individually and cumulatively, the changes requested by Pollock Financial Group could constitute major revisions that could require staff resources and time to process, as well as consultant services related to graphics changes in the Specific Plan and possible environmental review. As staff continues to work with the applicant to process the proposed 1400 El Camino Real project expeditiously, it is anticipated that the timing of the proposed Specific Plan revisions would not likely be completed in time to benefit the hotel development.

Conclusion

Staff believes the proposed Specific Plan changes as recommended by staff would provide clarification on how specific aspects would be implemented, and would constitute modest modifications to the Specific Plan. The proposed modifications are based on experiences with actual project proposals. The proposed changes requested by Pollock Financial Group could require re-evaluation of fundamental assumptions and standards as established through the Specific Plan process. Staff recommends that the City Council provide direction on the proposed changes. The City Council may also consider whether to recommend additional modifications to the Specific Plan and/or its implementation procedures.

Impact on City Resources

As part of the Specific Plan adoption, an El Camino Real/Downtown Specific Plan Preparation Fee was approved. This fee is charged to projects adding square footage, to recover the costs associated with the preparation of the Specific Plan.

Staff believes the work required for the Specific Plan modifications recommended by staff could likely be absorbed within the Community Development Department budget, although it would affect somewhat the Planning Division's ability to address other projects and plans. This determination assumes that the Planning Division is able to successfully recruit and hire for a number of approved positions that are currently vacant. These modifications would require some consultant services to format the changes into the graphically-unique Specific Plan, but these are likely to be absorbed into existing consultant services budgets.

The work required for more significant modifications to the Specific Plan, such as those requested by Pollock Financial Group, could require consideration of a new budget appropriation for more significant technical consultant services, as well as more formal direction from the Council on how the revisions relate to other priorities of the Planning Division.

Environmental Review

Specific Plan Program EIR

The Specific Plan process included detailed review of projected environmental impacts through a program Environmental Impact Report (EIR), as required by the California Environmental Quality Act (CEQA). In compliance with CEQA requirements, the Draft EIR was released in April 2011, with a public comment period that closed in June 2011. The Final EIR, incorporating responses to Draft EIR comments, as well as text changes to parts of the Draft EIR itself, was released in April 2012, and certified along with the final Plan approvals in June 2012.

Project-Level Review under the Specific Plan

As specified in the Specific Plan EIR and the CEQA Guidelines, program EIRs provide the initial framework for review of discrete projects. Aside from smaller projects that are categorically exempt from CEQA and require no further analysis (for example, the four-unit 612 College Avenue proposal), most new proposals are required to be analyzed with regard to whether they would have impacts not examined in the program EIR. This typically takes the form of a checklist that analyzes the project in relation to each environmental category in appropriate detail. Depending on the results of such analysis, the City could determine that the program EIR adequately considered the project, or the City could determine that additional environmental review is required. For example, the 1300 El Camino Real project is conducting a project-level EIR for certain topics that were not fully analyzed in the program EIR.

Regardless of the CEQA review process, all projects must incorporate feasible mitigation measures included in the Specific Plan EIR's Mitigation Monitoring Program. Examples of such mitigations include:

- Payment of fees for transportation improvements;
- Incorporation of Transportation Demand Management (TDM) programs;
- Surveys and avoidance programs for special-status animal species; and
- Training programs and protection measures for archaeological resources.

CEQA Requirements for Potential Changes to the Specific Plan

As noted earlier, potential changes to the Specific Plan would require consideration under CEQA, although this may vary based on the nature and extent of the changes. Based on the experience with the 2014 changes, staff believes that the currently-recommended revisions could potentially be considered under a Negative Declaration process, as a result of their nature as enhancements to existing Plan objectives. However, this is not certain until the required Initial Study is conducted. More substantive changes to the Specific Plan, in particular those that could potentially intensify environmental impacts, could require a more extensive review process.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

- A. Planning Commission August 3, 2015 Meeting Minutes
- B. Planning Commission August 3, 2015 Meeting Correspondence
- C. El Camino Real/Downtown Specific Plan Project Summary – September 2015
- D. Letter from Camas Steinmetz, dated September 28, 2015

Report prepared by:

Jean Lin, Associate Planner; Thomas Rogers, Interim Principal Planner



REGULAR MEETING MINUTES - EXCERPT

Date: 8/3/2015
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

Chair Onken called the meeting to order at 7:01 p.m.

Present: Combs, Ferrick, Goodhue, Kadwany, Kahle, Onken (Chair), Strehl (Vice Chair)
Staff: Thomas Rogers, Senior Planner, Jean Lin, Associate Planner, Michele T. Morris, Associate Planner

A. Reports and Announcements

Senior Planner Rogers said the September 21 Planning Commission meeting would focus on the General Plan and the environmental impact review scoping session. He said the City Council would meet on August 25 and tentatively were scheduled to consider the El Camino Real Corridor Study and receive the Planning Commission's and Bicycle and Transportation Commission's recommendations on that with the expectation they would select a preferred alternative for action.

E. Regular Business

- E1. El Camino Real/Downtown Specific Plan/Biennial Review:** Ongoing evaluation of the El Camino Real/Downtown Specific Plan, which was approved in 2012. As specified by Chapter G ("Implementation"), the Planning Commission and City Council will conduct an initial review of the Plan one year after adoption (2013), with ongoing review at two-year intervals thereafter. This review is intended to ensure that the Plan is functioning as intended, as well as to consider the policy-related implications of various Plan aspects. Depending on the results of the review, potential modifications may be formally presented for Planning Commission recommendation and City Council action at subsequent meetings. Any such modifications may require additional review under the California Environmental Quality Act (CEQA). (*Staff Report # 15-008-PC*)

Staff Comment: Senior Planner Rogers said correspondence received had been sent to the Commissioners via email and hard copies were provided this evening for the Commission and members of the public.

Planner Lin said this was a required ongoing review of the El Camino Real/Downtown Specific Plan (Plan). She said the initial one-year review conducted in 2013 has led into reviewing the Plan every two years. She said since the implementation of the Plan, several public space improvements had occurred or were in the process of being implemented such as the Off the Grid Food Truck events at the Caltrain station parking lot, the Santa Cruz Avenue Sidewalk Café Pilot program, the outdoor movie events on the Chestnut paseo, and an upcoming September action to activate the Chestnut paseo space. She said staff prepared a table of development projects

approved, proposed and/or currently under review within the Plan area, which she briefly summarized. She said staff was recommending several changes to clarify and streamline certain aspects of the Plan: under Development Standards including a recommendation to clarify the rear setback making it at the boundary of Plan district parcel with an adjacent residential district parcel to create a buffer zone; to allow a variance to the maximum side setback requirement in excess of 50 percent of the requirement in order to address certain unique site conditions that staff saw in project reviews; and clarification of sidewalk standards along some of the side streets where there are no sidewalks currently. She said staff also was recommending some transportation-related modifications including establishing a lower required parking rate for limited services hotel uses; establishing a parking rate for personal improvement services; allowing parking reductions to be considered for mixed use projects in the Station Area Sphere of Influence and close to transit; formalizing the City's Transportation Demand Management (TDM) program criteria, and requiring electric charging stations for commercial projects. She said those stations were now only required for residential and residential mixed-use projects. She said the Commission was asked to review these recommendations and provide feedback on them to the City Council. She said the City Council would next review these recommendations and the Commission's feedback, and provide direction to staff. She said staff would prepare analysis on the proposed changes including any changes to the Plan document and prepare environmental review. She said this would subsequently be brought to the Commission for review and recommendation to the City Council after which the Council would review the proposed changes and the Commission's recommendations. She said the Plan documents would then be revised to include the approved changes.

Commissioner Kahle asked about the 50% limit regarding the maximum side setback. Senior Planner Rogers said under the City's Ordinance Code a variance from the side setback requirement might be requested but for only up to 50% of the required setback. He said the logic for that did not seem to apply well to what was more urban development in the Plan area, noting an instance where the 50% limit for side setback variance meant that half a healthy heritage tree would need to be removed if that limit were applied.

Commissioner Goodhue asked about the requirement for electric charging stations. Planner Lin said that mid-to-large-sized residential projects were required to have electric charging stations. She said these included new large commercial projects, 5,000 square feet or greater, new residential development, either single or duplex, new multi-family residential developments of three or more units, and new multi-building / one building development on one or more acres. She said they would also be required for significant alterations of existing buildings. She said at this time they were merely identifying an omission in terms of not having an electric charging station requirement for commercial development and it would have to be analyzed.

Chair Onken asked about Calgreen requirements and electric charging stations. Planner Lin said that Calgreen required a certain amount of parking spaces for clean fuel vehicles. She said staff was made aware of recent legislation regarding electric charging stations. She said they had not yet had time to look at those items in detail but would explore those provisions and requirements as part of the recommendation being made.

Commissioner Goodhue asked about Ms. Patti Fry's correspondence and that there appeared to be a discrepancy in the project numbers. Senior Planner Rogers said similar comments had been submitted previously and had been reviewed with other staff. He said they looked at historical documents and discussed the topic with the City Attorney. He said staff's list of development projects was correct as far as could be determined. He said the key area of disagreement was with how the Derry mixed used project was counted. He said that project did not receive final approvals including CEQA and thus there were no credits to the current 1300 El Camino Real project from the Derry Lane portion. He said there was a credit for the Sand Hill Property Company's 1300 El Camino Real project that had been approved in 2009 with an approved environmental review. He said that was deducted from the current Greenheart Station 1300 project. He said they have reviewed the information multiple times and staff believed the information was correct as presented.

Commissioner Goodhue asked if the hotel on Glenwood Avenue was a limited service hotel without a restaurant. Planner Lin said it was limited service with most of its services geared toward their guests. She said although there was a restaurant, there were no extensive meeting or conference facilities.

Commissioner Strehl said she recalled that the hotel proposal included hosting weddings and attracting dining customers. Commissioner Goodhue said she thought there needed to be further investigation into the proposed hotel use at Glenwood and whether it was actually a limited service hotel.

Public Benefit Presentation

Commissioner Kadwany said he and Commissioner Onken had extensive discussions and emails about public benefit, and that he had spoken about this with local real estate brokers and developers. He noted that their presentation was attached to the staff report as Attachment B. He said they were suggesting in addition to the current analysis for determining public benefit another method of valuation to determine the cost of buildable square footage by right, and using that metric as a starting point for public benefit proposals. He provided an example of how this would be calculated. He said the suggested approach to use the buildable cost per square foot metric could be combined with a 50/50 sharing of FAR bonus value which represented the developer having a partner role with the city in the project. He said this method could also be used with leased property. He said this could be combined with the traditional method of determining public benefit, and was not meant as a decisive standard for determining public benefit but a starting point for benefit proposal considerations. He said the developer then might propose other things about the project that provided public benefit such as hotel transient occupancy tax (TOT) and/or desirable retail frontage, affordable or senior housing, or companies providing tax/revenue benefits to the City. He said another question was whether Planning Commission architectural and design decisions would be made before, in parallel with, or after negotiated public benefit. He said the Plan EIR may have assumed a limited number of public benefit projects, and that too many benefit projects could exceed the caps, requiring a new EIR.

Chair Onken said he would like to see a model for the determination of public benefit whereby Planning Commissioners did not haggle about money with applicants as he did not think that was

where Commissioners' abilities lie or what they had been appointed to do. He said ideally there would be a standard equation of some sort that staff was commissioned to use with the goal of a more transparent process for determining public benefit.

Public Comment: Ms. Patti Fry, Menlo Park, said she was a 24-year Menlo Park resident, had been involved in all stages of the Specific Plan development, and was a former Planning Commissioner. She said the community came together during the visioning for the Plan with a strong desire to vitalize the El Camino Real corridor and downtown community. She said the community accepted more height in exchange for more open space, and were willing to accept impacts that were not possible to mitigate because promises of benefits that included enhancing the public realm, creating a more active and vibrant downtown with a mix of retail, office and residential uses, and enhanced connectivity, walkability and healthy living were made. She said the Plan was developed in the depth of the recession and based on a sense that the public benefit threshold had to be high to encourage development. She said there was now a different economy. She asked the Commission to look at the Plan and how well it is working to the expectations of that time. She said there was a perception that the City has lost retail and that was something that needed to be looked at as part of the Plan. She said the open space offered by the Stanford project was balconies. She said the key points for TDM were to be able to have mechanisms to manage the real impacts of growth. She said many public improvements were expected in the first five years of Plan as part of the public benefit. She said those were not done so they needed to be looked at so the promise of the Plan might be realized.

Mr. Steve Pierce, Greenheart Land Company, said he appreciated the public benefit discussion. He said there was a desire for simplicity to determine public benefit and in other places that was a simple dollar amount. He said the City was using a pro forma approach that was a more fine grained analysis. He said what was being proposed by Commissioners Kadvany and Onken was somewhere in between. He said the current method was accomplished by an independent consultant who did in depth analysis and took into consideration costs and revenues to determine the profit from a project and the additional profit relating to public benefit. He said both the investors and the City were interested in that latter profit and how much value that created, which led to the question of how that would be split. He said he thought it would be good to establish what that split would be and that could reduce the number of negotiating points earlier in the process. He said the benefit of the more fine-grained analysis looked at the differences among projects. He said for 1020 Alma Street that analysis found that the value of the additional square foot was \$185 and in the same evening 650 Live Oak Avenue was considered and that dollar value went to \$28 per square foot. He said that was a huge difference because they were two very different projects. He said the proposed method of determining public benefit included cost only for square footage at the base density. He said Station 1300 was a poster child for why that would not work. He said at their base density they would do an aboveground structure parking with about 20% open space on the site. He said at the public benefit density level parking would go underground with about 38% open space on the site. He said that was a public benefit with a price tag of about \$27 million to park the cars underground. He said if that cost was not included in the calculation of public benefit such a project became infeasible. He said the pro forma approach was really the only way to get at the wide variations.

Chair Onken closed the public hearing.

Commission Comment: Chair Onken suggested they review each item and close with the public benefit discussion.

Commissioner Kadvany said related to the recommended modifications for parking that he appreciated a more flexible approach to parking and suggested staff might look at parking even more broadly, noting that what was proposed to be modified for parking was in response to certain projects.

Rear Setback

In response to a query from Chair Onken, Senior Planner Rogers said that the recommended modification for rear setbacks was identified in 2013 and at that time they pursued a remedy using what was named "Clarification and Interpretation Memo" and which was like an overlay to the Plan. He said that route made sense if no other changes were being proposed to the Plan. He said the need to modify the rear setback came out of the 612 College Avenue project in that the lot was a much deeper than wide with the main frontage on College Avenue. He said the original applicant made the assumption that the rear setback, which was the largest setback at 20 feet, applied to the functional rear of the property. He said everything with the Plan including its EIR said the rear setback was where the Plan boundary touched a single-family or other sensitive residential property. He said for the 612 College Avenue project, they were able to work the rear setback out to provide buffer to the R-1-U property to the left, but that a diagram and/or other changes in the Plan would assist in relaying that information to all applications.

Side Setback

Commissioner Combs referred to the recommendation regarding side setbacks and variance request and asked why the maximum side setback could not be changed instead. Senior Planner Rogers said the maximum side setbacks were intended to create a consistent street presence of buildings. He said the change they were recommending was to assist in hardship situations such as a heritage tree taking up more than half of the side setback. He said removing the maximum altogether would run the risk of unnecessary gaps occurring.

Chair Onken said he was supportive of the two recommendations for setbacks. He suggested that they review each item and determine if there was consensus. He said if it was not clearly consensus they could vote. He said finally they could draft a motion of other recommendations.

Commissioner Goodhue said she supported both setback recommended changes.

Commissioner Ferrick said she agreed with determining consensus. She said she supported the recommendations and most important to her was establishing criteria for TDM.

Commissioner Combs said he agreed with the recommendations and establishing criteria for the TDM program.

Sidewalks

Chair Onken said he supported the recommended change to sidewalks.

Commissioner Goodhue said regarding sidewalks that it seemed reactive and piecemeal and they should look at areas not addressed or not clear in the Plan and provide clear guidance. Planner Lin said staff was recommending a comprehensive approach to look at all the streets.

Hotel Parking Rate

In response to a query from Chair Onken, Senior Planner Rogers said the proposed analysis of hotel parking rates was coming out of hotel development proposals that the Commission and City Council had considered: the Marriott Residence Inn at 555 Glenwood Avenue and the Mermaid Inn at 727 El Camino Real, which was transitioning to the Hotel Lucent. He said staff working on these two proposals realized that the 1.25 parking spaces per room required under the Plan was more for a hotel like Stanford Park that has extensive and independent conference facilities and restaurants. He said although they were able to work out a lower rate for those proposals under the Plan as written, they thought it would be better to have the rate shown so as not to unnecessarily discourage potential new development proposals.

Chair Onken said the 1.25 parking rate was standard for hotel use. He said people tended to be concerned about hotel parking rates due to the potential for hotel guests to park on side roads. He said Menlo Park's overnight parking restrictions lessened that concern. He said it was something to be careful about but noted hotels have arranged to share parking spaces with adjacent commercial sites.

Commissioner Kadvany asked if there would be a new use category for limited service hotels that would place restrictions such as the size of a wedding party. Senior Planner Rogers said that was something they would explore as part of a later analysis if the concept was supported. Commissioner Kadvany said parking spaces were valuable and expensive to build and if parking spaces could be built at lower marginal cost as part of the project perhaps that should be encouraged. He suggested parking share or cost sharing as well.

Commissioner Goodhue said one of the tenets of the Plan was density and proximity to transit. She said density could not be achieved with the traditional parking ratios. She said it needed to be clear what was meant by limited service hotel use.

Commissioner Combs said he supported the reduced parking ratio concept as presented. He said that part of the parking requirement for the Marriott Residence Inn was met by the opportunity for guests to park along the railroad tracks. Senior Planner Rogers said that had been historically allowed for the senior living facility and was not considered to have set a precedent, and would likely not be a pursuable option for other projects.

Commissioner Strehl said her concern was whether the Commission would have the opportunity to review and have discretion as to whether a hotel was really limited service use or not. Senior Planner Rogers said one of the architectural control findings the Commission makes was related to parking. He said as part of that there would need to be a set of findings related to limited service hotels which the Commission had discretion to direct changes to.

Commissioner Strehl said she agreed that they wanted to limit trips up and down El Camino Real but one of the objectives of the hotel proposal was to create vibrancy downtown. She said it couldn't do that and provide limited services and reduced parking. Senior Planner Rogers said he thought it better to frame the parking concept as finding the correct parking ratio for a particular proposal and not reducing parking.

Commissioner Ferrick said she would not want them to understate the parking need either. She noted that parking ratios had to include employee parking as well.

Commissioner Strehl suggested parking be considered on a case by case basis. She said she did not feel strongly that the parking threshold should be lowered.

Commissioner Kahle said he agreed with Commissioner Strehl. Commissioner Ferrick said she concurred also.

After further discussion, the Commission consensus was that the hotel parking minimum requirement should be kept as stated in the Plan, to remind developers of discretionary parking, and that parking could continue to be considered case by case as had been done with the limited service hotel proposals.

Senior Planner Rogers said the 1400 El Camino Real hotel proposal had a parking ratio of 1.19 spaces per room which was not a significant change from the 1.25 hotel parking ratio.

Chair Onken asked the Commission if they agreed with the recommendation that staff not modify the hotel parking ratio for limited service hotel use and to expect discretion about the parking when such developments come before the Commission. He noted that six Commissioners agreed and Commissioner Kadvany abstained.

Personal Improvements Services Use

Planner Lin, replying to Chair Onken, said there was no established parking rate for personal improvements services use. She said staff needed to look carefully at the business model and operations of each proposal as it came in, and that these proposals required a great deal of staff time including the Transportation Division. She said having a use category and parking ratio would help reduce staff time.

Commissioner Goodhue said establishing a parking ratio seemed to be a more efficient use of staff time. Chair Onken said the parking number might intimidate this group of applicants. Commissioner Goodhue suggested that the applicants would be able to talk to staff about the process.

Commissioner Kadvany asked if these parking rates if established would impact existing similar uses. Planner Lin said it would not be applied retroactively and would be applied to new businesses looking to locate or relocate.

Chair Onken said he would support staff establishing a parking rate for personal improvement

services after analysis. He queried the other Commissioners, all of whom supported the concept.

Senior Planner Rogers said regarding Additional Parking Reductions for Mixed-Use Projects in the Station Area Sphere of Influence that projects had to provide exactly the parking listed in the table with one allowance for a shared parking reduction. He said this would allow for more case by case review for these projects and the area.

Commissioner Goodhue said she supported the concept. She said with density and providing public benefit that reduced parking coupled with a good TDM program supported the Plan.

Commissioner Ferrick said she agreed.

Commissioner Kadwany said he generally supported the concept but parking was needed downtown.

Commissioner Combs said he supported but noted the Station area was a large part of the Plan. Chair Onken said he was happy for staff to look at this and make proposals.

Commissioner Kadwany said he did not think this was a good use of staff time and was at cross purposes with an overall parking strategy.

Chair Onken asked which Commissioners supported the recommendation for staff to look at additional parking reductions for mixed-use projects in the Station Area sphere of influence.

Commissioners Combs, Ferrick and Goodhue supported the recommendation. Commissioners Kadwany, Kahle, Onken and Strehl did not support the recommendation.

Transportation Demand Management Programs

Commissioner Ferrick said she supported this noting the staff report statement:...."that to provide clarification on the implementation of Mitigation Measure TR-2, staff recommends formalizing the City's TDM program criteria as part of this mitigation measure."

Chair Onken said he was supportive. Commissioner Goodhue said she also supported. Chair Onken assessed that all of the Commissioners supported this recommendation.

Electrical Vehicle Recharging Stations

Commissioner Goodhue said she supported this and the City should be consistent with whatever agencies were leaders on this already. There was consensus on supporting this recommendation.

Public Benefit

Commissioner Kadwany said as he presented this was a negotiation process and something the developer could agree to. He said they were framing this from the perspective of the City and putting the burden on the developer to demonstrate why their project was different. He said he did not like rigid or algorithmic processes.

Commissioner Combs confirmed with Commissioner Kadvany that the method proposed by Commissioners Kadvany and Onken was not to replace the pro forma analysis but to provide another data set that could be added to the process.

Commissioner Strehl said she would like to have an expert consultant review and opine on the suggested model and the assumption of having a 50/50 split. She said she would like more public dialogue and review on it. She said the City Council had to establish priorities for the City and public benefits such as bicycle/pedestrian overpass or parking structure and where those should be located as part of the Plan.

Commissioner Ferrick asked if this methodology was being used in other cities. Commissioner Kadvany said he had not recently looked at other cities' methods for determining public benefit. Commissioner Ferrick said it would be helpful to have information on other cities' methodologies. She said she agreed with Commissioner Combs that it was good to have more information. She said having someone review the methodology and how it would work would be helpful.

Commissioner Goodhue said she concurred and she would like the Council to prioritize public benefit needs. She said it would be helpful if an expert could provide them with some guiding principles when considering public benefit merits. Chair Onken said the Commission does architectural control and that financial control was outside the Commission's scope, in his opinion. He said having a mechanism to determine value and corresponding public benefit would be helpful. He said the goal as for staff and Council to do something like what Commissioner Kadvany offered to make the process more transparent and understandable so that decisions on public benefit did not seem like backroom deals.

Commissioner Kadvany said he felt strongly about this as it seemed to be a detriment to development. He said they needed more input from Council and what this money would be for. He said it was a value and policy judgment.

Chair Onken said they were proactively requesting the City establish a model of benefit rather than each developer's individual model. Commissioner Kadvany said they have that with the pro forma and he was suggesting another way to look at determining public benefit.

Commissioner Ferrick said there seemed to be support to recommend the City Council to look at this method of determining value and public benefit and consider putting resources to it. Commissioner Strehl said this needed more discussion and she wanted to include developers and others in that discussion. She said she found some of what Mr. Pierce said compelling and some of what Commissioner Kadvany was recommending compelling. Commissioner Goodhue said they were not proposing to hold up projects but rather to get the Council's direction and guidance.

Chair Onken asked if they could have a presentation at the Commission's September meeting by the consultant who did this analysis as to how public benefit was calculated and why, and an analysis of Commissioner Kadvany's model. Commissioner Strehl said the consultant for the General Plan was also looking at public benefit and models for that, and perhaps they would have some thoughts or models. Senior Planner Rogers said the September meeting would focus on the

General Plan and was not applicable to the Specific Plan.

Commissioner Kadvany said the Stanford project was large but was just a base line project. He said if Greenheart reverted to the base level they could have all office project. He said the benefit process confounds the value issue of control and mixture of uses. He said a large project could come forward at the baseline level. He said he would like a middle area so that where a project goes to a scale such as two acres or an area of retail being replaced that the developer should know the City would want a discussion on the mix of uses in that project.

Chair Onken said the consensus of the Commission was to have further clarification of the financial side of public benefit, that there were a number of models possible, and putting those into motion. Commissioner Ferrick said she thought they were forwarding the recommendation that the City Council consider this information and consider recommending further study on public benefit models or calculations methods. Commissioner Kahle asked to add the notion of getting back from the City Council what they wanted to see. Commissioner Combs said this was discussed by Council during the development of the Plan and they had not expressed interest in changing the method. Commissioner Ferrick said it was a suggestion to provide the Council with another potential method to calculating public benefit and the interest to have a more transparent process for determining public benefit. Chair Onken said they were seeking to keep things open and continue the discussion. Commissioner Kadvany said he would like them to encourage the Council to discuss this and get some feedback one way or another. He said there were no obstacles to developers pursuing public benefit at this time. He said the Planning Commission was in ways body to address public benefit because they had more time to learn and discuss the issues, while leaving the Council to be the final arbiter.

Commissioner Ferrick recommended that the presentation be forwarded to the City Council with the request they consider re-opening discussion on public benefit methodologies and do that with public meetings. All seven commissioners supported this action.

Chair Onken said regarding the Specific Plan review that the total numbers of square footage of housing and non-residential indicated they were near the cap of non-residential development. Senior Planner Rogers said the Council could raise the caps with a new EIR or an applicant could approach the Council to increase the cap and accomplish the EIR.

H. Adjournment

The meeting adjourned at 10:30 p.m.

Staff Liaison: Senior Planner Thomas Rogers

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on September 21, 2015

Planning Commission meetings are recorded and audio broadcast live. To listen to the live audio broadcast or to past recordings, go to www.menlopark.org/streaming.

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Rogers, Thomas H

From: Bob Burke <burke@greenheart.bz>
Sent: Friday, July 31, 2015 4:30 PM
To: _Planning Commission
Cc: Steve Pierce
Subject: Comment Memo on El Camino Real/Downtown Specific Plan--Biennial Review
Attachments: Greenheart Memo on Kadvany Proposal 07-31-2015.pdf

The attached memo is addressed to the Planning Commissioners regarding the Staff Report 15-008-PC & Attachment B to be discussed Monday (August 3rd) evening. Mr. Pierce will be present Monday evening to answer any questions.

Thanks,

Bob Burke
Principal
Greenheart Land Company

To: Planning Commission

From: Bob Burke & Steve Pierce (Greenheart Land Company)

Date: July 31, 2015

Re: Specific Plan Public Benefit Dollar Valuation Proposal (John Kadvany)

There are many merits to the Kadvany Valuation Proposal, but it does not accurately reflect full scope of economic realities for many developments for the reasons stated below. We therefore recommend that the current approach be the primary tool for assessing public benefit with this proposed methodology being used for informational purposes to the Planning Commission when evaluating each Public Benefit proposal.

Current Methodology

The current Public Benefit (PB) methodology uses an outside consultant to objectively analyze and estimate the additional value to the landowner created by extra floor area afforded by PB. The consultant assesses the unique attributes of the proposed development to quantify the value of the higher floor area ratio. The value of the additional floor area is not the same for all developments. In two recent examples, the proposed 1020 Alma development had a total public benefit office FAR value of \$183 per square foot (PSF) of additional FAR space while the 650 Live Oak Development's value of additional office and residential FAR allowed was \$28 PSF.

Kadvany Proposal

The relative straightforward and objective nature of the Kadvany proposed process has merit in that landowners and the City can easily gain a quick understanding of the PB value parameters. The primary assumption in this proposed valuation process is that the "assumed market price per acre" paid for the base FAR building area would remain a straight line constant for the value of the additional floor area allowed under the PB zoning. In real estate development, this assumption normally does not hold true. Both marginal costs and revenue change with increased density of development.

Marginal Cost

The PSF construction and development costs associated with increasing the density of a development from the Base FAR to the PB FAR can be significantly different. For example, our proposed Station 1300 development will have an above ground parking structure for the Base FAR development scenario, which will result in open space at the minimum 20% required by the Specific Plan. Under the PB proposed development, all of the required parking would be underground and 38% of the site would be open space, and the large above ground concrete parking structure would be eliminated. The cost for underground parking will be \$27,000,000 more than Base Case above ground parking which reduces the FAR value of the PB case.

Due to construction techniques, structural requirements and so forth, there are many examples where the marginal PSF cost to increase density is greater than the average PSF cost for the Base FAR development. Unlike the pro forma analysis, the proposed Kadvany PB valuation process does not take that cost increase into account.

Revenues

Secondly, the additional revenue gained from a more dense development may be less than the average PSF revenue obtained from a Base FAR development. This is especially true in residential developments where more density normally equates to a lower price (or rent) on a PSF basis. A buyer (or renter) will pay a higher price (or rent) PSF for a 1,500 SF two story townhouse with its own garage than a 1,500 SF multi-story flat with a common parking garage. Additional density can reduce the average revenue PSF causing the residual FAR land value of the additional space to be less than the associated Base FAR land value paid.

Conclusion

We appreciate the approach Mr. Kadvany has proposed for the PB valuation process and believe that simplifying the process has merit. We agree that the value sharing percentage with the City should be established for the Specific Plan Area, as this would set the expectations for both the City and Landowner. Setting a sharing ratio now will simplify negotiations later. However, it is crucial that every proposed development be evaluated on its unique attributes and how they affect both revenue and costs in going from the Base FAR to PB FAR.

Rogers, Thomas H

From: Michael Levinson <michael@mdlevinson.com>
Sent: Sunday, August 02, 2015 1:54 PM
To: _Planning Commission
Cc: _CCIN
Subject: What are we doing to make downtown Menlo vibrant?

Dear Planning Commission,

I have read several recent letters from residents regarding the General Plan, including those of Patti Frye, George Fisher, and others. Lost in the process questions and technicalities is the main point, which in my opinion is this:

Why don't we have a vibrant downtown? And what are we doing about it?

My personal opinion is that **we need density**. Density of residential to support nightlife and weekends, and density of office to support the lunch hour and weekday shopping.

The Downtown Specific Plan envisioned two and three story buildings with housing and office over retail on Santa Cruz. But none have been developed or even proposed. Why not? Townhouses and upstairs apartments attract young professionals and downsizing empty nesters, both of whom would take advantage of downtown without taxing the schools. And increasingly, such residents take Caltrain, Uber and bicycles, which means we can afford to relax our outdated "two parking spaces per unit" requirements.

Some fear office buildings will bring traffic, but SurveyMonkey and other recent nearby developments show that our old assumptions about driving habits are woefully outdated. We can add offices without dramatically increasing car trips—and doing so would bring dramatic benefits to our downtown.

All that said, I'm sure there are other root causes and other strategies to address them. I would love to see the Planning Commission elevate the issue of Santa Cruz Ave vibrancy—and specifically increasing density downtown—as an explicit city goal.

Thank you for all your efforts.

Michael Levinson
Resident, Allied Arts

Rogers, Thomas H

From: Patti L Fry <pattilry@gmail.com>
Sent: Sunday, August 02, 2015 8:56 PM
To: _Planning Commission
Subject: Review of the ECR/Downtown Specific Plan
Attachments: 1300 El Camino Real site net new 20150802.pdf

Dear Planning Commission,

The Menlo Park Planning Commissioners need more information to be provided to you in order to determine whether the Plan is "working as intended".

Important questions to ask, and some additional information to seek:

- Is the Plan improving the **jobs/housing balance**? A ratio of 1.56 new population to new jobs was expected, compared to the then-current ratio of 1.78. Many in the community supported the Plan with the assumption that it would ease the housing crunch with more transit-oriented housing. Housing demand is at an all-time high right now.
What is the ratio for the approved and pending projects? What is the city's current ratio?
- Is the Plan maintaining or improving a **balance of uses** to serve our community, according to the Vision and community process that created the Plan? The Plan was approved, based on an expectation that the benefits of the following development would outweigh the negative impacts: 91,800 square feet ("SF") of retail, 240,820 square feet of commercial uses, 380 hotel rooms (a total 474,000 square feet of non-residential development) and 680 residential units.
What is the ratio for the approved and pending projects relative to each of the above?
- Has Menlo Park lost **retail** uses in the Specific Plan area? What is the amount of firmly committed net new retail? The 1300 El Camino Real project developer has not committed to providing retail. The Plan expected that net new retail would be about 20% of the total non-residential square feet. Palo Alto is considering severe development limits because of retail/restaurants that are being displaced by offices. Is Menlo Park developing office space at the expense of retail and new residential development that would support existing and new retail/restaurants.
What is the amount of net new retail and the retail percentage of total non-residential development for the approved and pending projects?

This information is essential before moving forward with the review. With answers to such questions, the Commission and Council can identify whether it is necessary to modify the Plan to better encourage the desired mix of development, and remedy any deterioration (e.g., lost retail). If these decisions are left to market forces in this current office boom time, retail opportunities will be shut out. Offices could consume more of the developable space in the city.

Revisions in the staff report - none address community concerns regarding

- **Open Space** - True, at-grade, open space is important to encourage ground level public plazas, gardens and walkways. Our community accepted taller buildings with the expectation that this would allow ground-level space that would separate and provide greater visual relief from the mass of adjacent structures. They accept the importance of private decks and balconies, but not to the exclusion of true open space.
The Specific Plan should be modified to better encourage true open space, at grade level, in addition to balconies for upper level residential units. Example ways: establish maximum lot coverage (by structures or hardscape), minimum landscaping, and/or specify that a minimum of the required open space be at grade.
- **Trigger for Public Benefit** - The threshold is too high. Major projects are likely over the next 20-30 years on both the Stanford and Big 5 shopping center sites at the Base zoning level. At the Base level, the city has no ability to negotiate public benefits such as infrastructure improvement funding and support for bike/pedestrian passageways and undercrossing. Lowering the Public Benefit threshold would provide needed additional leverage to secure public improvements.
- **Amount of Office** at public benefit level - The calculation for Office uses at the public benefit level needs to be corrected so it is not possible to create an all-office project at the Public Benefit size. Best would be to retain the Base level absolute limit to ensure that larger projects would be true mixed use. An alternative would be to limit office in a Public Benefit level project to a percentage of the project (e.g., 30%), again encouraging mixed use projects.

- **Funding for Public Improvements** - The Specific Plan described alternatives for obtaining funds for public improvements. Here it is, 3 years into the Plan, and there still is no defined plan for funding. Already, more than 86% of the commercial development is in the pipeline. The opportunity is slipping by extremely quickly.
As Jeff Tumlin of Nelson Nygaard advised "development in Menlo Park should be a privilege, and pay its fair share."

Additional comments regarding information in the staff report:

- **Public Benefit considerations** - the proposal by commissioners Kadwany and Onken is a creative way to help decisionmakers and applicants identify the ballpark of value expected at the Public Benefit development level.
- **Transportation Demand Management** - it is good to include city goals and objectives. Equally, if not more, important is to include monitoring and enforcement mechanisms. Without measurable objectives and a tracking and enforcement mechanism, TDM can be a loophole for developers - putting residents at risk as they suffer the traffic. It is not enough, for example, for a building to have bike racks and showers if the expected reduction in traffic does not result. Furthermore, TDM programs need ongoing monitoring and enforcement to ensure compliance.
- **Variances/Maximum Setbacks** - rather than modify what constitutes a variance, which could end up resulting in unintended consequences, just remove the maximums for setbacks, especially on the sides.
- **Net New Development** in Table of Projects July 2015 - The net new residential units and non-residential square feet for the 1300 El Camino Real project is not consistent with past information about net development provided in the Specific Plan's EIR or in the prior 1300 El Camino Real project's EIR. This causes the Table to overstate substantially that project's net new residential units (by 108 units) and substantially understate the net new non-residential square feet (by nearly 29,000 SF). See attached for more detail.

Thank you for your consideration.

Patti Fry
former Menlo Park Planning Commissioner

NET NEW DEVELOPMENT AT 1300 EL CAMINO REAL SOURCE INFORMATION

Note that the current project site comprises the former Derry Lane project site, the former 1300 El Camino Real project site, and 1258 El Camino Real.

| DATE | RESIDENTIAL UNITS | | | NON-RESIDENTIAL SQUARE FEET | | |
|---|-------------------|----------|---------|-----------------------------|----------------------|---------|
| | NEW | EXISTING | NET NEW | NEW | EXISTING | NET NEW |
| August 3, 2015 ¹ PC Staff Report | | | 202 | | | 97,835 |
| August 1, 2015 ² City Website | | | | | | |
| Current Project | | | 202 | 217,900 | | |
| "Approved Project" (1300 ECR) | | | | | 110,065 | |
| Other (Derry site) | | | | | 0 | |
| Other (1258 El Camino Real) | | | | | 10,000 | |
| Net | | | 202 | | | 97,835 |
| April 2011 ³ Specific Plan - Projects in EIR | | | | | | |
| Prior 1300 El Camino Real | 0 | | 0 | 110,065 | 28,584 | 81,481 |
| Derry, 580 Oak Grove | 108 | | 108 | 24,925 | 21,290 | 3,635 |
| Subtotal | 108 | | 108 | 134,990 | 49,874 | 85,116 |
| April 2010 ⁴ Rogers Memo re Specific Plan EIR | | | | | | |
| EN1 project (assumed prior 1300 ECR) | | | | 110,000 | 30,000 | 80,000 |
| EN1 project (assumed Derry) | 108 | | 108 | 25,000 | 18,500 | 6,500 |
| Subtotal | 108 | | 108 | 135,000 | 48,500 | 86,500 |
| August 2009 ⁵ PC Staff Report – prior 1300 ECR | | | | | | |
| Effect of Gross Floor Area Re-definition (a reduction of 3,757 SF) | | | | 110,065 | Redefined to be → | 106,308 |
| March 20, 2009 ⁶ Draft EIR - prior 1300 ECR Project | | | | 110,065 | | 110,065 |
| March 26, 2008 ⁷ Staff report – Derry CEQA review | | | | | | |
| Original project (2006) | 135 | | 135 | 22,525 | 21,900 | 625 |
| Revised project (2008) | 108 | | 108 | 24,925 | | 24,925 |
| August 20, 2007 ⁸ PC staff report – prior 1300 ECR | | | | 108,850 | | |
| April 2006 Staff Report ⁹ – original 1300 ECR | | | | | | |
| Assumptions in original Derry EIR re 1300 ECR | | | 147 | 22,020 | 31,000 | -8,980 |
| Original 1300 ECR discussed in study session | | | 134 | 78,065 | 0 | 78,065 |
| Amount to be studied in 1300 ECR EIR | | | -13 | 56,045 | 0 | 87,045 |

Red values are those that should have been corrected, based on prior analysis/reports, as indicated by **red arrows**..

Yellow highlighted values are residential units or net square footage that inexplicably were not used in subsequent calculations.

NOTE: Sources are shown on pages 3 and 4 of this document

DISCUSSION

Discussion

The information about the current 1300 El Camino Real project in the staff report table (8/3/15) does not map to information provided to the Menlo Park community in previous City of Menlo Park documents. It does not reflect:

- Information provided in the Specific Plan EIR, which regarded both the prior 1300 ECR and Derry Lane projects to have been built. Neither site was regarded as an Opportunity Site.
- The prior 1300 ECR project's EIR gross and net amounts, as per its EIR.
- The Gross Floor Area (GFA) re-definition

Thus, the current 1300 ECR project should be shown as

- net of any active uses for the 1258 ECR site,
- net of both of the prior Derry Lane and 1300 ECR projects - each of which received prior CEQA review in the Specific Plan EIR and in their own individual project reviews..

Inexplicably the Specific Plan EIR did not incorporate the GFA re-definition adjustment for the 1300 ECR's commercial square footage, so that adjustment should be reflected into the net in the Table for this project since that is how GFA now is measured.

Suggested calculation for what is reported about the 1300 ECR project is circled below:

| ADJUSTMENTS TO REPORTING OF 1300 ECR PROJECT | | | | | | |
|--|-------------------|----------|------------------------|-----------------------------|---------------|-----------------------|
| | RESIDENTIAL UNITS | | | NON-RESIDENTIAL SQUARE FEET | | |
| | NEW | EXISTING | NET NEW | NEW | EXISTING | NET NEW |
| Current Project - Gross | 202 | | | 217,900 | | |
| 1300 ECR – from SP EIR | | | | | 81,481 | |
| GFA adjustment – 8/2009 | | | | | -3,757 | |
| Other (Derry site) - from SP EIR | | 108 | | | 3,635 | |
| Other (1258 El Camino Real) | | | | | <u>10,000</u> | |
| Net New Development | | | 94 | | 91,359 | 126,541 |
| Amounts reported in Table 8/3/15 staff report | | | 202 | | | 97,835 |
| Difference between staff report Table and what should be reported (i.e., changes that should be made to Table) | | | 108 fewer units | | | 28,706 more SF |

The differences are significant. An average multi-family unit is roughly 1,400 SF. The amount of commercial space that is understated is the equivalent size of 21 homes, or nearly 3 times the size of the retail portion of the currently proposed 500 El Camino Real project.

SOURCES

Sources:

¹ Planning Commission staff report Attachment A page 1: "The approved 1300 El Camino Real project is credited like an existing building, since it received full CEQA clearance; active square footage also credited."

² City of Menlo Park website regarding 1300 El Camino Real Project: "...up to 217,900 square feet of commercial uses and up to 202 dwelling units....The project site encompasses an earlier development proposal that was fully approved by the City Council for 110,065 new square feet of non-residential uses, in addition to additional sites with approximately 10,000 square feet of active non-residential uses. As a result, the current proposal would result in 97,835 (= 217,000 - 110,065 - 10,000) net new square feet of non-residential uses. The project site does not currently contain any existing or approved dwelling units, so all of the project's proposed 202 dwelling units would be net new residences."

³ Menlo Park El Camino Real/Downtown Specific Plan Draft Environmental Impact Report Table 4-1 "List of Projects Used in Cumulative Analysis" page 4-5, ESA/208581

Both the prior 1300 ECR and Derry projects were assumed by the Specific Plan EIR to be built (approved/proposed projects); their sites were not considered Opportunity Sites. The net SF and housing is shown in the table for this document: Derry/580 Oak Grove Residential 108 dwelling units; Commercial 24,925 square fee; 21,290 square feet replaced. 1300 El Camino Real Commercial 110,065 square feet; Commercial 28,584 square feet replaced.

⁴ Memo from MP staff Thomas Rogers to staff Chip Taylor and consultant Atul Patel "ECR/D – traffic analysis process" attachment "Menlo Park Downtown and El Camino Real Specific Plan Program Summary, Net New Development – PREFERRED PLAN" dated April 2010. Shows Pipeline Projects" for area EN1 (where 1300 ECR, 1258 ECR, Derry sites are): [1300 ECR] projected new commercial/office 58,700 SF; zero existing. Retail new 51,300 and existing 30,000, with net of 21,300 SF. Other [Derry] with 25,000 new retail, 18,500 SF existing and net 6,500 SF, and 108 new residential units.

⁵ August 31, 2009 Planning Commission staff report "1300 El Camino Real/HP Los Altos, LLC" page 5 "The proposed project was designed in accordance with the City's gross floor area definition in effect at the time of the application submittal...The applicant estimates that the gross floor area under the current definition would be 106,308 square feet, instead of 110,065 square feet."

⁶ March 20, 2009 DEIR for 1300 El Camino Real. LSA Associates, Inc. page 32: "...the EIR analyzes the environmental effects of the maximum development scenario (51,365 square feet of retail uses and 58,700 square feet of non-medical office)."

⁷ March 26, 2008 FEIR Revised Derry project. LSA Associates, Inc. page 2. Number of residential units 108 (16 BMR), non-medical office 12,275 SF, Retail/Restaurant 12,650 SF for total commercial of 24,925 SF. Hexagon Transportation Consultants, Inc. (page 12) shows existing uses as 21,290 SF.

⁸ August 20, 2007 Planning Commission staff report "1300 El Camino Real/Sand Hill Property Company" page 2. "Following the release of the NOP, the applicant clarified that three different commercial use options are being considered for the 108,850 square feet."

NET NEW DEVELOPMENT AT 1300 EL CAMINO REAL, cont.

SOURCES

⁹ April 4, 2006 CC Study Session regarding original 1300 ECR (#06-064). "The EIR will focus on the difference between the impact of the 1300 El Camino Real project parameters studied in the Derry Lane Mixed-Use Development Draft EIR and the current 1300 El Camino Real Proposal as summarized below:

Page 7 of 7
Staff Report # 06-064

| | Derry DEIR | 1300 El Camino Real Proposal | Difference |
|--------------------------|------------|------------------------------|------------|
| Existing Auto Dealership | 31,000 sf | vacant | +31,000 sf |
| Proposed | | | |
| Dwelling Units | 147 units | 134 units | -13 units |
| Commercial Space | 22,020 sf | 78,065 sf | +56,045 sf |

Megan Fisher
Assistant Planner
Report Author

Justin Murphy
Development Services Manager

Rogers, Thomas H

From: Bob McGrew <bmcgrew@gmail.com>
Sent: Sunday, August 02, 2015 10:15 PM
To: _Planning Commission
Cc: _CCIN
Subject: Eliminating dwelling intensity limits in the Downtown Specific Plan

Dear Planning Commission Members:

Menlo Park is facing a crisis of housing affordability. As the planning commission reviews the Downtown Specific Plan, I request that you consider a change that will help address housing affordability, reduce impacts on our school districts, and generate vibrancy for the downtown.

In the Downtown Specific Plan, residential development is limited by an overall unit cap, a cap on FAR for a specific parcel, and a cap on dwelling units per acre. Given the cap on FAR and total units, the du/acre limit effectively acts as a minimum unit size.

However, there are many reasons to prefer allowing smaller units. Smaller units are naturally affordable to middle-income workers. They are well-suited to the needs of young professionals and senior citizens, both of whom create minimal impacts on our crowded school system, compared to the families who would be most suited for larger units. Finally, smaller units encourage residents to patronize local restaurants and night life, generating more vibrancy for the downtown area.

As rents have continued to increase across the Bay Area, the young and the old especially have borne the brunt of housing cost increases. Removing or relaxing the city's redundant limit on dwelling intensity would be a simple way to help them while generating vibrancy for the downtown.

Bob McGrew
Willows resident

Rogers, Thomas H

From: Patti L Fry <pattifry@gmail.com>
Sent: Monday, August 03, 2015 10:15 AM
To: _Planning Commission
Subject: amended attachment regarding 1300 El Camino Real project in Table
Attachments: 1300 El Camino Real site net new 20150803.pdf

Dear Commissioners,

I inadvertently sent an earlier version of the analysis and sources related to 1300 El Camino Real. Added to this updated version are references from the prior project's EIR that show that the EIR assumed that the Derry Lane project was built and that the car dealership was re-occupied. Thus, both of these must be netted against the gross square footage and residential units for the project that was approved at that time. The Table to the staff report shows only the gross, not the net, of what was studied in either the Specific Plan's EIR or the prior project's EIR.

The corrected square footage would take the Specific Plan's cumulative approved and proposed non-residential square feet up to approximately 92% of the Maximum Allowable Development, and reduce the residential units to about 48% of the Maximum Allowable Development.

This information provides a more accurate backdrop for discussion of how the Specific Plan is working, and for future discussions about the 1300 El Camino Real project that will be coming forward very soon for discretionary approval.

Patti Fry
former Planning Commissioner

NET NEW DEVELOPMENT AT 1300 EL CAMINO REAL SOURCE INFORMATION

Note that the current project site comprises the former Derry Lane project site, the former 1300 El Camino Real project site, and 1258 El Camino Real.

| DATE | RESIDENTIAL UNITS | | | NON-RESIDENTIAL SQUARE FEET | | |
|--|-------------------|----------|---------|-----------------------------|----------------------|---------|
| | NEW | EXISTING | NET NEW | NEW | EXISTING | NET NEW |
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| Other (1258 El Camino Real) | | | | | 10,000 | |
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| April 2011 ³ Specific Plan - Projects in EIR | | | | | | |
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| August 2009 ⁵ PC Staff Report – prior 1300 ECR | | | | | | |
| Effect of Gross Floor Area Re-definition (a reduction of 3,757 SF) | | | | 110,065 | Redefined to be → | 106,308 |
| March 20, 2009 ⁶ Draft EIR - prior 1300 ECR | | | | | | |
| Project – compared w No Project that assumes car dealership is re-occupied and Derry Lane project is assumed to be built | | | | 110,065 | | 110,065 |
| March 26, 2008 ⁷ Staff report – Derry CEQA review | | | | | | |
| Original project (2006) | 135 | | 135 | 22,525 | 21,900 | 625 |
| Revised project (2008) | 108 | | 108 | 24,925 | | 24,925 |
| August 20, 2007 ⁸ PC staff report – prior 1300 ECR | | | | 108,850 | | |
| April 2006 Staff Report ⁹ – original 1300 ECR | | | | | | |
| Assumptions in original Derry EIR re 1300 ECR | | | 147 | 22,020 | 31,000 | -8,980 |
| Original 1300 ECR discussed in study session | | | 134 | 78,065 | 0 | 78,065 |
| Amount to be studied in 1300 ECR EIR | | | -13 | 56,045 | 0 | 87,045 |

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NET NEW DEVELOPMENT AT 1300 EL CAMINO REAL, cont.

DISCUSSION

Discussion

The information about the current 1300 El Camino Real project in the staff report table (8/3/15) does not map to information provided to the Menlo Park community in previous City of Menlo Park documents. It does not reflect:

- Information provided in the Specific Plan EIR, which regarded both the prior 1300 ECR and Derry Lane projects to have been built. Neither site was regarded as an Opportunity Site.
- The prior 1300 ECR project’s EIR gross and net amounts, as per its EIR.
- The Gross Floor Area (GFA) re-definition

Thus, the current 1300 ECR project should be shown as

- net of any active uses for the 1258 ECR site,
- net of both of the prior Derry Lane and 1300 ECR projects - each of which received prior CEQA review in the Specific Plan EIR and in their own individual project reviews..

Inexplicably the Specific Plan EIR did not incorporate the GFA re-definition adjustment for the 1300 ECR’s commercial square footage, so that adjustment should be reflected into the net in the Table for this project since that is how GFA now is measured.

Suggested calculation for what is reported about the 1300 ECR project is circled below:

| ADJUSTMENTS TO REPORTING OF 1300 ECR PROJECT | | | | | | |
|--|-------------------|----------|------------------------|-----------------------------|---------------|-----------------------|
| | RESIDENTIAL UNITS | | | NON-RESIDENTIAL SQUARE FEET | | |
| | NEW | EXISTING | NET NEW | NEW | EXISTING | NET NEW |
| Current Project - Gross | 202 | | | 217,900 | | |
| 1300 ECR – from SP EIR | | | | | 81,481 | |
| GFA adjustment – 8/2009 | | | | | -3,757 | |
| Other (Derry site) - from SP EIR | | 108 | | | 3,635 | |
| Other (1258 El Camino Real) | | | | | <u>10,000</u> | |
| Net New Development | | | 94 | | 91,359 | 126,541 |
| Amounts reported in Table 8/3/15 staff report | | | 202 | | | 97,835 |
| Difference between staff report Table and what should be reported (i.e., changes that should be made to Table) | | | 108 fewer units | | | 28,706 more SF |

The differences are significant. An average multi-family unit is roughly 1,400 SF. The amount of commercial space that is understated is the equivalent size of 21 homes, or nearly 3 times the size of the retail portion of the currently proposed 500 El Camino Real project.

SOURCES

Sources:

¹ Planning Commission staff report Attachment A page 1: "The approved 1300 El Camino Real project is credited like an existing building, since it received full CEQA clearance; active square footage also credited."

² City of Menlo Park website regarding 1300 El Camino Real Project: "...up to 217,900 square feet of commercial uses and up to 202 dwelling units....The project site encompasses an earlier development proposal that was fully approved by the City Council for 110,065 new square feet of non-residential uses, in addition to additional sites with approximately 10,000 square feet of active non-residential uses. As a result, the current proposal would result in 97,835 (= 217,000 - 110,065 - 10,000) net new square feet of non-residential uses. The project site does not currently contain any existing or approved dwelling units, so all of the project's proposed 202 dwelling units would be net new residences."

³ Menlo Park El Camino Real/Downtown Specific Plan Draft Environmental Impact Report Table 4-1 "List of Projects Used in Cumulative Analysis" page 4-5, ESA/208581

Both the prior 1300 ECR and Derry projects were assumed by the Specific Plan EIR to be built (approved/proposed projects); their sites were not considered Opportunity Sites. The net SF and housing is shown in the table for this document: Derry/580 Oak Grove Residential 108 dwelling units; Commercial 24,925 square fee; 21,290 square feet replaced. 1300 El Camino Real Commercial 110,065 square feet; Commercial 28,584 square feet replaced.

⁴ Memo from MP staff Thomas Rogers to staff Chip Taylor and consultant Atul Patel "ECR/D – traffic analysis process" attachment "Menlo Park Downtown and El Camino Real Specific Plan Program Summary, Net New Development – PREFERRED PLAN" dated April 2010. Shows Pipeline Projects" for area EN1 (where 1300 ECR, 1258 ECR, Derry sites are): [1300 ECR] projected new commercial/office 58,700 SF; zero existing. Retail new 51,300 and existing 30,000, with net of 21,300 SF. Other [Derry] with 25,000 new retail, 18,500 SF existing and net 6,500 SF, and 108 new residential units.

⁵ August 31, 2009 Planning Commission staff report "1300 El Camino Real/HP Los Altos, LLC" page 5 "The proposed project was designed in accordance with the City's gross floor area definition in effect at the time of the application submittal...The applicant estimates that the gross floor area under the current definition would be 106,308 square feet, instead of 110,065 square feet."

⁶ March 20, 2009 DEIR for 1300 El Camino Real. LSA Associates, Inc. page 32: "...the EIR analyzes the environmental effects of the maximum development scenario (51,365 square feet of retail uses and 58,700 square feet of non-medical office)." On page 97, in the Transportation analysis section, LSA Associates states that the Derry project was assumed to be part of the No Project background: "Near-term no project traffic volumes were derived by adding to existing (2006) traffic volumes an annual growth rate of 1 percent for 4 years in anticipation of project buildout in the year 2010...Since the **Derry Lane project is included in the near-term no project scenario**, it is assumed that the Garwood Way extension will be completed in this scenario...The traffic that would be generated by **the re-occupancy of the vacant auto dealership onsite were added to near-term no project** traffic volumes to obtain traffic volumes under near-term with auto dealership conditions" [emphasis added]

NET NEW DEVELOPMENT AT 1300 EL CAMINO REAL, cont.

SOURCES

⁷ March 26, 2008 FEIR Revised Derry project. LSA Associates, Inc. page 2. Number of residential units 108 (16 BMR), non-medical office 12,275 SF, Retail/Restaurant 12,650 SF for total commercial of 24,925 SF. Hexagon Transportation Consultants, Inc. (page 12) shows existing uses as 21,290 SF.

⁸ August 20, 2007 Planning Commission staff report "1300 El Camino Real/Sand Hill Property Company" page 2. "Following the release of the NOP, the applicant clarified that three different commercial use options are being considered for the 108,850 square feet."

⁹ April 4, 2006 CC Study Session regarding original 1300 ECR (#06-064). "The EIR will focus on the difference between the impact of the 1300 El Camino Real project parameters studied in the Derry Lane Mixed-Use Development Draft EIR and the current 1300 El Camino Real Proposal as summarized below:

Page 7 of 7
Staff Report # 06-064

| | Derry DEIR | 1300 El Camino Real Proposal | Difference |
|--------------------------|------------|------------------------------|------------|
| Existing Auto Dealership | 31,000 sf | vacant | +31,000 sf |
| Proposed | | | |
| Dwelling Units | 147 units | 134 units | -13 units |
| Commercial Space | 22,020 sf | 78,065 sf | +56,045 sf |

Megan Fisher
Assistant Planner
Report Author

Justin Murphy
Development Services Manager

| Project | Address | Description | Development Level | Entitlement Status | Building Permit Status | Net New Res. Units | Net New Non-Res. SF | Notes |
|--|--|---|----------------------|--------------------|--|--------------------|---------------------|--|
| Marriott Residence Inn | 555 Glenwood Avenue | Conversion of a senior citizens retirement living center to a 138-room limited-service, business-oriented hotel | Public Benefit Bonus | Approved | Issued 11/12/13; Completed 4/30/15 | 0 | 71,921 | No new square footage was constructed, but the net new vehicle trips associated with the conversion are considered equivalent to the listed square footage |
| Mermaid Inn | 727 El Camino Real | Comprehensive renovation of an existing hotel, including an eight-room expansion | Base | Approved | Issued 5/14/14; Construction in progress | 0 | 3,497 | |
| 612 College | 612 College Avenue | Demolition of a residence and a commercial warehouse building, and construction of four new residential units | Base | Approved | Issued 9/29/15 | 3 | -1,620 | |
| 1295 El Camino Real | 1283-1295 El Camino Real | Demolition of two commercial buildings and construction of a new mixed-use residential and commercial development | Base | Approved | No application yet | 15 | -4,474 | |
| 500 El Camino Real | 300-550 El Camino Real | Construction of a new mixed-use office, residential, and retail development | Base | Proposed | n/a | 170 | 181,568 | Existing square footage needs to be double-checked; project expected to be revised and resubmitted |
| 1300 El Camino Real | 1258-1300 El Camino Real, 550-580 Oak Grove Avenue, and 540-570 Derry Lane | Construction of a new mixed-use office, residential, and retail development | Public Benefit Bonus | Proposed | n/a | 202 | 97,835 | The approved 1300 El Camino Real project is credited like an existing building, since it received full CEQA clearance; active square footage also credited |
| 840 Menlo Avenue | 840 Menlo Avenue | Construction of a new mixed-use office and residential development on a vacant parcel | Base | Proposed | n/a | 3 | 6,936 | |
| 133 Encinal Ave | 133 Encinal Ave | Demolition of several commercial buildings and construction of a new townhome-style development | Base | Proposed | n/a | 24 | -6,166 | |
| 650 Live Oak Ave | 650 Live Oak Ave | Demolition of commercial building and construction of new office-residential development | Public Benefit Bonus | Proposed | n/a | 15 | 10,815 | Linked with 660 Live Oak Ave proposal, although that parcel is not in the Specific Plan area and as such is not included in this table. |
| 1020 Alma St | 1010-1026 Alma St | Demolition of existing commercial buildings and construction of new office development | Public Benefit Bonus | Proposed | n/a | 0 | 14,884 | |
| 1400 El Camino Real | 1400 El Camino Real | Construction of new 63-room hotel | Public Benefit Bonus | Proposed | n/a | 0 | 31,781 | |
| 1275 El Camino Real | 1275 El Camino Real | Construction of new mixed-use development on a vacant site | Base | Proposed | n/a | 3 | 12,197 | |
| Total Entitlements Approved | | | | | | 18 | 69,324 | |
| <i>Percentage of Specific Plan Maximum Allowable Development</i> | | | | | | <i>3%</i> | <i>15%</i> | |
| Total Entitlements Proposed | | | | | | 417 | 349,850 | |
| <i>Percentage of Specific Plan Maximum Allowable Development</i> | | | | | | <i>61%</i> | <i>74%</i> | |
| Total Entitlements Approved and Proposed | | | | | | 435 | 419,174 | |
| <i>Percentage of Specific Plan Maximum Allowable Development</i> | | | | | | <i>64%</i> | <i>88%</i> | |
| Total Building Permits Issued | | | | | | 3 | 73,798 | |
| <i>Percentage of Specific Plan Maximum Allowable Development</i> | | | | | | <i>0%</i> | <i>16%</i> | |
| Specific Plan Maximum Allowable Development | | | | | | 680 | 474,000 | |

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ROBERT J. LANZONE
 JEAN B. SAVAREE
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 CAMAS J. STEINMETZ

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MICHAEL AARONSON
 (1910-1998)
 KENNETH M. DICKERSON
 (1926-2008)
 MELVIN E. COHN
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September 28, 2015

Thomas Rogers
 Senior Planner
 City of Menlo Park
THRogers@menlopark.org

VIA: Email

Re: Downtown El Camino Specific Plan Modifications

Dear Thomas:

I understand from my client, the Pollock Financial Group, that you are recommending certain minor modifications to the El Camino Real/Downtown Specific Plan ("Specific Plan") for the City Council's biennial review at its upcoming October 6th meeting. We would like you to consider recommending two additional minor modifications to the Specific Plan with regard to (1) gross floor area calculation for hotel projects; and (2) facade modulation requirements for smaller buildings. As discussed below, these additional modifications would not only facilitate the preferred design for my client's proposed boutique hotel on a 0.5 acre site located at 1400 El Camino Real, they would also further several principals and objectives of the Specific Plan.

1. Requested Modification to Gross Floor Area Calculation for Small Hotels

The Specific Plan projects development of 380 additional hotel rooms at full build-out (Specific Plan, C20) and identifies hotels as "a desirable use for the City from a fiscal and economic development perspective." (Specific Plan, B6.) It notes that they "generate transient occupancy taxes, an important source of local revenue... [and] generate spending at nearby businesses such as restaurants and retail stores." (Id.)

To encourage and facilitate hotel use, we propose that the Specific Plan be modified to help overcome certain space challenges and site constraints particular to hotels, especially hotels on smaller sites, by excluding hotel "back-of-house" uses located in basement areas from the gross square footage calculation.

As explained in Section E.3.1 of the Specific Plan, maximum development intensity of commercial projects is measured by floor area ratio (FAR) which is the ratio of gross floor area of all buildings and structures to lot area, expressed in square feet. Section 16.04.325 of the Zoning Ordinance describes what portions of a building are included and what portions of a building are excluded in the calculation of gross floor area. (Specific Plan, E13.)

While maximum FAR varies by Zoning District, it is the same for all uses within a Zoning District. See Tables E2, E6-E15. Hotels, however have site constraints and space challenges that are not shared by other uses. For example, hotels cannot take advantage of certain economies of scale as each individual guest room requires its own climate control unit and the mechanical room requires secondary water pump to ensure sufficient water pressure for showers running simultaneously. Moreover hotels require what are known as “back-of-house” supporting uses required to serve guests, yet are not accessible to guests, such as storage areas, mechanical rooms, employee break rooms, laundry facilities and maintenance/ repair rooms that are required regardless of the number of hotel rooms.

To help reduce these space constraint challenges for smaller hotels and thereby encourage this desired use, we propose that a new development standard be added to Section E.3.1 of the Specific Plan as follows:

“Notwithstanding Section 16.04.325 of the Zoning Ordinance, in calculating FAR for hotel uses on sites less than 1.0 acre, the following uses shall be excluded from gross floor area provided they are located in basement areas and provided they do not exceed 15% of the maximum gross floor area for the lot: back-of-house spaces not accessible to hotel guests including storage areas, mechanical equipment enclosures, employee lockers, employee break rooms, employee restrooms, maintenance and repair shops, janitors closets, and laundry facilities.”

Alternatively, this language could be inserted as a second footnote asterisk to Table E2. We note that while this modification will certainly help overcome site constraint obstacles particular to smaller hotels and allow for greater site design flexibility, it is a relatively minor adjustment. Many other cities in the area have increased allowable FAR overall for hotel use to incentivize development of hotels and the significant transit occupancy taxes they generate. For example, Palo Alto allows an FAR of 2.0 for hotel use in its Commercial Services district, compared to an FAR of 0.4 for all other uses. (See Table 3 and Section 18.16.060(d) of Chapter 18.16 of the Palo Alto Municipal Code.)

2. Requested Modification to Required Façade Modulations for Multi-Story Buildings on Small Sites

Guiding principles of the Specific Plan include generating vibrancy and enhancing connectivity. These principles are accomplished in part through the development standards set forth in Section E.3 which govern development intensity (discussed above), setbacks, massing and modulation and ground floor treatment, among others.

For projects on smaller sites, like my client's project, there can be tension, if not direct conflict, between these standards. For example, my client's site is subject to the maximum 25 foot side yard setback set forth in Table E7. This in turn dictates the length of the proposed building at 104 feet, which in turn triggers the requirement for the major building modulation requirement set forth in Section E.3.4.02 which requires a 6 ft. deep by 20 ft. wide recess or a minimum 6 ft. setback of building plane from the primary building façade for the full height of the building.

Unless some flexibility is provided to meet this modulation requirement, our ability to satisfy the 50% transparency requirement in Section E.3.5.02 and fully achieve the overarching Specific Plan principles to generate vibrancy and enhance connectivity is compromised. This is because achieving the 20 foot width required by the major building modulation results in a severe shortening of our proposed "pavilion", a separate one-story three-sided structure designed to define the El Camino street wall and activate the pedestrian realm by providing an interface between passers-by and the activities inside the hotel. The pavilion was specifically suggested and encouraged by staff to achieve street wall definition and the transparency requirement and the vibrancy and connectivity principles. Yet the major modulation requirement that the building just barely triggers (at 104 ft.), requires a reduction in the pavilion to the point where it would not fully achieve its originally intended purpose.

The purpose of the modulation requirement is to "help reduce the monolithic character of a building... and provide variety and visual interest." (Specific Plan, E24) To continue to achieve this purpose while avoiding conflict with other development standards, we propose that one or more of the following sentences be inserted prior to the last sentence of Section E.3.4.3.02:

- For multi-story buildings, the major vertical façade modulation must only extend through one-half or more of the building floors (or alternatively, through the floors above the first floor).
- A 20% increase in maximum side yard setback may be permitted to achieve (or avoid triggering) the major modulation requirement.
- The major vertical modulation requirement shall only be triggered if the 100 feet of façade length is contained in a single building (i.e. two or more separate, distinct buildings totaling 100 feet or more, even if along the same plane, shall not trigger the major vertical modulation requirement).

- For buildings less than 120ft. in length, a change in building materials (such as glass for example) that effectively contrasts from the rest of the façade for the width of 20 ft., may be used in lieu of the otherwise required 6 ft. recess or setback.
- For building facades where the entire length of the proposed building is within 10% of the 100 foot length that will trigger the major modulation requirement, such building facades shall be allowed to: a) include only either a major modulation component or minor modulation component, but not both; or b) be required to apply the major modulation requirement only to that portion of the building that exceeds 100 feet in length.

Many thanks for your consideration of these minor modifications to the Specific Plan which we believe will make a big difference in avoiding potential conflicts between the development standards and allowing for flexibility of design that achieves the overall governing principals of the Specific Plan.

Very truly yours,



Camas J. Steinmetz

CJS:

Cc: Bill McClure, City Attorney
Jean Lin, Planner
Jeff Pollock, Pollock Financial Group
Alex McIntyre, City Manager
Ross Edwards, Sr.
Mark Hornberger
John Spanier
James Cogan

**STAFF REPORT****City Council**

Meeting Date: 10/6/2015
Staff Report Number: 15-149-CC

Informational Item: Update on the State of California Model Water Efficient Landscape Ordinance (CA MWELO)

Recommendation

This is an informational item only and requires no City Council action.

Policy Issues

The City has a current Water Efficient Landscape Ordinance (WELO), which will need to be updated as a result of recent State action.

Background

In April 2015, the Governor of California issued an executive order directing the California Department of Water Resources (DWR) to update the State's Model Water Efficient Landscape Ordinance (CA MWELO) in order to address the current four year drought and build resiliency for future droughts. In June 2015, the DWR invited comment on the new draft and held several public meetings. The draft, meeting notices, and additional information can be found at:

http://www.water.ca.gov/wateruseefficiency/docs/2015/EO_B_29_15_MWELO_Update_06_12_15%28VL%29_Public_Draft.pdf.

The DWR adopted the proposed CA MWELO in July 2015 and on September 15, 2015 the California Secretary of State ordered the regulations to be incorporated into Division 2, Title 23, California Code of Regulations to amend Chapter 2.7 Model Water Efficient Landscape Ordinance, Sections 490 through 495. It normally takes several weeks for new regulations to be published. Attachment A shows the regulations as submitted by the State for publication.

The Bay Area Water Supply and Conservation Agency (BAWSCA), of which the City of Menlo Park is a member, is planning to draft a regional MWELO for possible adoption by member agencies.

Analysis

State law requires all land-use agencies, such as cities and counties, to adopt a water-efficient landscape ordinance that is at least as efficient as the CA MWELO prepared by DWR. DWR's model ordinance takes effect in those cities and counties that fail to adopt their own. Cities acting on their own are required to adopt their new WELO by December 1, 2015. Agencies adopting a regional ordinance, such as the model being designed by BAWSCA, have a deadline of February 1, 2016.

The revisions to the CA MWELO reduce the size threshold subject to the WELO ordinance from 2,500

square feet of landscaping to 500 square feet of landscaping for both commercial and residential property. The CA MWELo requires specific water efficiency, and will make it very difficult to install and maintain turf in new developments that are dependent on potable water, especially in commercial and industrial settings. Use of recycled water is exempt from these limitations. Land-use agencies also will be required to report on ordinance adoption and enforcement each year, beginning December 31, 2015. (Those agencies that plan to adopt a regional ordinance will report that they are planning to adopt a regional ordinance by February 1, 2016 for the first year). New third party inspections and annual reporting to the State, which are required in the 2015 CA MWELo, will increase the City's costs and therefore increase permit fees paid by builders.

The City of Menlo Park last updated its WELo in 2010 as municipal code section 12.44 (<http://www.codepublishing.com/CA/menlopark/>). The municipal code requires water efficient plans for commercial and single family buildings with a landscape area of 2,500 square feet or larger. Currently city Engineers, or their consultants, review the plans and an audit is required, which can be completed by the landscape designer. To date, City records indicate that all qualifying commercial projects and most qualifying residential projects complete this process. Approximately 20 percent of qualifying residential projects submit building permit applications and do not plan landscape improvements. Residents are allowed to make building alterations without making landscape upgrades, except when erosion control is required. As a result, there is a possibility that some deferred landscaping projects do not meet the current City WELo guidelines, as they are not reviewed by an auditor or engineer.

In the few cases where landscaping is installed without alteration of a building, no permit is required and WELo requirements do not apply. This is a non-issue for most projects, as permits are required for a variety of activities (including building construction, grading, hillside construction, retaining walls over two feet high, and fences over seven feet high), but permits are not required for basic landscaping. This is an area of possible concern in the current and forthcoming WELos because residents sometimes express concerns to the City when they see neighbors or realtors install sod or other non-drought tolerant landscaping materials, especially in preparation for sale of a home. Staff is not aware of any city that requires permits for landscaping, and the City does not currently have the staff capacity to support an additional permit category of landscaping to monitor these projects. A resolution to this possible loop hole has not yet been identified.

Below is a summary of the most significant changes to measures included in the CA MWELo compared to the current BAWSCA WELo and current City WELo.

| Measure | Comparison of changes | | |
|---|-----------------------|----------------------|----------------------|
| | CA MWELo 2015 | Current BAWSCA WELo | Current City WELo |
| Effective Date | December 1, 2015 | Varies by Agency | July 1, 2010 |
| Applicability: New Landscape | 500 sq. ft. | 1,000 sq. ft. | 2,500 sq. ft. |
| Applicability: Landscape Rehabilitation | 2,500 sq. ft. | 1,000 sq. ft. | 2,500 sq. ft. |
| Street Medians | No turf allowed | Turf allowed | Turf allowed |
| Parking Strips - No Turf Allowed | Less than 10 ft. wide | Less than 8 ft. wide | Less than 8 ft. wide |
| Mulch Depth Required | 3 inches | 2 inches required | 2 inches required |

| | | | |
|---|--|---|---|
| | required | | |
| Compost | Must be used | Not required | Not required |
| Swimming Pools | Must recirculate water | Must recirculate water | Recirculation not required; Covers required for new pools and spas |
| Commercial: Dedicated Irrigation Water Meter Required | Greater than 1,000 sq. ft. of landscaping | Greater than 5,000 sq. ft. of landscaping | Greater than 5,000 sq. ft. of landscaping (Above 5,000SF, Water Code 535 applies) |
| Residential: Dedicated Irrigation Water Meter Required | Greater than 5,000 sq. ft. of landscaping | Greater than 5,000 sq. ft. of landscaping | Not required |
| Non-volatile Irrigation Meter Memory (not lost in power outage) | Required | Not required | Not required |
| Commercial: Water Budget Efficiency Requirement | Greater than 92% | 70% | 70% |
| Residential: Water Budget Efficiency | Greater than 85% | 70% | 70% |
| Irrigation System Precipitation Rate | No greater than 1 inch/hour | Not required | Not required |
| 24 hour retention or infiltration capacity of storm water BMPs | Required | Not required | Not required |
| Subsurface Irrigation Only for Turf Less Than: | 10 ft. wide | 8 ft. wide | 8 ft. wide |
| Landscape Audit | Must be performed by 3 rd party | May be conducted by applicant for Tier 1 landscapes; must be conducted by certified auditor for Tier 2 landscapes | May be self-certified by designer |
| Commercial: % of reference Evapotranspiration (ETo) allowance | 45% | Use full reference ETo | Use full reference ETo |
| Residential: % of reference ETo allowance | 55% | Use full reference ETo | Use full reference ETo |

The attached slides explaining the CA MWELo were created by BAWSCA and presented to the BAWSCA member agency Water Representative Group on August 5, 2015. The City is a BAWSCA member; however in the past the City adopted its own WELo. Staff provided the Environmental Quality Commission (EQC) information regarding the CA MWELo in August 2015, in anticipation of City Council consideration in December 2015 according to anticipated state requirements.

For 2015, staff anticipates recommending that the City Council adopt the BAWSCA MWELo, with the BAWSCA 1,000 sq. ft. threshold for rehabilitation landscapes, and possibly adding the Menlo Park requirement for covers on pools and spas. This will ensure alignment with neighboring BAWSCA members and provide additional time to adopt the ordinance. Alignment with neighboring communities' WELOs provides residents, designers, landscapers, and contractors with generally consistent compliance requirements across regional boundaries.

Below is staff's proposed timeline for 2015 WELo adoption based on adoption of the BAWSCA MWELo:

| Proposed timeline | |
|-------------------|--|
| Date | Action |
| September 2015 | CA MWELo finalized |
| October 2015 | WELo City Council Information Item Work with BAWSCA members to draft BAWSCA WELo |
| November 2015 | BAWSCA MWELo Final Draft |
| December 2015 | Menlo Park WELo 1 st reading Report regional WELo adoption progress to DWR |
| January 2016 | Menlo Park WELo 2 nd reading |
| February 2016 | Full WELo implementation Report adoption to DWR |

Impact on City Resources

There are two main impacts to City resources, which will require further study to determine the quantity of additional resources needed.

1. Additional projects will be covered by the MWELo and audits must be performed by a third party. Currently WELo plans are sorted by City staff and reviewed by a consultant who is overseen by City staff. Additional consultant work and auditing will be required, which should be covered by permit fees. City staff will be needed to oversee the process, and screen and select the consultants. Permit application fees may need to be adjusted in July 2016.
2. The 2015 MWELo includes new reporting by Cities to the State. A new system of tracking and reporting WELo activities will need to be designed and implemented to capture the required data points from various users, prepare reports and transmit the annual reports to the State. The cost of the new reporting required by the State is not yet known.

Environmental Review

Environmental review under the California Environmental Quality Act (CEQA) is not required at this time.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

- A. 2015 California Model Water Efficient Landscaping Ordinance as submitted for publication
- B. BAWSCA MWELO Slides, dated August 5, 2015

Report prepared by:
Heather Abrams, Environmental Programs Manager

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FILE PRINT

See instructions on reverse

For use by Secretary of State only
ATTACHMENT A

STD. 900 (REV. 01-2013)

| | | | |
|---|--------------------|---|------------------|
| OAL FILE NUMBERS Z- | NOTICE FILE NUMBER | REGULATORY ACTION NUMBER 2015-0810-02FP | EMERGENCY NUMBER |
| For use by Office of Administrative Law (OAL) only | | | |
| <p>2015 AUG 10 P 1:22</p> <p>OFFICE OF ADMINISTRATIVE LAW REGULATIONS</p> | | | |

ENDORSED - FILED
in the office of the Secretary of State
of the State of California

SEP 15 2015

1:42 PM

AGENCY WITH RULEMAKING AUTHORITY
California Natural Resources Agency Department of Water Resources per agency LM request 9/9/15

AGENCY FILE NUMBER (if any)

A. PUBLICATION OF NOTICE (Complete for publication in Notice Register)

| | | | |
|---|--|---|---|
| 1. SUBJECT OF NOTICE Model Water Efficient Landscape Ordinance | TITLE(S) 23 | FIRST SECTION AFFECTED 499 | 2. REQUESTED PUBLICATION DATE August 3, 2015 |
| 3. NOTICE TYPE <input checked="" type="checkbox"/> Notice re Proposed Regulatory Action <input type="checkbox"/> Other | 4. AGENCY CONTACT PERSON Diana S. Brooks | TELEPHONE NUMBER (916) 651-7032 | FAX NUMBER (Optional) (916) 651-7059 per agency LM request 9/9/15 |
| OAL USE ONLY <input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved as Modified <input type="checkbox"/> Disapproved/Withdrawn | ACTION ON PROPOSED NOTICE | NOTICE REGISTER NUMBER | PUBLICATION DATE |

B. SUBMISSION OF REGULATIONS (Complete when submitting regulations)

| | |
|---|---|
| 1a. SUBJECT OF REGULATION(S) Model Water Efficient Landscape Ordinance | 1b. ALL PREVIOUS RELATED OAL REGULATORY ACTION NUMBER(S) |
| 2. SPECIFY CALIFORNIA CODE OF REGULATIONS TITLE(S) AND SECTION(S) (Including title 26, if toxics related) | |
| SECTION(S) AFFECTED (List all section number(s) individually. Attach additional sheet if needed.) | ADOPT See Attachment per agency LM request 9/9/15 |
| | AMEND Chapter 2.7, Sections 490, 491, 492, 493, 494, 495. See Attachment per agency LM request 9/9/15 |
| TITLE(S) 23 | REPEAL |

3. TYPE OF FILING

| | | | |
|---|---|--|---|
| <input type="checkbox"/> Regular Rulemaking (Gov. Code §11346) | <input type="checkbox"/> Certificate of Compliance: The agency officer named below certifies that this agency complied with the provisions of Gov. Code §§11346.2-11347.3 either before the emergency regulation was adopted or within the time period required by statute. | <input type="checkbox"/> Emergency Readopt (Gov. Code, §11346.1(h)) | <input type="checkbox"/> Changes Without Regulatory Effect (Cal. Code Regs., title 1, §100) |
| <input type="checkbox"/> Resubmittal of disapproved or withdrawn nonemergency filing (Gov. Code §§11349.3, 11349.4) | <input type="checkbox"/> Resubmittal of disapproved or withdrawn emergency filing (Gov. Code, §11346.1) | <input checked="" type="checkbox"/> File & Print | <input type="checkbox"/> Print Only per agency LM request 9/9/15 |
| <input type="checkbox"/> Emergency (Gov. Code, §11346.1(b)) | | <input checked="" type="checkbox"/> Other (Specify) Governor's Executive Order No. B-29-15 (4-1-2015) | |

4. ALL BEGINNING AND ENDING DATES OF AVAILABILITY OF MODIFIED REGULATIONS AND/OR MATERIAL ADDED TO THE RULEMAKING FILE (Cal. Code Regs. title 1, §44 and Gov. Code §11347.1)

5. EFFECTIVE DATE OF CHANGES (Gov. Code, §§ 11343.4, 11346.1(d); Cal. Code Regs., title 1, §100)

| | | | |
|---|---|---|--|
| <input type="checkbox"/> Effective January 1, April 1, July 1, or October 1 (Gov. Code §11343.4(a)) | <input checked="" type="checkbox"/> Effective on filing with Secretary of State | <input type="checkbox"/> §100 Changes Without Regulatory Effect | <input type="checkbox"/> Effective other (Specify) |
|---|---|---|--|

6. CHECK IF THESE REGULATIONS REQUIRE NOTICE TO, OR REVIEW, CONSULTATION, APPROVAL OR CONCURRENCE BY, ANOTHER AGENCY OR ENTITY

| | | |
|--|--|--|
| <input type="checkbox"/> Department of Finance (Form STD. 399) (SAM §6660) | <input type="checkbox"/> Fair Political Practices Commission | <input type="checkbox"/> State Fire Marshal per agency LM request 9/9/15 |
| <input checked="" type="checkbox"/> Other (Specify) California Water Commission | | |

| | | | |
|--|---|--|---|
| 7. CONTACT PERSON Diana Brooks, Chief, DWR, Water Use and Efficiency | TELEPHONE NUMBER (916) 651-7032 | FAX NUMBER (Optional) (916) 651-7059 | E-MAIL ADDRESS (Optional) Diana.Brooks@water.ca.gov |
|--|---|--|---|

8. I certify that the attached copy of the regulation(s) is a true and correct copy of the regulation(s) identified on this form, that the information specified on this form is true and correct, and that I am the head of the agency taking this action, or a designee of the head of the agency, and am authorized to make this certification.

| | |
|--|-------------------------|
| SIGNATURE OF AGENCY HEAD OR DESIGNEE | DATE 8/7/2015 |
| TYPED NAME AND TITLE OF SIGNATORY Mark W. Cowin, Director, Department of Water Resources | |

For use by Office of Administrative Law (OAL) only

ENDORSED APPROVED

SEP 15 2015

Office of Administrative Law
PAGE 101

Attachment to Form 400
OAL File No. 2015-0810-02FP

Title 23, Chapter 2.7, sections affected:

ADOPT: 492.15, 495, Appendix D

AMEND: 490, 490.1, 491, 492, 492.4, 492.5, 492.6, 492.7, 492.9, 492.11, 492.12, 492.13,
492.14, 492.16, 492.17, 492.18, 493, 493.1, 494, Appendix A, Appendix B, Appendix C

TEXT OF PROPOSED REGULATIONS

NOTE:

- Text proposed to be added is displayed in underlined type.
- Text proposed to be deleted is displayed in ~~strikeout~~ type.

In Division 2, Title 23, California Code of Regulations, to amend Chapter 2.7 Model Water Efficient Landscape Ordinance, Sections 490 through 495, to read as follows:

California Code of Regulations
Title 23. Waters
Division 2. Department of Water Resources
Chapter 2.7. Model Water Efficient Landscape Ordinance

§ 490. Purpose.

(a) The State Legislature has found:

- (1) that the waters of the state are of limited supply and are subject to ever increasing demands;
- (2) that the continuation of California's economic prosperity is dependent on the availability of adequate supplies of water for future uses;
- (3) that it is the policy of the State to promote the conservation and efficient use of water and to prevent the waste of this valuable resource;
- (4) that landscapes are essential to the quality of life in California by providing areas for active and passive recreation and as an enhancement to the environment by cleaning air and water, preventing erosion, offering fire protection, and replacing ecosystems lost to development; and
- (5) that landscape design, installation, maintenance and management can and should be water efficient; and
- (6) that Section 2 of Article X of the California Constitution specifies that the right to use water is limited to the amount reasonably required for the beneficial use to be served and the right does not and shall not extend to waste or unreasonable method of use.

(b) Consistent with the legislative findings, the purpose of this model ordinance is to:

- (1) promote the values and benefits of landscaping practices that integrate and go beyond the conservation and efficient use of water; landscapes while recognizing the need to invest water and other resources as efficiently as possible;
- (2) establish a structure for planning, designing, installing, maintaining and managing water efficient landscapes in new construction and rehabilitated projects by encouraging the use of a watershed approach that requires cross-sector collaboration of industry, government and property owners to achieve the many benefits possible;
- (3) establish provisions for water management practices and water waste prevention for existing landscapes;
- (4) use water efficiently without waste by setting a Maximum Applied Water Allowance as an upper limit for water use and reduce water use to the lowest practical amount;
- (5) promote the benefits of consistent landscape ordinances with neighboring local and regional agencies;
- (6) encourage local agencies and water purveyors to use economic incentives that promote the efficient use of water, such as implementing a tiered-rate structure; and
- (7) encourage local agencies to designate the necessary authority that implements and enforces the provisions of the Model Water Efficient Landscape Ordinance or its local landscape ordinance.

(c) Landscapes that are planned, designed, installed, managed and maintained with the watershed based approach can improve California's environmental conditions and provide benefits and realize sustainability goals. Such landscapes will make the urban environment resilient in the face of climatic extremes. Consistent with the legislative findings and purpose of the Ordinance, conditions in the urban setting will be improved by:

- (1) Creating the conditions to support life in the soil by reducing compaction, incorporating organic matter that increases water retention, and promoting productive plant growth that leads to more carbon storage, oxygen production, shade, habitat and esthetic benefits.

(2) Minimizing energy use by reducing irrigation water requirements, reducing reliance on petroleum based fertilizers and pesticides, and planting climate appropriate shade trees in urban areas.

(3) Conserving water by capturing and reusing rainwater and graywater wherever possible and selecting climate appropriate plants that need minimal supplemental water after establishment.

(4) Protecting air and water quality by reducing power equipment use and landfill disposal trips, selecting recycled and locally sourced materials, and using compost, mulch and efficient irrigation equipment to prevent erosion.

(5) Protecting existing habitat and creating new habitat by choosing local native plants, climate adapted non-natives and avoiding invasive plants. Utilizing integrated pest management with least toxic methods as the first course of action.

and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April 1, 2015).

Note: Authority cited: Section 65593, Government Code Reference: Sections 65591, 65593 and 65596, Government Code; and section 11, Governor's Exec. Order No. B-29-15 (April 1, 2015).

§ 490.1. Applicability.

(a) After January 1, 2010, December 1, 2015, and consistent with Executive Order No. B-29-15, this ordinance shall apply to all of the following landscape projects:

(1) new construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review;

(2) rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review;

~~(1) new construction and rehabilitated landscapes for public agency projects and private development projects with a landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review;~~

~~(2) new construction and rehabilitated landscapes which are developer installed in single family and multi-family projects with a landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review;~~

~~(3) new construction landscapes which are homeowner provided and/or homeowner hired in single family and multi-family residential projects with a total project landscape area equal to or greater than 5,000 square feet requiring a building or landscape permit, plan check or design review;~~

(3) (4) existing landscapes limited to Sections 493, 493.1 and 493.2; and

(4) (5) cemeteries. Recognizing the special landscape management needs of cemeteries, new and rehabilitated cemeteries are limited to Sections 492.4, 492.11, and 492.12; and existing cemeteries are limited to Sections 493, 493.1, and 493.2.

(b) For local land use agencies working together to develop a regional water efficient landscape ordinance, the reporting requirements of this ordinance shall become effective December 1, 2015 and the remainder of this ordinance shall be effective no later than February 1, 2016.

(c) Any project with an aggregate landscape area of 2,500 square feet or less may comply with the performance requirements of this ordinance or conform to the prescriptive measures contained in Appendix D.

(d) For projects using treated or untreated graywater or rainwater captured on site, any lot or parcel within the project that has less than 2500 sq. ft. of landscape and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with treated or untreated graywater or through stored rainwater captured on site is subject only to Appendix D section (5).

(be) This ordinance does not apply to:

(1) registered local, state or federal historical sites;

(2) ecological restoration projects that do not require a permanent irrigation system;

(3) mined-land reclamation projects that do not require a permanent irrigation system; or

(4) existing plant collections, as part of botanical gardens and arboretums open to the public.

and sections 11 and 30, Governor's Exec. Order NO. B-29-15 (April 1, 2015).

Note: Authority cited: Section 65595, Government Code^A Reference: Section 65596, Government Code;
and section 11, Governor's Exec. Order NO. B-29-15 (April 1, 2015).

§ 491. Definitions.

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

- (a) "applied water" means the portion of water supplied by the irrigation system to the landscape.
- (b) "automatic irrigation controller" means an automatic timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers are able to self-adjust and schedule irrigation events using either evapotranspiration (weather-based) or soil moisture data.
- (c) "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.
- (d) "Certificate of Completion" means the document required under Section 492.9.
- (e) "certified irrigation designer" means a person certified to design irrigation systems by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency's WaterSense irrigation designer certification program and Irrigation Association's Certified Irrigation Designer program.
- (f) "certified landscape irrigation auditor" means a person certified to perform landscape irrigation audits by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency's WaterSense irrigation auditor certification program and Irrigation Association's Certified Landscape Irrigation Auditor program.
- (g) "check valve" or "anti-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 sprinkler heads when the sprinkler is off.
- (h) "common interest developments" means community apartment projects, condominium projects, planned developments, and stock cooperatives per Civil Code Section 1351.
- (i) "compost" means the safe and stable product of controlled biologic decomposition of organic materials that is beneficial to plant growth.
- (j) "conversion factor (0.62)" means the number that converts acre-inches per acre per year to gallons per square foot per year.
- (k) "distribution uniformity" means the measure of the uniformity of irrigation water over a defined area.
- (l) "drip irrigation" means any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.
- (m) "ecological restoration project" means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.
- (n) "effective precipitation" or "usable rainfall" (Eppt) means the portion of total precipitation which becomes available for plant growth.
- (o) "emitter" means a drip irrigation emission device that delivers water slowly from the system to the soil.
- (p) "established landscape" means the point at which plants in the landscape have developed significant root growth into the soil. Typically, most plants are established after one or two years of growth.
- (q) "establishment period of the plants" means the first year after installing the plant in the landscape or the first two years if irrigation will be terminated after establishment. Typically, most plants are established after one or two years of growth. Native habitat mitigation areas and trees may need three to five years for establishment.
- (r) "Estimated Total Water Use" (ETWU) means the total water used for the landscape as described in Section 492.4.

(qs) “ET adjustment factor” (ETAF) means a factor of 0.70.55 for residential areas and 0.45 for non-residential areas, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. A combined plant mix with a site-wide average of 0.5 is the basis of the plant factor portion of this calculation. For purposes of the ETAF, the average irrigation efficiency is 0.71. Therefore, the ET Adjustment Factor is $(0.7) \div (0.5/0.71)$. The ETAF for a new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0. The ETAF for existing non-rehabilitated landscapes is 0.8.

(rt) “evapotranspiration rate” means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time.

(su) “flow rate” means the rate at which water flows through pipes, valves and emission devices, measured in gallons per minute, gallons per hour, or cubic feet per second.

(v) “flow sensor” means an inline device installed at the supply point of the irrigation system that produces a repeatable signal proportional to flow rate. Flow sensors must be connected to an automatic irrigation controller, or flow monitor capable of receiving flow signals and operating master valves. This combination flow sensor/controller may also function as a landscape water meter or submeter.

(w) “friable” means a soil condition that is easily crumbled or loosely compacted down to a minimum depth per planting material requirements, whereby the root structure of newly planted material will be allowed to spread unimpeded.

(x) “Fuel Modification Plan Guideline” means guidelines from a local fire authority to assist residents and businesses that are developing land or building structures in a fire hazard severity zone.

(y) “graywater” means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. “Graywater” includes, but is not limited to, wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers. Health and Safety Code Section 17922.12.

(tz) “hardscapes” means any durable material (pervious and non-pervious).

(u) “homeowner-provided landscaping” means any landscaping either installed by a private individual for a single-family residence or installed by a licensed contractor hired by a homeowner. A homeowner, for purposes of this ordinance, is a person who occupies the dwelling he or she owns. This excludes speculative homes, which are not owner-occupied dwellings.

(aa) (v) “hydrozone” means a portion of the landscaped area having plants with similar water needs and rooting depth. A hydrozone may be irrigated or non-irrigated.

(bb) (w) “infiltration rate” means the rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).

(cc) (x) “invasive plant species” means species of plants not historically found in California that spread outside cultivated areas and can damage environmental or economic resources. Invasive species may be regulated by county agricultural agencies as noxious species. “Noxious weeds” means any weed as described in the Food and Agricultural Code, Section 5004. Lists of invasive plants are maintained at the California Invasive Plant Inventory and USDA invasive and noxious weeds database.

(dd) (y) “irrigation audit” means an in-depth evaluation of the performance of an irrigation system conducted by a Certified Landscape Irrigation Auditor. An irrigation audit includes, but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule. The audit must be conducted in a manner consistent with the Irrigation Association’s Landscape Irrigation Auditor Certification program or other U.S. Environmental Protection Agency “Watersense” labeled auditing program.

(ee) (z) “irrigation efficiency” (IE) means the measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The minimum average irrigation efficiency

for purposes of this ordinance are 0.75 for overhead spray devices and 0.81 for drip systems.~~is 0.71.~~
Greater irrigation efficiency can be expected from well-designed and maintained systems.

~~(ff)~~ ~~(aa)~~ "irrigation survey" means an evaluation of an irrigation system that is less detailed than an irrigation audit. An irrigation survey includes, but is not limited to: inspection, system test, and written recommendations to improve performance of the irrigation system.

~~(gg)~~ ~~(bb)~~ "irrigation water use analysis" means an analysis of water use data based on meter readings and billing data.

~~(hh)~~ ~~(ee)~~ "landscape architect" means a person who holds a license to practice landscape architecture in the state of California Business and Professions Code, Section 5615.

~~(ii)~~ ~~(dd)~~ "landscape area" means all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

~~(jj)~~ ~~(ee)~~ "landscape contractor" means a person licensed by the state of California to construct, maintain, repair, install, or subcontract the development of landscape systems.

~~(kk)~~ ~~(ff)~~ "Landscape Documentation Package" means the documents required under Section 492.3.

~~(ll)~~ ~~(gg)~~ "landscape project" means total area of landscape in a project as defined in "landscape area" for the purposes of this ordinance, meeting requirements under Section 490.1.

~~(mm)~~ "landscape water meter" means an inline device installed at the irrigation supply point that measures the flow of water into the irrigation system and is connected to a totalizer to record water use.

~~(nn)~~ ~~(hh)~~ "lateral line" means the water delivery pipeline that supplies water to the emitters or sprinklers from the valve.

~~(oo)~~ ~~(ii)~~ "local agency" means a city or county, including a charter city or charter county, that is responsible for adopting and implementing the ordinance. The local agency is also responsible for the enforcement of this ordinance, including but not limited to, approval of a permit and plan check or design review of a project.

~~(pp)~~ ~~(jj)~~ "local water purveyor" means any entity, including a public agency, city, county, or private water company that provides retail water service.

~~(qq)~~ ~~(kk)~~ "low volume irrigation" means the application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

~~(rr)~~ ~~(H)~~ "main line" means the pressurized pipeline that delivers water from the water source to the valve or outlet.

~~(ss)~~ "master shut-off valve" is an automatic valve installed at the irrigation supply point which controls water flow into the irrigation system. When this valve is closed water will not be supplied to the irrigation system. A master valve will greatly reduce any water loss due to a leaky station valve.

~~(tt)~~ ~~(mm)~~ "Maximum Applied Water Allowance" (MAWA) means the upper limit of annual applied water for the established landscaped area as specified in Section 492.4. It is based upon the area's reference evapotranspiration, the ET Adjustment Factor, and the size of the landscape area. The Estimated Total Water Use shall not exceed the Maximum Applied Water Allowance. Special Landscape Areas, including recreation areas, areas permanently and solely dedicated to edible plants such as orchards and vegetable gardens, and areas irrigated with recycled water are subject to the MAWA with an ETAF not to exceed 1.0. $MAWA = (ET_o) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$

~~(uu)~~ "median" is an area between opposing lanes of traffic that may be unplanted or planted with trees, shrubs, perennials, and ornamental grasses.

~~(vv)~~ ~~(nn)~~ "microclimate" means the climate of a small, specific area that may contrast with the climate of the overall landscape area due to factors such as wind, sun exposure, plant density, or proximity to reflective surfaces.

(ww) (ee) "mined-land reclamation projects" means any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.

(xx) (pp) "mulch" means any organic material such as leaves, bark, straw, compost, or inorganic mineral materials such as rocks, gravel, and/or decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.

(yy) (qq) "new construction" means, for the purposes of this ordinance, a new building with a landscape or other new landscape, such as a park, playground, or greenbelt without an associated building.

(zz) "non-residential landscape" means landscapes in commercial, institutional, industrial and public settings that may have areas designated for recreation or public assembly. It also includes portions of common areas of common interest developments with designated recreational areas.

(aaa) (rr) "operating pressure" means the pressure at which the parts of an irrigation system are designed by the manufacturer to operate.

(bbb) (ss) "overhead sprinkler irrigation systems" or "overhead spray irrigation systems" means systems that deliver water through the air (e.g., spray heads and rotors).

(ccc) (tt) "overspray" means the irrigation water which is delivered beyond the target area.

(ddd) "parkway" means the area between a sidewalk and the curb or traffic lane. It may be planted or unplanted, and with or without pedestrian egress.

(eee) (uu) "permit" means an authorizing document issued by local agencies for new construction or rehabilitated landscapes.

(fff) (vv) "pervious" means any surface or material that allows the passage of water through the material and into the underlying soil.

(ggg) (ww) "plant factor" or "plant water use factor" is a factor, when multiplied by ETo, estimates the amount of water needed by plants. For purposes of this ordinance, the plant factor range for very low water use plants is 0 to 0.1, the plant factor range for low water use plants is 0.1 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors cited in this ordinance are derived from the Department of Water Resources 2000 publication "Water Use Classification of Landscape Species". Plant factors may also be obtained from horticultural researchers from academic institutions or professional associations as approved by the California Department of Water Resources (DWR).

~~(xx) "precipitation rate" means the rate of application of water measured in inches per hour.~~

(hhh) (yy) "project applicant" means the individual or entity submitting a Landscape Documentation Package required under Section 492.3, to request a permit, plan check, or design review from the local agency. A project applicant may be the property owner or his or her designee.

(iii) (zz) "rain sensor" or "rain sensing shutoff device" means a component which automatically suspends an irrigation event when it rains.

(jjj) (aaa) "record drawing" or "as-builts" means a set of reproducible drawings which show significant changes in the work made during construction and which are usually based on drawings marked up in the field and other data furnished by the contractor.

(kkk) (bbb) "recreational area" means areas, excluding private single family residential areas, dedicated designated for active play, recreation or public assembly such as in parks, sports fields, picnic grounds, amphitheaters and/or golf courses where turf provides a playing surface. tees, fairways, roughs, surrounds and greens.

(lll) (eee) "recycled water," "reclaimed water," or "treated sewage effluent water" means treated or recycled waste water of a quality suitable for nonpotable uses such as landscape irrigation and water features. This water is not intended for human consumption.

(mmm) (ddd) "reference evapotranspiration" or "ETo" means a standard measurement of environmental parameters which affect the water use of plants. ETo is expressed in inches per day, month, or year as represented in Appendix A Section 495-1, and is an estimate of the evapotranspiration of a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as

the basis of determining the Maximum Applied Water Allowances so that regional differences in climate can be accommodated.

(nnn) "Regional Water Efficient Landscape Ordinance" means a local Ordinance adopted by two or more local agencies, water suppliers and other stakeholders for implementing a consistent set of landscape provisions throughout a geographical region. Regional ordinances are strongly encouraged to provide a consistent framework for the landscape industry and applicants to adhere to.

(ooo) (eee) "rehabilitated landscape" means any relandscaping project that requires a permit, plan check, or design review, meets the requirements of Section 490.1, and the modified landscape area is equal to or greater than 2,500 square feet, is 50% of the total landscape area, and the modifications are completed within one year.

(ppp) "residential landscape" means landscapes surrounding single or multifamily homes.

(qqq) (fff) "run off" means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, run off may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a slope.

(rrr) (ggg) "soil moisture sensing device" or "soil moisture sensor" means a device that measures the amount of water in the soil. The device may also suspend or initiate an irrigation event.

(sss) (hhh) "soil texture" means the classification of soil based on its percentage of sand, silt, and clay.

(ttt) (iii) "Special Landscape Area" (SLA) means an area of the landscape dedicated solely to edible plants, recreational areas, areas irrigated with recycled water, or water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

(uuu) (jjj) "sprinkler head" or "spray head" means a device which delivers water through a nozzle.

(vvv) (kkk) "static water pressure" means the pipeline or municipal water supply pressure when water is not flowing.

(www) (lll) "station" means an area served by one valve or by a set of valves that operate simultaneously.

(xxx) (mmm) "swing joint" means an irrigation component that provides a flexible, leak-free connection between the emission device and lateral pipeline to allow movement in any direction and to prevent equipment damage.

(yyy) "submeter" means a metering device to measure water applied to the landscape that is installed after the primary utility water meter.

(zzz) (nnn) "turf" means a ground cover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Bermudagrass, Kikuyugrass, Seashore Paspalum, St. Augustinegrass, Zoysiagrass, and Buffalo grass are warm-season grasses.

(aaa) (ooo) "valve" means a device used to control the flow of water in the irrigation system.

(ss) "water conservation concept statement" means a one-page checklist and a narrative summary of the project as shown in Section 492(e)(1).

(bbb) (ppp) "water conserving plant species" means a plant species identified as having a very low or low plant factor.

(ccc) (qqq) "water feature" means a design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features and, therefore, are not subject to the water budget calculation.

(ddd) (rrr) "watering window" means the time of day irrigation is allowed.

(eee) (sss) "WUCOLS" means the Water Use Classification of Landscape Species published by the University of California Cooperative Extension; and the Department of Water Resources and the Bureau of Reclamation, 20002014.

; and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April 1, 2015).

per agency
LM request 9/14/15

Note: Authority cited: Section 65595, Government Code[^]Reference: Sections 65592 and 65596, Government Code;
and section 11, Governor's Exec. Order No. B-29-15 (April 1, 2015).

§ 492. Provisions for New Construction or Rehabilitated Landscapes.

(a) A local agency may designate by mutual agreement, another agency, such as a water purveyor, to implement some or all of the requirements contained in this ordinance. Local agencies may collaborate with water purveyors to define each entity's specific responsibilities relating to this ordinance.

; and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April 1, 2015).

Note: Authority cited: Section 65595, Government Code[^]Reference: Section 65596, Government Code;
and section 11, Governor's Exec. Order No. B-29-15 (April 1, 2015).

§ 492.4. Water Efficient Landscape Worksheet.

(a) A project applicant shall complete the Water Efficient Landscape Worksheet in Appendix B which contains information on the plant factor, irrigation method, irrigation efficiency, and area associated with each hydrozone. Calculations are then made to show that the evapotranspiration adjustment factor (ETAF) for the landscape project does not exceed a factor of 0.55 for residential areas and 0.45 for non-residential areas, exclusive of Special Landscape Areas. The ETAF for a landscape project is based on the plant factors and irrigation methods selected. The Maximum Applied Water Allowance is calculated based on the maximum ETAF allowed (0.55 for residential areas and 0.45 for non-residential areas) and expressed as annual gallons required. The Estimated Total Water Use (ETWU) is calculated based on the plants used and irrigation method selected for the landscape design. ETWU must be below the MAWA. two sections (see sample worksheet in Appendix B):

- (1) a hydrozone information table (see Appendix B, Section A) for the landscape project; and
- (2) a water budget calculation (see Appendix B, Section B) for the landscape project. For the calculation of the

(1) In calculating the Maximum Applied Water Allowance and Estimated Total Water Use, a project applicant shall use the ET_o values from the Reference Evapotranspiration Table in Appendix A. For geographic areas not covered in Appendix A, use data from other cities located nearby in the same reference evapotranspiration zone, as found in the CIMIS Reference Evapotranspiration Zones Map, Department of Water Resources, 1999.

(b) Water budget calculations shall adhere to the following requirements:

(1) The plant factor used shall be from WUCOLS or from horticultural researchers with academic institutions or professional associations as approved by the California Department of Water Resources (DWR). The plant factor ranges from 0 to 0.1 for very low water using plants, 0.1 to 0.3 for low water use plants, from 0.4 to 0.6 for moderate water use plants, and from 0.7 to 1.0 for high water use plants.

(2) All water features shall be included in the high water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.

(3) All Special Landscape Areas shall be identified and their water use calculated as shown in Appendix B described below.

(4) ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.

(e) Maximum Applied Water Allowance

The Maximum Applied Water Allowance shall be calculated using the equation;

$$MAWA = (ET_o) (0.62) [(0.7 \times LA) + (0.3 \times SLA)]$$

The example calculations below are hypothetical to demonstrate proper use of the equations and do not represent an existing and/or planned landscape project. The ET_o values used in these calculations are from the Reference Evapotranspiration Table in Appendix A, for planning purposes only. For actual irrigation scheduling, automatic irrigation controllers are required and shall use current reference

evapotranspiration data, such as from the California Irrigation Management Information System (CIMIS), other equivalent data, or soil moisture sensor data.

(1) Example MAWA calculation: a hypothetical landscape project in Fresno, CA with an irrigated landscape area of 50,000 square feet without any Special Landscape Area (SLA=0, no edible plants or recreational areas or use of recycled water). To calculate MAWA, the annual reference evapotranspiration value for Fresno is 51.1 inches as listed in the Reference Evapotranspiration Table in Appendix A:

$$MAWA = (ET_o)(0.62) [(0.7 \times LA) + (0.3 \times SLA)]$$

MAWA = Maximum Applied Water Allowance (gallons per year)

ET_o = Reference Evapotranspiration (inches per year)

0.62 = Conversion Factor (to gallons)

0.7 = ET Adjustment Factor (ETAF)

LA = Landscape Area including SLA (square feet)

0.3 = Additional Water Allowance for SLA

SLA = Special Landscape Area (square feet)

$$MAWA = (51.1 \text{ inches})(0.62) [(0.7 \times 50,000 \text{ square feet}) + (0.3 \times 0)]$$

$$= 1,108,870 \text{ gallons per year}$$

To convert from gallons per year to hundred cubic feet per year:

$$= 1,108,870 / 748 = 1,482 \text{ hundred cubic feet per year}$$

(100 cubic feet = 748 gallons)

(2) In this next hypothetical example, the landscape project in Fresno, CA has the same ET_o value of 51.1 inches and a total landscape area of 50,000 square feet. Within the 50,000 square foot project, there is now a 2,000 square foot area planted with edible plants. This 2,000 square foot area is considered to be a Special Landscape Area.

$$MAWA = (ET_o)(0.62) [(0.7 \times LA) + (0.3 \times SLA)]$$

$$MAWA = (51.1 \text{ inches})(0.62) [(0.7 \times 50,000 \text{ square feet}) + (0.3 \times 2,000 \text{ square feet})]$$

$$= 31.68 \times [35,000 + 600] \text{ gallons per year}$$

$$= 31.68 \times 35,600 \text{ gallons per year}$$

$$= 1,127,808 \text{ gallons per year or } 1,508 \text{ hundred cubic feet per year}$$

(d) Estimated Total Water Use.

The Estimated Total Water Use shall be calculated using the equation below. The sum of the Estimated Total Water Use calculated for all hydrozones shall not exceed MAWA.

$$ETWU = (ET_o)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

Where:

ETWU = Estimated Total Water Use per year (gallons)

ET_o = Reference Evapotranspiration (inches)

PF = Plant Factor from WUCOLS (see Section 491)

HA = Hydrozone Area [high, medium, and low water use areas] (square feet)

SLA = Special Landscape Area (square feet)

0.62 = Conversion Factor

IE = Irrigation Efficiency (minimum 0.71)

(1) Example ETWU calculation: landscape area is 50,000 square feet; plant water use type, plant factor, and hydrozone area are shown in the table below. The ET_o value is 51.1 inches per year.

There are no Special Landscape Areas (recreational area, area permanently and solely dedicated to edible plants, and area irrigated with recycled water) in this example.

| Hydrozone | Plant Water Use Type(s) | Plant Factor (PF)* | Hydrozone Area (HA) (square feet) | PF x HA (square feet) |
|-----------|-------------------------|--------------------|-----------------------------------|-----------------------|
| 1 | High | 0.8 | 7,000 | 5,600 |
| 2 | High | 0.7 | 10,000 | 7,000 |
| 3 | Medium | 0.5 | 16,000 | 8,000 |
| 4 | Low | 0.3 | 7,000 | 2,100 |
| 5 | Low | 0.2 | 10,000 | 2,000 |
| | | | Sum | 24,700 |

*Plant Factor from WUCOLS

$$ETWU = (51.1)(0.62) \left(\frac{24,700}{0.71} + 0 \right)$$

$$= 1,102,116 \text{ gallons per year}$$

Compare ETWU with MAWA: For this example MAWA = (51.1) (0.62) [(0.7 x 50,000) + (0.3 x 0)] = 1,108,870 gallons per year. The ETWU (1,102,116 gallons per year) is less than MAWA (1,108,870 gallons per year). In this example, the water budget complies with the MAWA.

(2) Example ETWU calculation: total landscape area is 50,000 square feet, 2,000 square feet of which is planted with edible plants. The edible plant area is considered a Special Landscape Area (SLA). The reference evapotranspiration value is 51.1 inches per year. The plant type, plant factor, and hydrozone area are shown in the table below.

| Hydrozone | Plant Water Use Type(s) | Plant Factor (PF)* | Hydrozone Area (HA) (square feet) | PF x HA (square feet) |
|-----------|-------------------------|--------------------|-----------------------------------|-----------------------|
| 1 | High | 0.8 | 7,000 | 5,600 |
| 2 | High | 0.7 | 9,000 | 6,300 |
| 3 | Medium | 0.5 | 15,000 | 7,500 |
| 4 | Low | 0.3 | 7,000 | 2,100 |
| 5 | Low | 0.2 | 10,000 | 2,000 |
| | | | Sum | 23,500 |
| 6 | SLA | 1.0 | 2,000 | 2,000 |

*Plant Factor from WUCOLS

$$ETWU = (51.1)(0.62) \left(\frac{23,500}{0.71} + 2,000 \right)$$

$$= (31.68) (33,099 + 2,000)$$

$$= 1,111,936 \text{ gallons per year}$$

Compare ETWU with MAWA. For this example:

$$MAWA = (51.1) (0.62) [(0.7 \times 50,000) + (0.3 \times 2,000)]$$

$$= 31.68 \times [35,000 + 600]$$

$$= 31.68 \times 35,600$$

=1,127,808 gallons per year

The ETWU (1,111,936 gallons per year) is less than MAWA (1,127,808 gallons per year). For this example, the water budget complies with the MAWA.

and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April 1, 2015).

Note: Authority cited: Section 65595, Government Code Reference: Section 65596, Government Code, and section 11, Governor's Exec. Order No. B-29-15 (April 1, 2015).

§ 492.5. Soil Management Report.

(a) In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the project applicant, or his/her designee, as follows:

(1) Submit soil samples to a laboratory for analysis and recommendations.

(A) Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.

(B) The soil analysis may include:

1. soil texture;
2. infiltration rate determined by laboratory test or soil texture infiltration rate table;
3. pH;
4. total soluble salts;
5. sodium;
6. percent organic matter; and
7. recommendations.

(C) In projects with multiple landscape installations (i.e. production home developments) a soil sampling rate of 1 in 7 lots or approximately 15% will satisfy this requirement. Large landscape projects shall sample at a rate equivalent to 1 in 7 lots.

(2) The project applicant, or his/her designee, shall comply with one of the following:

(A) If significant mass grading is not planned, the soil analysis report shall be submitted to the local agency as part of the Landscape Documentation Package; or

(B) If significant mass grading is planned, the soil analysis report shall be submitted to the local agency as part of the Certificate of Completion.

(3) The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.

(4) The project applicant, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the local agency with Certificate of Completion.

and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April 1, 2015).

Note: Authority cited: Section 65595, Government Code Reference: Section 65596, Government Code, and section 11, Governor's Exec. Order No. B-29-15 (April 1, 2015).

§ 492.6. Landscape Design Plan.

(a) For the efficient use of water, a landscape shall be carefully designed and planned for the intended function of the project. A landscape design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.

(1) Plant Material

(A) Any plant may be selected for the landscape, providing the Estimated Total Water Use in the landscape area does not exceed the Maximum Applied Water Allowance. To encourage the efficient use of water, the following is highly recommended Methods to achieve water efficiency shall include one or more of the following:

1. protection and preservation of native species and natural vegetation;
2. selection of water-conserving plant, tree and turf species, especially local native plants;
3. selection of plants based on local climate suitability, disease and pest resistance;
4. selection of trees based on applicable local tree ordinances or tree shading guidelines, and size at maturity as appropriate for the planting area; and
5. selection of plants from local and regional landscape program plant lists.
6. selection of plants from local Fuel Modification Plan Guidelines.

(B) Each hydrozone shall have plant materials with similar water use, with the exception of hydrozones with plants of mixed water use, as specified in Section 492.7(a)(2)(D).

(C) Plants shall be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site. To encourage the efficient use of water, the following is highly recommended Methods to achieve water efficiency shall include one or more of the following:

1. use the Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;
2. recognize the horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure [e.g., buildings, sidewalks, power lines]; allow for adequate soil volume for healthy root growth; and
3. consider the solar orientation for plant placement to maximize summer shade and winter solar gain.

(D) Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape and where 25% means 1 foot of vertical elevation change for every 4 feet of horizontal length (rise divided by run x 100 = slope percent).

(E) High water use plants, characterized by a plant factor of 0.7 to 1.0, are prohibited in street medians.

~~(F)~~ (E) A landscape design plan for projects in fire-prone areas shall address fire safety and prevention. A defensible space or zone around a building or structure is required per Public Resources Code Section 4291(a) and (b). Avoid fire-prone plant materials and highly flammable mulches. Refer to the local Fuel Modification Plan guidelines.

~~(G)~~ (F) The use of invasive and/or noxious plant species, such as those listed by the California Invasive Plant Council, is strongly discouraged.

~~(H)~~ (G) The architectural guidelines of a common interest development, which include community apartment projects, condominiums, planned developments, and stock cooperatives, shall not prohibit or include conditions that have the effect of prohibiting the use of low-water use plants as a group.

(2) Water Features

(A) Recirculating water systems shall be used for water features.

(B) Where available, recycled water shall be used as a source for decorative water features.

(C) Surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.

(D) Pool and spa covers are highly recommended.

(3) Soil Preparation, Mulch and Amendments

(A) Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.

(B) Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected (see Section 492.5).

(C) For landscape installations, 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. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.

(D) (A) A minimum ~~two~~three inch (2³") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to 5 % of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such.

(E) (B) Stabilizing mulching products shall be used on slopes that meet current engineering standards.

(F) (C) The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.

(G) Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local Fuel Modification Plan Guidelines or other applicable local ordinances.

~~(D) Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected (see Section 492.5):~~

(b) The landscape design plan, at a minimum, shall:

(1) delineate and label each hydrozone by number, letter, or other method;
(2) identify each hydrozone as low, moderate, high water, or mixed water use. Temporarily irrigated areas of the landscape shall be included in the low water use hydrozone for the water budget calculation;

(3) identify recreational areas;

(4) identify areas permanently and solely dedicated to edible plants;

(5) identify areas irrigated with recycled water;

(6) identify type of mulch and application depth;

(7) identify soil amendments, type, and quantity;

(8) identify type and surface area of water features;

(9) identify hardscapes (pervious and non-pervious);

(10) identify location, and installation details, and 24-hour retention or infiltration capacity of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater. Project applicants shall refer to the local agency or regional Water Quality Control Board for information on any applicable stormwater technical requirements.

Stormwater best management practices are encouraged in the landscape design plan and examples include, but are not limited to: are provided in Section 492.16.

(A) infiltration beds, swales, and basins that allow water to collect and soak into the ground;

(B) constructed wetlands and retention ponds that retain water, handle excess flow, and filter pollutants; and

(C) pervious or porous surfaces (e.g., permeable pavers or blocks, pervious or porous concrete, etc.) that minimize runoff.

(11) identify any applicable rain harvesting or catchment technologies (e.g., rain gardens, eisterns, etc.) as discussed in Section 492.16 and their 24-hour retention or infiltration capacity;

(12) identify any applicable graywater discharge piping, system components and area(s) of distribution;

(13) (12) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"; and (14) (13) bear the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape. (See Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agriculture Code.)

and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April, 2015).

Note: Authority cited: Section 65595, Government Code Reference: Section 65596, Government Code; ~~and~~ Section 1351, Civil Code; and section 11, Governor's Exec. Order No. B-29-15 (April, 2015).

§ 492.7. Irrigation Design Plan.

(a) This section applies to landscaped areas requiring permanent irrigation, not areas that require temporary irrigation solely for the plant establishment period. For the efficient use of water, an irrigation system shall meet all the requirements listed in this section and the manufacturers' recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.

(1) System

(A) Dedicated Landscape water meters, defined as either a dedicated water service meter or private submeter, are highly recommended on landscape areas smaller than 5,000 square feet to facilitate water management shall be installed for all non-residential irrigated landscapes of 1,000 sq. ft. but not more than 5,000 sq.ft. (the level at which Water Code 535 applies) and residential irrigated landscapes of 5,000 sq. ft. or greater. A landscape water meter may be either:

1. a customer service meter dedicated to landscape use provided by the local water purveyor; or
2. a privately owned meter or submeter.

(B) Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be required for irrigation scheduling in all irrigation systems.

(C) If the water pressure is below or exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required 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.

1. If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.
2. Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. 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 installation.

(D) Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.

(E) Manual shut-off valves (such as a gate valve, ball valve, or butterfly 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 (such as a main line break) or routine repair.

(F) Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system. A project applicant shall refer to the applicable local agency code (i.e., public health) for additional backflow prevention requirements.

(G) High flow sensors that detect and report high flow conditions created by system damage or malfunction are recommended required for all on non-residential landscapes and residential landscapes of 5000 sq. ft. or larger.

(H) Master shut-off valves are required on all projects except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.

~~(I) (H)~~ The irrigation system shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.

~~(J) (H)~~ Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.

~~(K) (H)~~ The design of the irrigation system shall conform to the hydrozones of the landscape design plan.

~~(L) (K)~~ The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria as described in Section 492.4 regarding the Maximum Applied Water Allowance.

(M) All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard. All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

~~(N) (L)~~ It is highly recommended that the project applicant or local agency inquire with the local water purveyor about peak water operating demands (on the water supply system) or water restrictions that may impact the effectiveness of the irrigation system.

~~(O) (M)~~ In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.

~~(P) (N)~~ Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.

~~(Q) (O)~~ Head to head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.

~~(R) (P)~~ Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turfgrass.

~~(S) (Q)~~ Check valves or anti-drain valves are required for all irrigation systems on all sprinkler heads where low point drainage could occur.

~~(T) (R)~~ Narrow or irregularly shaped areas, including turf, Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or low volume irrigation system. other means that produces no runoff or overspray.

~~(U) (S)~~ Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:

1. the landscape area is adjacent to permeable surfacing and no runoff occurs; or
2. the adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping; or
3. the irrigation designer specifies an alternative design or technology, as part of the Landscape Documentation Package and clearly demonstrates strict adherence to irrigation system design criteria in Section 492.7 (a)(1)(IH). Prevention of overspray and runoff must be confirmed during the irrigation audit.

(V) (T) Slopes greater than 25% shall not be irrigated with an irrigation system with a precipitation application 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 Package, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.

(2) Hydrozone

(A) Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.

(B) Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.

(C) Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when designing irrigation for the tree.

(D) Individual hydrozones that mix plants of moderate and low water use, or moderate and high water use, may be allowed if:

1. plant factor calculation is based on the proportions of the respective plant water uses and their plant factor; or
2. the plant factor of the higher water using plant is used for calculations.

(E) Individual hydrozones that mix high and low water use plants shall not be permitted.

(F) On the landscape design plan and irrigation design plan, hydrozone areas shall be designated by number, letter, or other designation. On the irrigation design plan, designate the areas irrigated by each valve, and assign a number to each valve. Use this valve number in the Hydrozone Information Table (see Appendix B Section A). This table can also assist with the irrigation audit and programming the controller.

(b) The irrigation design plan, at a minimum, shall contain:

- (1) location and size of separate water meters for landscape;
- (2) location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices;
- (3) static water pressure at the point of connection to the public water supply;
- (4) flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station;
- (5) recycled water irrigation systems as specified in Section 492.14;
- (6) the following statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan"; and
- (7) the signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system. (See Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code; Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code.)

and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April 1, 2015).

Note: Authority cited: Section 65595, Government Code Reference: Section 65596, Government Code; and section 11, Governor's Exec. Order No. B-29-15 (April 1, 2015).

§ 492.9. Certificate of Completion.

(a) The Certificate of Completion (see Appendix C for a sample certificate) shall include the following six (6) elements:

(1) project information sheet that contains:

- (A) date;
- (B) project name;
- (C) project applicant name, telephone, and mailing address;
- (D) project address and location; and
- (E) property owner name, telephone, and mailing address;

(2) certification by either the signer of the landscape design plan, the signer of the irrigation design plan, or the licensed landscape contractor that the landscape project has been installed per the approved Landscape Documentation Package;

(A) where there have been significant changes made in the field during construction, these "as-built" or record drawings shall be included with the certification;

(B) A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.

(3) irrigation scheduling parameters used to set the controller (see Section 492.10);

(4) landscape and irrigation maintenance schedule (see Section 492.11);

(5) irrigation audit report (see Section 492.12); and

(6) soil analysis report, if not submitted with Landscape Documentation Package, and documentation verifying implementation of soil report recommendations (see Section 492.5).

(b) The project applicant shall:

(1) submit the signed Certificate of Completion to the local agency for review;

(2) ensure that copies of the approved Certificate of Completion are submitted to the local water purveyor and property owner or his or her designee.

(c) The local agency shall:

(1) receive the signed Certificate of Completion from the project applicant;

(2) approve or deny the Certificate of Completion. If the Certificate of Completion is denied, the local agency shall provide information to the project applicant regarding reapplication, appeal, or other assistance.

; and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April 1, 2015).

Note: Authority cited: Section 65595, Government Code Reference: Section 65596, Government Code; and section 11, Governor's Exec. Order No. B-27-15 (April 1, 2015).

§ 492.11. Landscape and Irrigation Maintenance Schedule.

(a) Landscapes shall be maintained to ensure water use efficiency. A regular maintenance schedule shall be submitted with the Certificate of Completion.

(b) A regular maintenance schedule shall include, but not be limited to, routine inspection; auditing, adjustment and repair of the irrigation system and its components; aerating and dethatching turf areas; topdressing with compost, replenishing mulch; fertilizing; pruning; weeding in all landscape areas, and removing and obstructions to emission devices. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.

(c) Repair of all irrigation equipment shall be done with the originally installed components or their equivalents or with components with greater efficiency.

(d) A project applicant is encouraged to implement established landscape industry sustainable Best Practices or environmentally friendly practices for overall all landscape maintenance activities.

; and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April 1, 2015).

Note: Authority cited: Section 65595, Government Code Reference: Section 65596, Government Code; and section 11, Governor's Exec. Order No. B-29-15 (April 1, 2015).

§ 492.12. Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis.

(a) All landscape irrigation audits shall be conducted by a local agency landscape irrigation auditor or a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

(b) In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% will satisfy this requirement.

(b)(c) For new construction and rehabilitated landscape projects installed after January 1, 2010/December 1, 2015, as described in Section 490.1:

(1) the project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune-up, system test with distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programming;

(2) the local agency shall administer programs that may include, but not be limited to, irrigation water use analysis, irrigation audits, and irrigation surveys for compliance with the Maximum Applied Water Allowance.

; and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April 1, 2015).

Note: Authority cited: Section 65595, Government Code^Reference: Section 65596, Government Code; and section 11, Governor's Exec. Order No. B-29-15 (April 1, 2015).

§ 492.13. Irrigation Efficiency.

(a) For the purpose of determining ~~Maximum Applied Water Allowance~~ Estimated Total Water Use, average irrigation efficiency is assumed to be 0.750-71 for overhead spray devices and 0.81 for drip system devices. Irrigation systems shall be designed, maintained, and managed to meet or exceed an average landscape irrigation efficiency of 0.71.

; and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April 1, 2015).

Note: Authority cited: Section 65595, Government Code^Reference: Section 65596, Government Code; and section 11, Governor's Exec. Order No. B-29-15 (April 1, 2015).

§ 492.14. Recycled Water.

(a) The installation of recycled water irrigation systems shall allow for the current and future use of recycled water, ~~unless a written exemption has been granted as described in Section 492.14(b).~~

(b) ~~Irrigation systems and decorative water features shall use recycled water unless a written exemption has been granted by the local water purveyor stating that recycled water meeting all public health codes and standards is not available and will not be available for the foreseeable future.~~

(e) (b) All recycled water irrigation systems shall be designed and operated in accordance with all applicable local and State laws.

(d) (c) Landscapes using recycled water are considered Special Landscape Areas. The ET Adjustment Factor for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.

; and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April 1, 2015).

Note: Authority cited: Section 65595, Government Code^Reference: Section 65596, Government Code; and section 11, Governor's Exec. Order No. B-29-15 (April 1, 2015).

§ 492.15. Graywater Systems.

(a) Graywater systems promote the efficient use of water and are encouraged to assist in on-site landscape irrigation. All graywater systems shall conform to the California Plumbing Code (Title 24, Part 5, Chapter 16) and any applicable local ordinance standards. Refer to § 490.1 (d) for the applicability of this ordinance to landscape areas less than 2,500 square feet with the Estimated Total Water Use met entirely by graywater.

; and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April 1, 2015).

Note: Authority cited: Section 65595, Government Code^Reference: Section 65596, Government Code; and section 11, Governor's Exec. Order No. B-29-15 (April 1, 2015).

§ 492.165. Stormwater Management and Rainwater Retention.

(a) Stormwater management practices minimize runoff and increase infiltration which recharges groundwater and improves water quality. Implementing stormwater best management practices into the landscape and grading design plans to minimize runoff and to increase on-site rainwater retention and infiltration are encouraged.

(b) Project applicants shall refer to the local agency or Regional Water Quality Control Board for information on any applicable stormwater technical requirements, ordinances and stormwater management plans.

(c) All planted landscape areas are required to have friable soil to maximize water retention and infiltration. Refer to § 492.6(a)(3).

(d) It is strongly recommended that landscape areas be designed for capture and infiltration capacity that is sufficient to prevent runoff from impervious surfaces (i.e. roof and paved areas) from either: the one inch, 24-hour rain event or (2) the 85th percentile, 24-hour rain event, and/or additional capacity as required by any applicable local, regional, state or federal regulation.

(e) It is recommended that storm water projects incorporate any of the following elements to improve on-site storm water and dry weather runoff capture and use:

- Grade impervious surfaces, such as driveways, during construction to drain to vegetated areas.
- Minimize the area of impervious surfaces such as paved areas, roof and concrete driveways.
- Incorporate pervious or porous surfaces (e.g., gravel, permeable pavers or blocks, pervious or porous concrete) that minimize runoff.
- Direct runoff from paved surfaces and roof areas into planting beds or landscaped areas to maximize site water capture and reuse.
- Incorporate rain gardens, cisterns, and other rain harvesting or catchment systems.
- Incorporate infiltration beds, swales, basins and drywells to capture storm water and dry weather runoff and increase percolation into the soil.
- Consider constructed wetlands and ponds that retain water, equalize excess flow, and filter pollutants.

(e) ~~Rain gardens, cisterns, and other landscapes features and practices that increase rainwater capture and create opportunities for infiltration and/or onsite storage are recommended.~~

and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April 1, 2015).

Note: Authority cited: Section 65595, Government Code^A Reference: Section 65596, Government Code, and section 11, Governor's Exec. Order No. B-29-15 (April 1, 2015).

§ 492.176. Public Education.

(a) Publications. Education is a critical component to promote the efficient use of water in landscapes. The use of appropriate principles of design, installation, management and maintenance that save water is encouraged in the community.

(1) A local agency or water supplier/purveyor shall provide information to owners of permitted renovations and new, single-family residential homes regarding the design, installation, management, and maintenance of water efficient landscapes based on a water budget.

(b) Model Homes. All model homes that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscapes described in this ordinance.

(1) Signs shall be used to identify the model as an example of a water efficient landscape featuring elements such as hydrozones, irrigation equipment, and others that contribute to the overall water efficient theme. Signage shall include information about the site water use as designed per the local ordinance; specify who designed and installed the water efficient landscape; and demonstrate low water use approaches to landscaping such as using native plants, graywater systems, and rainwater catchment systems.

(2) Information shall be provided about designing, installing, managing, and maintaining water efficient landscapes.

; and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April 1, 2015).

LM per agency request 9/14/11

Note: Authority cited: Section 65595, Government Code^A Reference: Section 65596, Government Code,
and section 11, Governor's Exec. Order No. B-29-15 (April 1, 2015).

§ 492.187. Environmental Review.

(a) The local agency must comply with the California Environmental Quality Act (CEQA), as appropriate.

; and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April 1, 2015).

Note: Authority cited: Section 21082, Public Resources Code^A Reference: Sections 21080 and 21082, Public Resources Code,
and section 11, Governor's Exec. Order No. B-29-15 (April 1, 2015).

§ 493. Provisions for Existing Landscapes.

(a) A local agency may by mutual agreement, designate another agency, such as a water purveyor, to implement some or all of the requirements contained in this ordinance. Local agencies may collaborate with water purveyors to define each entity's specific responsibilities relating to this ordinance.

; and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April 1, 2015).

Note: Authority cited: Section 65595, Government Code^A Reference: Section 65596, Government Code,
and section 11, Governor's Exec. Order No. B-29-15 (April 1, 2015).

§ 493.1. Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis.

(a) This section, 493.1, shall apply to all existing landscapes that were installed before January 1, 2010 December 1, 2015 and are over one acre in size.

(1) For all landscapes in 493.1(a) that have a water meter, the local agency shall administer programs that may include, but not be limited to, irrigation water use analyses, irrigation surveys, and irrigation audits to evaluate water use and provide recommendations as necessary to reduce landscape water use to a level that does not exceed the Maximum Applied Water Allowance for existing landscapes. The Maximum Applied Water Allowance for existing landscapes shall be calculated as: $MAWA = (0.8) (ET_o)(LA)(0.62)$.

(2) For all landscapes in 493.1(a), that do not have a meter, the local agency shall administer programs that may include, but not be limited to, irrigation surveys and irrigation audits to evaluate water use and provide recommendations as necessary in order to prevent water waste.

(b) All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor.

; and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April 1, 2015).

Note: Authority cited: Section 65595, Government Code^A Reference: Section 65596, Government Code,
and section 11, Governor's Exec. Order No. B-29-15 (April 1, 2015).

§ 494. Effective Precipitation.

(a) A local agency may consider Effective Precipitation (25% of annual precipitation) in tracking water use and may use the following equation to calculate Maximum Applied Water Allowance:

$MAWA = (ET_o - Eppt) (0.62) [(0.70.55 \times LA) + (0.30.45 \times SLA)]$ for residential areas.

$MAWA = (ET_o - EPPT) (0.62) [(0.45 \times LA) + (0.55 \times SLA)]$ for non-residential areas.

; and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April 1, 2015).

Note: Authority cited: Section 65595, Government Code^A Reference: Section 65596, Government Code,
and section 11, Governor's Exec. Order No. B-29-15 (April 1, 2015).

§ 495. Reporting.

(a) Local agencies shall report on implementation and enforcement by December 31, 2015. Local agencies responsible for administering individual ordinances shall report on their updated ordinance, while those agencies developing a regional ordinance shall report on their existing ordinance. Those agencies crafting a regional ordinances shall also report on their new ordinance by March 1, 2016. Subsequently, reporting for all agencies will be due by January 31st of each year. Reports shall be submitted to the Department of Water Resources.

(b) Local agencies are to address the following:

(1) State whether you are adopting a single agency ordinance or a regional agency alliance ordinance, and the date of adoption or anticipated date of adoption.

(2) Define the reporting period. The reporting period shall commence on December 1, 2015 and the end on December 28, 2015. For local agencies crafting regional ordinances with other agencies, there shall be an additional reporting period commencing on February 1, 2016 and ending on February 28, 2016. In subsequent years, all local agency reporting will be for the calendar year.

(3) State if using a locally modified Water Efficient Landscape Ordinance (WELO) or the MWELO. If using a locally modified WELO, how is it different than MWELO, is it at least as efficient as MWELO, and are there any exemptions specified?

(4) State the entity responsible for implementing the ordinance.

(5) State number and types of projects subject to the ordinance during the specified reporting period.

(6) State the total area (in square feet or acres) subject to the ordinance over the reporting period, if available.

(7) Provide the number of new housing starts, new commercial projects, and landscape retrofits during the reporting period.

(8) Describe the procedure for review of projects subject to the ordinance.

(9) Describe actions taken to verify compliance. Is a plan check performed; if so, by what entity? Is a site inspection performed; if so, by what entity? Is a post-installation audit required; if so, by whom?

(10) Describe enforcement measures.

(11) Explain challenges to implementing and enforcing the ordinance.

(12) Describe educational and other needs to properly apply the ordinance.

and sections 11 and 30, Governor's Exec. Order No. B-29-15 (April 1, 2015).

Note: Authority cited: Section 65595, Government Code Reference: Section 65596, Government Code; and SECTION 11, GOVERNOR'S EXEC. ORDER NO. B-29-15 (APRIL 1, 2015).

Appendix A. Reference Evapotranspiration (ET_o) Table.

| Appendix A - Reference Evapotranspiration (ET _o) Table* | | | | | | | | | | | | | |
|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------------------------|
| County and City | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual ET _o |
| ALAMEDA | | | | | | | | | | | | | |
| Fremont | 1.5 | 1.9 | 3.4 | 4.7 | 5.4 | 6.3 | 6.7 | 6.0 | 4.5 | 3.4 | 1.8 | 1.5 | 47.0 |
| Livermore | 1.2 | 1.5 | 2.9 | 4.4 | 5.9 | 6.6 | 7.4 | 6.4 | 5.3 | 3.2 | 1.5 | 0.7 | 47.2 |
| Oakland | 1.5 | 1.5 | 2.8 | 3.9 | 5.1 | 5.3 | 6.0 | 5.5 | 4.8 | 3.1 | 1.4 | 0.9 | 41.8 |
| Oakland Foothills | 1.1 | 1.4 | 2.7 | 3.7 | 5.1 | 6.4 | 5.8 | 4.9 | 3.6 | 2.6 | 1.4 | 1.0 | 39.6 |
| Pleasanton | 0.8 | 1.5 | 2.9 | 4.4 | 5.6 | 6.7 | 7.4 | 6.4 | 4.7 | 3.3 | 1.7 | 1.0 | 46.2 |
| Union City | 1.4 | 1.8 | 3.1 | 4.2 | 5.4 | 5.9 | 6.4 | 5.7 | 4.4 | 3.1 | 1.5 | 1.2 | 44.2 |
| ALPINE | | | | | | | | | | | | | |
| Markleeville | 0.7 | 0.9 | 2.0 | 3.5 | 5.0 | 6.1 | 7.3 | 6.4 | 4.4 | 2.5 | 1.2 | 0.5 | 40.6 |
| AMADOR | | | | | | | | | | | | | |
| Jackson | 1.2 | 1.5 | 2.8 | 4.4 | 6.0 | 7.2 | 7.9 | 7.2 | 5.3 | 3.2 | 1.4 | 0.9 | 48.9 |
| Shanandoah Valley | 1.0 | 1.7 | 2.9 | 4.4 | 5.6 | 6.8 | 7.9 | 7.1 | 5.2 | 3.6 | 1.7 | 1.0 | 48.8 |
| BUTTE | | | | | | | | | | | | | |
| Chico | 1.2 | 1.8 | 2.9 | 4.7 | 6.1 | 7.4 | 8.5 | 7.3 | 5.4 | 3.7 | 1.7 | 1.0 | 51.7 |
| Durham | 1.1 | 1.8 | 3.2 | 5.0 | 6.5 | 7.4 | 7.8 | 6.7 | 5.3 | 3.6 | 1.7 | 1.0 | 51.1 |
| Gridley | 1.2 | 1.8 | 3.0 | 4.7 | 6.1 | 7.7 | 8.5 | 7.1 | 5.4 | 3.7 | 1.7 | 1.0 | 51.9 |
| Oroville | 1.2 | 1.7 | 2.8 | 4.7 | 6.1 | 7.6 | 8.5 | 7.3 | 5.3 | 3.7 | 1.7 | 1.0 | 51.5 |
| CALAVERAS | | | | | | | | | | | | | |
| San Andreas | 1.2 | 1.5 | 2.8 | 4.4 | 6.0 | 7.3 | 7.9 | 7.0 | 5.3 | 3.2 | 1.4 | 0.7 | 48.8 |
| COLUSA | | | | | | | | | | | | | |
| Colusa | 1.0 | 1.7 | 3.4 | 5.0 | 6.4 | 7.2 | 8.3 | 7.2 | 5.4 | 3.8 | 1.8 | 1.1 | 52.8 |
| Williams | 1.2 | 1.7 | 2.9 | 4.5 | 6.1 | 7.2 | 8.5 | 7.3 | 5.3 | 3.4 | 1.6 | 1.0 | 50.8 |
| CONTRA COSTA | | | | | | | | | | | | | |
| Benicia | 1.3 | 1.4 | 2.7 | 3.8 | 4.9 | 5.0 | 6.4 | 5.5 | 4.4 | 2.9 | 1.2 | 0.7 | 40.3 |
| Brentwood | 1.0 | 1.5 | 2.9 | 4.5 | 6.1 | 7.1 | 7.9 | 6.7 | 5.2 | 3.2 | 1.4 | 0.7 | 48.3 |
| Concord | 1.1 | 1.4 | 2.4 | 4.0 | 5.5 | 5.9 | 7.0 | 6.0 | 4.8 | 3.2 | 1.3 | 0.7 | 43.4 |
| Courtland | 0.9 | 1.5 | 2.9 | 4.4 | 6.1 | 6.9 | 7.9 | 6.7 | 5.3 | 3.2 | 1.4 | 0.7 | 48.0 |
| Martinez | 1.2 | 1.4 | 2.4 | 3.9 | 5.3 | 5.6 | 6.7 | 5.6 | 4.7 | 3.1 | 1.2 | 0.7 | 41.8 |
| Moraga | 1.2 | 1.5 | 3.4 | 4.2 | 5.5 | 6.7 | 6.7 | 5.9 | 4.6 | 3.2 | 1.6 | 1.0 | 44.9 |
| Pittsburg | 1.0 | 1.5 | 2.8 | 4.1 | 5.6 | 6.4 | 7.4 | 6.4 | 5.0 | 3.2 | 1.3 | 0.7 | 45.4 |
| Walnut Creek | 0.8 | 1.5 | 2.9 | 4.4 | 5.6 | 6.7 | 7.4 | 6.4 | 4.7 | 3.3 | 1.5 | 1.0 | 46.2 |
| DEL NORTE | | | | | | | | | | | | | |
| Crescent City | 0.5 | 0.9 | 2.0 | 3.0 | 3.7 | 3.5 | 4.3 | 3.7 | 3.0 | 2.0 | 0.9 | 0.5 | 27.7 |
| EL DORADO | | | | | | | | | | | | | |
| Camino | 0.9 | 1.7 | 2.5 | 3.9 | 5.9 | 7.2 | 7.8 | 6.9 | 5.1 | 3.1 | 1.5 | 0.9 | 47.3 |
| FRESNO | | | | | | | | | | | | | |
| Clovis | 1.0 | 1.5 | 3.2 | 4.8 | 6.4 | 7.7 | 8.5 | 7.3 | 5.3 | 3.4 | 1.4 | 0.7 | 51.4 |
| Coalinga | 1.2 | 1.7 | 3.1 | 4.6 | 6.2 | 7.2 | 8.5 | 7.3 | 5.3 | 3.4 | 1.6 | 0.7 | 50.9 |
| Firebaugh | 1.0 | 1.8 | 3.7 | 5.7 | 7.3 | 8.1 | 8.2 | 7.2 | 5.5 | 3.9 | 2.0 | 1.1 | 55.4 |
| FivePoints | 1.3 | 2.0 | 4.0 | 6.1 | 7.7 | 8.5 | 8.7 | 8.0 | 6.2 | 4.5 | 2.4 | 1.2 | 60.4 |
| FRESNO | | | | | | | | | | | | | |
| Fresno | 0.9 | 1.7 | 3.3 | 4.8 | 6.7 | 7.8 | 8.4 | 7.1 | 5.2 | 3.2 | 1.4 | 0.6 | 51.1 |
| Fresno State | 0.9 | 1.6 | 3.2 | 5.2 | 7.0 | 8.0 | 8.7 | 7.6 | 5.4 | 3.6 | 1.7 | 0.9 | 53.7 |
| Friant | 1.2 | 1.5 | 3.1 | 4.7 | 6.4 | 7.7 | 8.5 | 7.3 | 5.3 | 3.4 | 1.4 | 0.7 | 51.3 |
| Kerman | 0.9 | 1.5 | 3.2 | 4.8 | 6.6 | 7.7 | 8.4 | 7.2 | 5.3 | 3.4 | 1.4 | 0.7 | 51.2 |
| Kingsburg | 1.0 | 1.5 | 3.4 | 4.8 | 6.6 | 7.7 | 8.4 | 7.2 | 5.3 | 3.4 | 1.4 | 0.7 | 51.6 |
| Mendota | 1.5 | 2.5 | 4.6 | 6.2 | 7.9 | 8.6 | 8.8 | 7.5 | 5.9 | 4.5 | 2.4 | 1.5 | 61.7 |
| Orange Cove | 1.2 | 1.9 | 3.5 | 4.7 | 7.4 | 8.5 | 8.9 | 7.9 | 5.9 | 3.7 | 1.8 | 1.2 | 56.7 |
| Panorama | 1.1 | 2.0 | 4.0 | 5.6 | 7.8 | 8.5 | 8.3 | 7.3 | 5.6 | 3.9 | 1.8 | 1.2 | 57.2 |
| Parlier | 1.0 | 1.9 | 3.6 | 5.2 | 6.8 | 7.6 | 8.1 | 7.0 | 5.1 | 3.4 | 1.7 | 0.9 | 52.0 |
| Reedley | 1.1 | 1.5 | 3.2 | 4.7 | 6.4 | 7.7 | 8.5 | 7.3 | 5.3 | 3.4 | 1.4 | 0.7 | 51.8 |
| Westlands | 0.9 | 1.7 | 3.8 | 6.3 | 8.0 | 8.6 | 8.6 | 7.8 | 5.9 | 4.3 | 2.1 | 1.1 | 58.8 |

| Appendix A - Reference Evapotranspiration (ETo) Table* | | | | | | | | | | | | | |
|--|-----|-----|-----|-----|------|------|------|------|-----|-----|-----|-----|------------|
| County and City | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual ETo |
| GLENN | | | | | | | | | | | | | |
| Orland | 1.1 | 1.8 | 3.4 | 5.0 | 6.4 | 7.5 | 7.9 | 6.7 | 5.9 | 3.9 | 1.8 | 1.4 | 52.1 |
| Willows | 1.2 | 1.7 | 2.9 | 4.7 | 6.1 | 7.2 | 8.5 | 7.3 | 5.3 | 3.6 | 1.7 | 1.4 | 51.3 |
| HUMBOLDT | | | | | | | | | | | | | |
| Eureka | 0.5 | 1.1 | 2.0 | 3.0 | 3.7 | 3.7 | 3.7 | 3.7 | 3.0 | 2.0 | 0.9 | 0.5 | 27.5 |
| Ferndale | 0.5 | 1.1 | 2.0 | 3.0 | 3.7 | 3.7 | 3.7 | 3.7 | 3.0 | 2.0 | 0.9 | 0.5 | 27.5 |
| Garberville | 0.6 | 1.2 | 2.2 | 3.1 | 4.5 | 5.0 | 5.5 | 4.9 | 3.8 | 2.4 | 1.0 | 0.7 | 34.9 |
| Hoopa | 0.5 | 1.1 | 2.1 | 3.0 | 4.4 | 5.4 | 6.1 | 5.1 | 3.8 | 2.4 | 0.9 | 0.7 | 35.6 |
| IMPERIAL | | | | | | | | | | | | | |
| Brawley | 2.8 | 3.8 | 5.9 | 8.0 | 10.4 | 11.5 | 11.7 | 10.0 | 8.4 | 6.2 | 3.5 | 2.1 | 84.2 |
| Calipatria/Mulberry | 2.4 | 3.2 | 5.1 | 6.8 | 8.6 | 9.2 | 9.2 | 8.6 | 7.0 | 5.2 | 3.1 | 2.3 | 70.7 |
| El Centro | 2.7 | 3.5 | 5.6 | 7.9 | 10.1 | 11.1 | 11.6 | 9.5 | 8.7 | 6.1 | 3.3 | 2.0 | 81.7 |
| Holtville | 2.8 | 3.8 | 5.9 | 7.9 | 10.4 | 11.6 | 12.0 | 10.0 | 8.6 | 6.2 | 3.5 | 2.1 | 84.7 |
| Meloland | 2.5 | 3.2 | 5.5 | 7.5 | 8.9 | 9.2 | 9.0 | 8.5 | 6.8 | 5.3 | 3.1 | 2.2 | 71.6 |
| Palo Verde II | 2.5 | 3.3 | 5.7 | 6.9 | 8.5 | 8.9 | 8.6 | 7.9 | 6.2 | 4.5 | 2.9 | 2.3 | 68.2 |
| Seeley | 2.7 | 3.5 | 5.9 | 7.7 | 9.7 | 10.1 | 9.3 | 8.3 | 6.9 | 5.5 | 3.4 | 2.2 | 75.4 |
| Westmoreland | 2.4 | 3.2 | 5.3 | 6.9 | 8.7 | 9.6 | 9.6 | 8.7 | 6.9 | 5.0 | 3.0 | 2.2 | 71.4 |
| Yuma | 2.5 | 3.4 | 5.3 | 6.9 | 8.7 | 9.6 | 9.6 | 8.7 | 6.9 | 5.0 | 3.0 | 2.2 | 71.6 |
| INYO | | | | | | | | | | | | | |
| Bishop | 1.7 | 2.7 | 4.8 | 6.7 | 8.2 | 10.9 | 7.4 | 9.6 | 7.4 | 4.8 | 2.5 | 1.6 | 68.3 |
| Death Valley Jct | 2.2 | 3.3 | 5.4 | 7.7 | 9.8 | 11.1 | 11.4 | 10.1 | 8.3 | 5.4 | 2.9 | 1.7 | 79.1 |
| Independence | 1.7 | 2.7 | 3.4 | 6 | 8.5 | 8.5 | 9.8 | 8.5 | 7.1 | 3.9 | 2.0 | 1.5 | 65.2 |
| Lower Halfway Res. | 1.8 | 2.7 | 4.4 | 7.1 | 8.5 | 9.5 | 9.8 | 8.5 | 7.1 | 4.2 | 2.6 | 1.5 | 67.6 |
| Oasis | 2.7 | 2.8 | 5.9 | 8.0 | 10.4 | 11.7 | 11.6 | 10.0 | 8.4 | 6.2 | 3.4 | 2.1 | 83.1 |
| KERN | | | | | | | | | | | | | |
| Arvin | 1.2 | 1.8 | 3.5 | 4.7 | 6.1 | 7.4 | 8.1 | 7.3 | 5.3 | 3.4 | 1.7 | 1.0 | 51.9 |
| Bakersfield | 1.0 | 1.8 | 3.5 | 4.7 | 6.6 | 7.7 | 8.5 | 7.3 | 5.3 | 3.5 | 1.6 | 0.9 | 52.4 |
| Bakersfield/Bohanza | 1.2 | 2.2 | 3.7 | 5.7 | 7.4 | 8.2 | 8.7 | 7.8 | 5.7 | 4.0 | 2.1 | 1.2 | 57.9 |
| Bakersfield/Greenlee | 1.2 | 2.2 | 3.7 | 5.7 | 7.4 | 8.2 | 8.7 | 7.8 | 5.7 | 4.0 | 2.1 | 1.2 | 57.9 |
| KERN | | | | | | | | | | | | | |
| Bairdige | 1.4 | 2.2 | 4.1 | 5.5 | 7.7 | 8.5 | 8.6 | 7.8 | 6.0 | 3.8 | 2.0 | 1.5 | 59.2 |
| Blackwells Corner | 1.4 | 2.1 | 3.8 | 5.4 | 7.0 | 7.8 | 8.3 | 7.7 | 5.8 | 3.9 | 1.9 | 1.2 | 56.6 |
| Buttonwillow | 1.0 | 1.8 | 3.2 | 4.7 | 6.6 | 7.7 | 8.5 | 7.3 | 5.4 | 3.4 | 1.5 | 0.9 | 52.0 |
| China Lake | 2.1 | 3.2 | 5.3 | 7.7 | 9.2 | 10.0 | 11.0 | 8 | 7.3 | 4.9 | 2.7 | 1.7 | 74.8 |
| Delano | 0.9 | 1.8 | 3.4 | 4.7 | 6.6 | 7.7 | 8.5 | 7.3 | 5.4 | 3.4 | 1.4 | 0.7 | 52.0 |
| Famoso | 1.3 | 1.9 | 3.5 | 4.8 | 6.7 | 7.6 | 8.0 | 7.3 | 5.5 | 3.5 | 1.7 | 1.3 | 53.1 |
| Grapevine | 1.3 | 1.8 | 3.1 | 4.4 | 5.6 | 6.8 | 7.6 | 6.8 | 4.9 | 3.4 | 1.9 | 1.0 | 49.5 |
| Inyokern | 2.0 | 3.1 | 4.9 | 7.3 | 8.5 | 9.7 | 11.0 | 9.4 | 7.1 | 5.1 | 2.6 | 1.7 | 72.4 |
| Isabella Dam | 1.2 | 1.4 | 2.8 | 4.4 | 5.8 | 7.3 | 7.9 | 7.0 | 5.0 | 3.2 | 1.7 | 0.9 | 48.4 |
| Lamont | 1.3 | 2.4 | 4.4 | 4.6 | 6.5 | 7.0 | 8.8 | 7.6 | 5.7 | 4.7 | 1.6 | 0.8 | 54.4 |
| Lost Hills | 1.6 | 2.2 | 3.7 | 5.1 | 6.8 | 7.8 | 8.7 | 7.8 | 5.7 | 4.1 | 2.1 | 1.6 | 57.1 |
| McFarland/Kern | 1.2 | 2.1 | 3.7 | 5.6 | 7.3 | 8.0 | 8.3 | 7.4 | 5.6 | 4.1 | 2.0 | 1.2 | 56.5 |
| Shafter | 1.0 | 1.7 | 3.4 | 5.0 | 6.6 | 7.7 | 8.3 | 7.3 | 5.4 | 3.4 | 1.5 | 0.9 | 52.1 |
| Taft | 1.3 | 1.8 | 3.1 | 4.3 | 6.2 | 7.3 | 8.5 | 7.3 | 5.4 | 3.4 | 1.7 | 1.0 | 51.2 |
| Tehachapi | 1.4 | 1.8 | 3.2 | 5.0 | 6.1 | 7.7 | 7.9 | 7.3 | 5.9 | 3.4 | 2.1 | 1.2 | 52.9 |
| KINGS | | | | | | | | | | | | | |
| Caruthers | 1.6 | 2.5 | 4.0 | 5.7 | 7.8 | 8.7 | 9.3 | 8.4 | 6.3 | 4.4 | 2.4 | 1.1 | 62.7 |
| Corcoran | 1.6 | 2.2 | 3.7 | 5.1 | 6.8 | 7.8 | 8.7 | 7.8 | 5.7 | 4.0 | 2.1 | 1.6 | 57.1 |
| Hanford | 0.9 | 1.5 | 3.4 | 5.0 | 6.6 | 7.7 | 8.3 | 7.2 | 5.4 | 3.4 | 1.4 | 0.7 | 51.5 |
| Kettleman | 1.1 | 2.0 | 4.0 | 6.0 | 7.5 | 8.5 | 9.1 | 8.2 | 6.1 | 4.5 | 2.2 | 1.1 | 60.2 |
| Lemoore | 0.9 | 1.5 | 3.4 | 5.0 | 6.6 | 7.7 | 8.3 | 7.3 | 5.4 | 3.4 | 1.4 | 0.7 | 51.7 |
| Stafford | 0.9 | 1.9 | 3.9 | 6.1 | 7.8 | 8.6 | 8.8 | 7.7 | 5.9 | 4.1 | 2.1 | 1.0 | 58.7 |

| Appendix A - Reference Evapotranspiration (ETo) Table* | | | | | | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|------------|
| County and City | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual ETo |
| LAKE | | | | | | | | | | | | | |
| Lakeport | 1.1 | 1.3 | 2.6 | 3.5 | 5.1 | 6.0 | 7.3 | 6.1 | 4.7 | 2.9 | 1.2 | 0.9 | 42.8 |
| Lower Lake | 1.2 | 1.4 | 2.7 | 4.5 | 5.3 | 6.3 | 7.4 | 6.4 | 5.0 | 3.1 | 1.3 | 0.7 | 45.4 |
| LASSEN | | | | | | | | | | | | | |
| Buntingville | 1.0 | 1.7 | 3.5 | 4.9 | 6.2 | 7.3 | 8.4 | 7.5 | 5.4 | 3.4 | 1.5 | 0.9 | 51.8 |
| Ravendale | 0.6 | 1.1 | 2.3 | 4.1 | 5.6 | 6.7 | 7.9 | 7.3 | 4.7 | 2.8 | 1.2 | 0.5 | 44.9 |
| Susanville | 0.7 | 1.0 | 2.2 | 4.1 | 5.6 | 6.5 | 7.8 | 7.0 | 4.6 | 2.8 | 1.2 | 0.5 | 44.0 |
| LOS ANGELES | | | | | | | | | | | | | |
| Burbank | 2.1 | 2.8 | 3.7 | 4.7 | 5.1 | 6.0 | 6.6 | 6.7 | 5.4 | 4.0 | 2.6 | 2.0 | 51.7 |
| Claremont | 2.0 | 2.3 | 3.4 | 4.6 | 5.0 | 6.0 | 7.0 | 7.0 | 5.3 | 4.0 | 2.7 | 2.1 | 51.3 |
| El Dorado | 1.7 | 2.2 | 3.6 | 4.8 | 5.1 | 5.7 | 5.9 | 5.9 | 4.4 | 3.2 | 2.2 | 1.7 | 46.3 |
| Glendale | 2.0 | 2.2 | 3.3 | 3.8 | 4.7 | 4.8 | 5.7 | 5.6 | 4.3 | 3.3 | 2.2 | 1.8 | 43.7 |
| Glendora | 2.0 | 2.5 | 3.6 | 4.9 | 5.4 | 6.1 | 7.3 | 6.8 | 5.7 | 4.2 | 2.6 | 2.0 | 53.1 |
| Gorman | 1.6 | 2.2 | 3.4 | 4.6 | 5.5 | 7.4 | 7.7 | 7.1 | 5.9 | 3.6 | 2.4 | 1.1 | 52.4 |
| Hollywood Hills | 2.1 | 2.2 | 3.8 | 5.4 | 6.0 | 6.5 | 6.7 | 6.4 | 5.2 | 3.7 | 2.8 | 2.1 | 52.8 |
| Lancaster | 2.1 | 3.0 | 4.6 | 5.9 | 8.5 | 9.7 | 11.0 | 9.8 | 7.3 | 4.6 | 2.8 | 1.7 | 71.1 |
| Long Beach | 1.8 | 2.1 | 3.3 | 3.9 | 4.5 | 4.3 | 5.3 | 4.7 | 3.7 | 2.8 | 1.8 | 1.5 | 39.7 |
| Los Angeles | 2.2 | 2.7 | 3.7 | 4.7 | 5.5 | 5.8 | 6.2 | 5.9 | 5.0 | 3.9 | 2.6 | 1.9 | 50.1 |
| LOS ANGELES | | | | | | | | | | | | | |
| Monrovia | 2.2 | 2.3 | 3.8 | 4.3 | 5.5 | 5.9 | 6.9 | 6.4 | 5.1 | 3.2 | 2.5 | 2.0 | 50.2 |
| Palmdale | 2.0 | 2.6 | 4.6 | 5.2 | 7.3 | 8.9 | 9.8 | 9.0 | 6.5 | 4.7 | 2.7 | 2.1 | 66.2 |
| Pasadena | 2.1 | 2.7 | 3.7 | 4.7 | 5.1 | 5.0 | 7.1 | 6.7 | 5.6 | 4.2 | 2.6 | 2.0 | 52.3 |
| Pearblossom | 1.7 | 2.4 | 3.7 | 4.7 | 7.3 | 7.7 | 9.9 | 7.9 | 6.4 | 4.0 | 2.6 | 1.6 | 59.9 |
| Pomona | 1.7 | 2.0 | 3.4 | 4.5 | 5.0 | 5.8 | 6.5 | 6.4 | 4.7 | 3.5 | 2.3 | 1.7 | 47.5 |
| Redondo Beach | 2.2 | 2.4 | 3.3 | 3.8 | 4.5 | 4.7 | 5.4 | 4.8 | 4.4 | 2.8 | 2.4 | 2.0 | 42.6 |
| San Fernando | 2.0 | 2.7 | 3.5 | 4.6 | 5.5 | 5.9 | 7.3 | 6.7 | 5.3 | 3.9 | 2.6 | 2.0 | 52.0 |
| Santa Clarita | 2.8 | 2.8 | 4.1 | 5.6 | 6.0 | 6.8 | 7.6 | 7.8 | 5.8 | 5.2 | 3.7 | 3.2 | 61.5 |
| Santa Monica | 1.8 | 2.1 | 3.3 | 4.5 | 4.7 | 5.1 | 5.4 | 5.4 | 3.9 | 3.4 | 2.4 | 2.2 | 44.2 |
| MADERA | | | | | | | | | | | | | |
| Chowchilla | 1.0 | 1.4 | 3.2 | 4.7 | 6.6 | 7.8 | 8.5 | 7.3 | 5.3 | 3.4 | 1.4 | 0.7 | 51.4 |
| Madera | 0.9 | 1.4 | 3.2 | 4.8 | 6.6 | 7.8 | 8.3 | 7.3 | 5.3 | 3.4 | 1.4 | 0.7 | 51.5 |
| Raymond | 1.2 | 1.5 | 3.0 | 4.6 | 6.1 | 7.6 | 8.4 | 7.3 | 5.2 | 3.4 | 1.4 | 0.7 | 50.5 |
| MARIN | | | | | | | | | | | | | |
| Black Point | 1.1 | 1.7 | 3.0 | 4.2 | 5.2 | 6.2 | 6.6 | 5.6 | 4.3 | 2.8 | 1.3 | 0.9 | 43.0 |
| Novato | 1.3 | 1.5 | 2.4 | 3.5 | 4.4 | 6.0 | 5.9 | 5.4 | 4.4 | 2.8 | 1.4 | 0.7 | 39.8 |
| Point San Pedro | 1.1 | 1.7 | 3.0 | 4.2 | 5.2 | 6.2 | 6.6 | 5.8 | 4.3 | 2.8 | 1.3 | 0.9 | 43.0 |
| San Rafael | 1.2 | 1.3 | 2.4 | 3.3 | 4.0 | 4.8 | 4.8 | 4.9 | 4.3 | 2.7 | 1.3 | 0.7 | 35.8 |
| MARIPOSA | | | | | | | | | | | | | |
| Coulterville | 1.1 | 1.5 | 2.8 | 4.4 | 5.9 | 7.3 | 8.1 | 7.0 | 5.3 | 3.4 | 1.4 | 0.7 | 48.8 |
| Mariposa | 1.1 | 1.5 | 2.8 | 4.4 | 5.9 | 7.4 | 8.2 | 7.1 | 5.0 | 3.4 | 1.4 | 0.7 | 49.0 |
| Yosemite Village | 0.7 | 1.0 | 2.3 | 3.7 | 5.1 | 6.5 | 7.1 | 6.1 | 4.4 | 2.9 | 1.1 | 0.6 | 41.4 |
| MENDOCINO | | | | | | | | | | | | | |
| Fort Bragg | 0.9 | 1.3 | 2.2 | 3.0 | 3.7 | 3.5 | 3.7 | 3.7 | 3.0 | 2.3 | 1.2 | 0.7 | 29.0 |
| Hopland | 1.1 | 1.3 | 2.6 | 3.4 | 5.0 | 5.9 | 6.5 | 5.7 | 4.5 | 2.8 | 1.3 | 0.7 | 40.9 |
| Point Arena | 1.0 | 1.3 | 2.3 | 3.0 | 3.7 | 3.9 | 3.7 | 3.7 | 3.0 | 2.3 | 1.2 | 0.7 | 29.6 |
| Sanel Valley | 1.0 | 1.6 | 3.0 | 4.6 | 6.0 | 7.0 | 8.0 | 7.0 | 5.2 | 3.4 | 1.4 | 0.9 | 49.1 |
| Ukiah | 1.0 | 1.3 | 2.6 | 3.3 | 5.0 | 5.8 | 6.7 | 5.9 | 4.5 | 2.8 | 1.3 | 0.7 | 40.9 |
| MERCED | | | | | | | | | | | | | |
| Kesterson | 0.9 | 1.7 | 3.4 | 5.5 | 7.3 | 8.2 | 8.6 | 7.4 | 5.5 | 3.8 | 1.8 | 0.9 | 55.1 |
| Los Banos | 1.0 | 1.5 | 3.2 | 4.7 | 6.1 | 7.4 | 8.2 | 7.0 | 5.3 | 3.4 | 1.4 | 0.7 | 50.0 |
| Merced | 1.0 | 1.5 | 3.2 | 4.7 | 6.6 | 7.9 | 8.5 | 7.2 | 5.3 | 3.4 | 1.4 | 0.7 | 51.5 |

| Appendix A - Reference Evapotranspiration (ETo) Table* | | | | | | | | | | | | | | |
|--|-----|-----|-----|-----|------|------|------|------|-----|-----|-----|-----|------------|--|
| County and City | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual ETo | |
| MODOC | | | | | | | | | | | | | | |
| Modoc/Alturas | 0.9 | 1.4 | 2.8 | 3.7 | 5.1 | 6.2 | 7.5 | 6.6 | 4.6 | 2.8 | 1.2 | 0.7 | 43.2 | |
| MONO | | | | | | | | | | | | | | |
| Bridgeport | 0.7 | 0.9 | 2.2 | 3.8 | 5.5 | 6.6 | 7.4 | 6.7 | 4.7 | 2.7 | 1.2 | 0.5 | 43.0 | |
| MONTEREY | | | | | | | | | | | | | | |
| Arroyo Seco | 1.5 | 2.0 | 3.7 | 5.4 | 6.3 | 7.3 | 7.2 | 6.7 | 5.0 | 3.9 | 2.0 | 1.6 | 52.6 | |
| Castroville | 1.4 | 1.7 | 3.0 | 4.2 | 4.6 | 4.8 | 4.0 | 3.8 | 3.0 | 2.6 | 1.6 | 1.4 | 36.2 | |
| Gonzales | 1.3 | 1.7 | 3.4 | 4.7 | 5.4 | 6.3 | 6.3 | 5.9 | 4.4 | 3.4 | 1.9 | 1.3 | 45.7 | |
| MONTEREY | | | | | | | | | | | | | | |
| Greenfield | 1.8 | 2.2 | 3.4 | 4.8 | 5.6 | 6.3 | 6.5 | 6.2 | 4.8 | 3.7 | 2.4 | 1.8 | 49.5 | |
| King City | 1.7 | 2.0 | 3.4 | 4.4 | 4.4 | 5.6 | 6.1 | 6.7 | 6.5 | 5.2 | 2.2 | 1.3 | 49.6 | |
| King City-Oasis Rd. | 1.4 | 1.9 | 3.6 | 5.3 | 6.5 | 7.3 | 7.4 | 6.8 | 5.1 | 4.0 | 2.0 | 1.5 | 52.7 | |
| Long Valley | 1.5 | 1.9 | 3.2 | 4.1 | 5.8 | 6.5 | 7.3 | 6.2 | 5.3 | 3.6 | 2.0 | 1.2 | 49.1 | |
| Monterey | 1.7 | 1.8 | 2.7 | 3.5 | 4.0 | 4.1 | 4.3 | 4.2 | 3.5 | 2.8 | 1.9 | 1.5 | 36.0 | |
| Pajaro | 1.8 | 2.2 | 3.7 | 4.8 | 5.3 | 5.7 | 5.6 | 5.3 | 4.3 | 3.4 | 2.4 | 1.8 | 46.1 | |
| Sallinas | 1.6 | 1.9 | 2.7 | 3.8 | 4.8 | 4.7 | 5.1 | 4.5 | 4.0 | 2.9 | 1.9 | 1.3 | 39.1 | |
| Sallinas North | 1.2 | 1.5 | 2.9 | 4.1 | 4.6 | 5.2 | 5.5 | 4.3 | 3.2 | 2.8 | 1.5 | 1.2 | 36.9 | |
| San Ardo | 1.0 | 1.7 | 3.1 | 4.5 | 5.9 | 7.2 | 8.1 | 7.1 | 5.1 | 3.1 | 1.5 | 1.0 | 49.0 | |
| San Juan | 1.8 | 2.1 | 3.4 | 4.6 | 5.3 | 5.7 | 5.5 | 4.9 | 3.8 | 3.2 | 2.2 | 1.9 | 44.2 | |
| Soledad | 1.7 | 2.0 | 3.4 | 4.4 | 5.5 | 6.4 | 6.5 | 6.2 | 5.2 | 3.7 | 2.2 | 1.5 | 47.7 | |
| NAPA | | | | | | | | | | | | | | |
| Anglin | 1.8 | 1.9 | 3.2 | 4.7 | 5.8 | 7.3 | 8.1 | 7.1 | 5.5 | 4.5 | 2.9 | 2.1 | 54.9 | |
| Carneros | 0.8 | 1.5 | 3.1 | 4.6 | 5.5 | 6.6 | 6.9 | 6.2 | 4.7 | 3.5 | 1.4 | 1.0 | 45.8 | |
| Oakville | 1.0 | 1.5 | 2.9 | 4.7 | 5.8 | 6.9 | 7.2 | 6.4 | 4.9 | 3.5 | 1.6 | 1.2 | 47.7 | |
| St Helena | 1.2 | 1.5 | 2.8 | 3.9 | 5.1 | 6.1 | 7.0 | 6.2 | 4.8 | 3.1 | 1.4 | 0.9 | 44.1 | |
| Yountville | 1.3 | 1.7 | 2.8 | 3.9 | 5.1 | 6.0 | 7.1 | 6.1 | 4.8 | 3.1 | 1.5 | 0.9 | 44.3 | |
| NEVADA | | | | | | | | | | | | | | |
| Grass Valley | 1.1 | 1.5 | 2.6 | 4.0 | 5.7 | 7.1 | 7.9 | 7.1 | 5.3 | 3.2 | 1.5 | 0.9 | 48.0 | |
| Nevada City | 1.1 | 1.5 | 2.6 | 3.9 | 5.8 | 6.9 | 7.9 | 7.0 | 5.3 | 3.2 | 1.4 | 0.9 | 47.4 | |
| ORANGE | | | | | | | | | | | | | | |
| Irvine | 2.2 | 2.5 | 3.7 | 4.7 | 5.2 | 5.9 | 6.3 | 6.2 | 4.6 | 3.7 | 2.6 | 2.3 | 49.6 | |
| Laguna Beach | 2.2 | 2.7 | 3.4 | 3.8 | 4.6 | 4.6 | 4.9 | 4.9 | 4.4 | 3.4 | 2.4 | 2.0 | 43.2 | |
| Santa Ana | 2.7 | 2.7 | 3.7 | 4.5 | 4.6 | 5.4 | 6.2 | 6.1 | 4.7 | 3.7 | 2.5 | 2.0 | 48.2 | |
| PLACER | | | | | | | | | | | | | | |
| Auburn | 1.2 | 1.7 | 2.8 | 4.4 | 6.1 | 7.4 | 8.3 | 7.3 | 5.4 | 3.4 | 1.6 | 1.0 | 50.6 | |
| Blue Canyon | 0.7 | 1.1 | 2.1 | 3.4 | 4.8 | 6.0 | 7.2 | 6.1 | 4.6 | 2.9 | 0.9 | 0.6 | 40.5 | |
| Colfax | 1.1 | 1.5 | 2.6 | 4.0 | 5.8 | 7.1 | 7.9 | 7.0 | 5.3 | 3.2 | 1.4 | 0.9 | 47.9 | |
| Roseville | 1.1 | 1.7 | 3.1 | 4.7 | 6.2 | 7.7 | 8.5 | 7.3 | 5.6 | 3.7 | 1.7 | 1.0 | 52.2 | |
| Soda Springs | 0.7 | 0.7 | 1.8 | 3.0 | 4.3 | 5.3 | 6.2 | 5.5 | 4.1 | 2.5 | 0.7 | 0.7 | 35.4 | |
| Tahoe City | 0.7 | 0.7 | 1.7 | 3.0 | 4.3 | 5.4 | 6.1 | 5.6 | 4.1 | 2.4 | 0.8 | 0.6 | 35.5 | |
| Truckee | 0.7 | 0.7 | 1.7 | 3.2 | 4.4 | 5.4 | 6.4 | 5.7 | 4.1 | 2.4 | 0.8 | 0.6 | 36.2 | |
| PLUMAS | | | | | | | | | | | | | | |
| Portola | 0.7 | 0.9 | 1.9 | 3.5 | 4.9 | 5.9 | 7.3 | 5.9 | 4.3 | 2.7 | 0.9 | 0.5 | 39.4 | |
| Quincy | 0.7 | 0.9 | 2.2 | 3.5 | 4.9 | 5.9 | 7.3 | 5.9 | 4.4 | 2.8 | 1.2 | 0.7 | 40.2 | |
| RIVERSIDE | | | | | | | | | | | | | | |
| Beaumont | 2.0 | 2.3 | 3.4 | 4.4 | 6.1 | 7.1 | 7.6 | 7.9 | 6.0 | 3.9 | 2.6 | 1.7 | 55.0 | |
| Blythe | 2.4 | 3.3 | 5.3 | 6.9 | 8.7 | 9.6 | 9.6 | 8.7 | 6.9 | 5.0 | 3.0 | 2.2 | 71.4 | |
| Cathedral City | 1.6 | 2.2 | 3.7 | 5.1 | 6.8 | 7.8 | 8.7 | 7.8 | 5.7 | 4.0 | 2.1 | 1.6 | 57.1 | |
| Coachella | 2.9 | 4.4 | 6.2 | 8.4 | 10.5 | 11.9 | 12.3 | 10.1 | 8.9 | 6.2 | 3.8 | 2.4 | 88.1 | |

Appendix A - Reference Evapotranspiration (ETo) Table*

| County and City | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual ETo |
|-----------------------|-----|-----|-----|-----|------|------|------|------|-----|-----|-----|-----|------------|
| RIVERSIDE | | | | | | | | | | | | | |
| Desert Center | 2.9 | 4.1 | 6.4 | 8.5 | 11.0 | 12.1 | 12.2 | 11.1 | 9.0 | 6.4 | 3.9 | 2.7 | 90.0 |
| Elsinore | 2.1 | 2.8 | 3.9 | 4.4 | 5.9 | 7.1 | 7.6 | 7.0 | 5.8 | 3.9 | 2.6 | 2.9 | 55.0 |
| Indio | 3.1 | 3.6 | 6.5 | 8.3 | 10.5 | 11.0 | 10.8 | 9.7 | 8.3 | 5.9 | 3.7 | 2.7 | 83.9 |
| La Quinta | 2.4 | 2.8 | 5.2 | 6.5 | 8.3 | 8.7 | 8.5 | 7.9 | 6.5 | 4.5 | 2.7 | 2.2 | 66.2 |
| Mecca | 2.6 | 3.3 | 5.7 | 7.2 | 8.6 | 9.0 | 8.8 | 8.2 | 6.8 | 5.0 | 3.2 | 2.4 | 70.8 |
| Oasis | 2.9 | 3.3 | 5.3 | 6.1 | 8.5 | 8.9 | 8.7 | 7.9 | 6.9 | 4.8 | 2.9 | 2.3 | 68.4 |
| Palm Deser | 2.5 | 3.4 | 5.3 | 6.9 | 8.7 | 9.6 | 9.6 | 8.7 | 6.9 | 5.0 | 3.0 | 2.2 | 71.6 |
| Palm Springs | 2.0 | 2.9 | 4.9 | 7.2 | 8.3 | 8.5 | 11.6 | 8.3 | 7.2 | 5.9 | 2.7 | 1.7 | 71.1 |
| Rancho California | 1.8 | 2.2 | 3.4 | 4.8 | 5.6 | 6.3 | 6.5 | 6.2 | 4.8 | 3.7 | 2.4 | 1.8 | 49.5 |
| Rancho Mirage | 2.4 | 3.3 | 5.3 | 6.9 | 8.7 | 9.6 | 9.6 | 8.7 | 6.9 | 5.0 | 3.0 | 2.2 | 71.4 |
| Ripley | 2.7 | 3.3 | 5.6 | 7.2 | 8.7 | 8.7 | 8.4 | 7.6 | 6.2 | 4.6 | 2.8 | 2.2 | 67.8 |
| Salton Sea North | 2.5 | 3.3 | 5.5 | 7.2 | 8.8 | 9.3 | 9.2 | 8.5 | 6.8 | 5.2 | 3.1 | 2.3 | 71.7 |
| Temecula East II | 2.3 | 2.4 | 4.1 | 4.9 | 6.4 | 7.0 | 7.8 | 7.7 | 5.7 | 4.1 | 2.6 | 2.2 | 56.7 |
| Thermal | 2.4 | 3.3 | 5.5 | 7.6 | 9.1 | 9.6 | 9.3 | 8.6 | 7.1 | 5.2 | 3.1 | 2.1 | 72.8 |
| Riverside UC | 2.5 | 2.8 | 4.2 | 5.3 | 5.9 | 6.6 | 7.2 | 6.9 | 5.4 | 4.1 | 2.9 | 2.6 | 56.4 |
| Winchester | 2.3 | 2.4 | 4.1 | 4.9 | 6.4 | 6.9 | 7.7 | 7.5 | 6.0 | 3.9 | 2.6 | 2.1 | 56.8 |
| SACRAMENTO | | | | | | | | | | | | | |
| Fair Oaks | 1.0 | 1.6 | 3.1 | 4.1 | 6.5 | 7.5 | 8.1 | 7.1 | 5.2 | 3.4 | 1.5 | 1.0 | 50.5 |
| Sacramento | 1.0 | 1.8 | 3.2 | 4.7 | 6.4 | 7.7 | 8.4 | 7.2 | 5.4 | 3.7 | 1.7 | 0.9 | 51.9 |
| Twitchell Island | 1.2 | 1.8 | 3.9 | 5.3 | 7.4 | 8.8 | 9.1 | 7.8 | 5.9 | 3.8 | 1.7 | 1.2 | 57.9 |
| SAN BENITO | | | | | | | | | | | | | |
| Hollister | 1.5 | 1.8 | 3.1 | 4.3 | 5.7 | 5.7 | 6.4 | 5.9 | 5.0 | 3.5 | 1.7 | 1.1 | 45.1 |
| San Benito | 1.2 | 1.6 | 3.1 | 4.6 | 6.6 | 6.4 | 6.9 | 6.5 | 4.8 | 3.7 | 1.7 | 1.2 | 47.2 |
| San Juan Valley | 1.4 | 1.8 | 3.4 | 4.5 | 6.6 | 6.7 | 7.1 | 6.4 | 5.0 | 3.5 | 1.8 | 1.4 | 49.1 |
| SAN BERNARDINO | | | | | | | | | | | | | |
| Baker | 2.7 | 3.9 | 6.1 | 8.3 | 10.4 | 11.8 | 12.2 | 11.0 | 8.9 | 6.1 | 3.3 | 2.1 | 86.6 |
| Barstow NE | 2.2 | 2.9 | 5.3 | 6.9 | 9.0 | 10.1 | 9.9 | 8.9 | 6.8 | 4.8 | 2.7 | 2.1 | 71.7 |
| Bfg Bear Lake | 1.8 | 2.6 | 4.2 | 6.0 | 7.0 | 7.6 | 8.1 | 7.4 | 5.4 | 4.1 | 2.4 | 1.8 | 58.6 |
| Chino | 2.1 | 2.9 | 4.9 | 4.5 | 5.7 | 6.5 | 7.3 | 7.1 | 5.9 | 4.2 | 2.6 | 2.0 | 54.6 |
| Crestline | 1.5 | 1.9 | 3.3 | 4.4 | 5.5 | 6.6 | 7.8 | 7.1 | 5.4 | 3.5 | 2.2 | 1.6 | 50.8 |
| Lake Arrowhead | 1.8 | 2.6 | 4.6 | 6.0 | 7.0 | 7.6 | 8.1 | 7.4 | 5.4 | 4.1 | 2.4 | 1.8 | 58.6 |
| Lucerne Valley | 2.2 | 2.9 | 5.1 | 6.5 | 9.1 | 11.0 | 11.4 | 9.9 | 7.4 | 5.0 | 3.0 | 1.8 | 75.3 |
| Needles | 3.2 | 4.2 | 6.6 | 8.9 | 11.0 | 12.4 | 12.8 | 11.9 | 8.9 | 6.6 | 4.0 | 2.7 | 92.1 |
| Newberry Springs | 2.1 | 2.9 | 5.3 | 8.4 | 9.8 | 10.9 | 11.1 | 9.9 | 7.6 | 5.2 | 3.1 | 2.0 | 78.2 |
| San Bernardino | 2.0 | 2.7 | 3.8 | 4.6 | 5.7 | 6.9 | 7.9 | 7.4 | 5.9 | 4.2 | 2.6 | 2.0 | 55.6 |
| Twentynine Palms | 2.6 | 3.6 | 5.9 | 7.9 | 10.1 | 11.2 | 11.2 | 10.3 | 8.0 | 5.9 | 3.4 | 2.2 | 82.9 |
| Victorville | 2.0 | 2.6 | 4.6 | 6.2 | 7.3 | 8.9 | 9.8 | 9.0 | 6.5 | 4.7 | 2.7 | 2.1 | 66.2 |
| SAN DIEGO | | | | | | | | | | | | | |
| Chula Vista | 2.2 | 2.7 | 3.4 | 3.8 | 4.9 | 4.7 | 5.5 | 4.9 | 4.5 | 3.4 | 2.4 | 2.0 | 44.2 |
| Escondido SPV | 2.4 | 2.6 | 3.9 | 4.7 | 5.9 | 6.5 | 7.1 | 6.7 | 5.3 | 3.9 | 2.8 | 2.3 | 54.2 |
| SAN DIEGO | | | | | | | | | | | | | |
| Miramar | 2.3 | 2.5 | 3.7 | 4.1 | 5.1 | 5.4 | 6.1 | 5.8 | 4.5 | 3.3 | 2.4 | 2.1 | 47.1 |
| Oceanside | 2.2 | 2.7 | 3.4 | 3.7 | 4.9 | 4.6 | 4.6 | 5.1 | 4.1 | 3.3 | 2.4 | 2.0 | 42.9 |
| Otay Lake | 2.3 | 2.7 | 3.9 | 4.6 | 5.6 | 5.9 | 6.2 | 6.1 | 4.8 | 3.7 | 2.6 | 2.2 | 50.4 |
| Pine Valley | 1.5 | 2.4 | 3.8 | 5.1 | 6.0 | 7.0 | 7.8 | 7.3 | 6.0 | 4.0 | 2.2 | 1.7 | 54.8 |
| Ramona | 2.1 | 2.1 | 3.4 | 4.6 | 5.2 | 6.3 | 6.7 | 6.8 | 5.3 | 4.1 | 2.8 | 2.1 | 51.6 |
| San Diego | 2.1 | 2.4 | 3.4 | 4.6 | 5.1 | 5.3 | 5.7 | 5.6 | 4.3 | 3.6 | 2.4 | 2.0 | 45.5 |
| SanTEE | 2.1 | 2.7 | 3.7 | 4.5 | 5.5 | 6.1 | 6.6 | 6.2 | 5.4 | 3.8 | 2.6 | 2.0 | 51.7 |
| Trey Plnes | 2.2 | 2.3 | 3.4 | 3.9 | 4.0 | 4.1 | 4.6 | 4.7 | 3.8 | 2.8 | 2.0 | 2.0 | 39.8 |
| Warner Springs | 1.6 | 2.7 | 3.7 | 4.7 | 5.7 | 7.6 | 8.3 | 7.7 | 6.3 | 4.0 | 2.5 | 1.3 | 56.0 |

| Appendix A - Reference Evapotranspiration (ETO) Table* | | | | | | | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------------|--|
| County and City | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual Eto | |
| SAN FRANCISCO | | | | | | | | | | | | | | |
| San Francisco | 1.5 | 1.3 | 2.4 | 3.0 | 3.7 | 4.6 | 4.9 | 4.8 | 4.1 | 2.8 | 1.3 | 0.7 | 35.1 | |
| SAN JOAQUIN | | | | | | | | | | | | | | |
| Farmington | 1.5 | 1.5 | 2.9 | 4.7 | 6.2 | 7.6 | 8.1 | 6.8 | 5.3 | 3.3 | 1.4 | 5.7 | 50.0 | |
| Lodi West | 1.0 | 1.6 | 3.3 | 4.3 | 6.3 | 6.9 | 7.3 | 6.4 | 4.5 | 3.0 | 1.4 | 0.8 | 46.7 | |
| Manteca | 0.9 | 1.7 | 3.4 | 5.0 | 6.5 | 7.5 | 8.0 | 7.1 | 5.2 | 3.3 | 1.3 | 0.9 | 51.2 | |
| Stockton | 0.8 | 1.5 | 2.9 | 4.7 | 6.2 | 7.4 | 8.1 | 6.8 | 5.3 | 3.2 | 1.4 | 0.6 | 49.1 | |
| Tracy | 1.0 | 1.5 | 2.9 | 4.5 | 6.1 | 7.3 | 7.9 | 6.7 | 5.3 | 3.2 | 1.3 | 0.7 | 48.5 | |
| SAN LUIS OBISPO | | | | | | | | | | | | | | |
| Arroyo Grande | 2.0 | 2.2 | 3.2 | 3.8 | 4.3 | 4.7 | 4.3 | 4.6 | 3.8 | 3.2 | 2.4 | 1.7 | 40.0 | |
| Atascadero | 1.2 | 1.5 | 2.8 | 3.9 | 4.5 | 6.0 | 6.7 | 6.2 | 5.0 | 3.2 | 1.7 | 1.0 | 43.7 | |
| Morro Bay | 2.0 | 2.2 | 3.1 | 3.5 | 4.3 | 4.5 | 4.6 | 4.6 | 3.8 | 3.5 | 2.1 | 1.7 | 39.9 | |
| Nipomo | 2.2 | 2.5 | 3.8 | 5.1 | 5.7 | 6.2 | 6.4 | 6.1 | 4.9 | 4.1 | 2.9 | 2.3 | 52.1 | |
| Paso Robles | 1.6 | 2.0 | 3.2 | 4.3 | 5.5 | 6.3 | 7.3 | 6.7 | 5.1 | 3.7 | 2.1 | 1.4 | 49.0 | |
| San Luis Obispo | 2.0 | 2.2 | 3.2 | 4.1 | 4.9 | 5.3 | 4.6 | 5.5 | 4.4 | 3.5 | 2.4 | 1.7 | 43.8 | |
| San Miguel | 1.6 | 2.0 | 3.2 | 4.3 | 5.0 | 6.4 | 7.4 | 6.8 | 5.1 | 3.7 | 2.1 | 1.4 | 49.0 | |
| San Simeon | 2.0 | 2.0 | 2.9 | 3.5 | 4.2 | 4.4 | 4.3 | 4.3 | 3.5 | 3.1 | 2.0 | 1.7 | 38.1 | |
| SAN MATEO | | | | | | | | | | | | | | |
| Hal Moon Bay | 1.5 | 1.7 | 2.4 | 3.0 | 3.9 | 4.3 | 4.3 | 4.2 | 3.5 | 2.8 | 1.3 | 1.0 | 33.7 | |
| Redwood City | 1.5 | 1.8 | 2.9 | 3.8 | 5.2 | 5.3 | 6.2 | 5.6 | 4.8 | 3.1 | 1.7 | 1.0 | 42.8 | |
| Woodside | 1.8 | 2.2 | 3.4 | 4.3 | 5.6 | 6.3 | 6.5 | 6.2 | 4.8 | 3.7 | 2.4 | 1.8 | 49.5 | |
| SANTA BARBARA | | | | | | | | | | | | | | |
| Beverly Hills | 2.1 | 2.6 | 4.0 | 5.2 | 6.0 | 5.9 | 5.8 | 5.4 | 4.1 | 3.3 | 2.7 | 2.1 | 49.1 | |
| Carpenteria | 2.0 | 2.4 | 3.2 | 3.9 | 4.8 | 5.2 | 5.5 | 5.7 | 4.5 | 3.4 | 2.4 | 2.0 | 44.9 | |
| Cuyama | 2.1 | 2.4 | 3.8 | 5.1 | 6.9 | 7.9 | 8.5 | 7.7 | 5.9 | 4.5 | 2.6 | 2.0 | 59.7 | |
| Goleta | 2.1 | 2.5 | 3.9 | 5.1 | 5.7 | 5.7 | 5.4 | 5.4 | 4.2 | 3.2 | 2.8 | 2.2 | 48.1 | |
| Goleta Foothills | 2.3 | 2.6 | 3.7 | 5.4 | 5.3 | 5.6 | 5.5 | 5.7 | 4.5 | 3.9 | 2.8 | 2.3 | 49.6 | |
| Guadalupe | 2.0 | 2.2 | 3.2 | 3.7 | 4.9 | 4.6 | 4.5 | 4.6 | 4.1 | 3.3 | 2.4 | 1.7 | 41.1 | |
| Lompoc | 2.0 | 2.2 | 3.2 | 3.7 | 4.8 | 4.6 | 4.9 | 4.8 | 3.9 | 3.2 | 2.4 | 1.7 | 41.1 | |
| Los Alamos | 1.8 | 2.0 | 3.2 | 4.1 | 4.9 | 5.3 | 5.7 | 5.5 | 4.4 | 3.7 | 2.4 | 1.6 | 44.6 | |
| Santa Barbara | 2.0 | 2.5 | 3.2 | 3.8 | 4.6 | 5.1 | 5.5 | 4.5 | 3.4 | 2.4 | 1.8 | 1.8 | 40.6 | |
| SANTA BARBARA | | | | | | | | | | | | | | |
| Santa Maria | 1.8 | 2.3 | 3.7 | 5.1 | 5.7 | 5.8 | 5.6 | 5.3 | 4.2 | 3.5 | 2.4 | 1.9 | 47.4 | |
| Santa Ynez | 1.7 | 2.2 | 3.5 | 5.0 | 5.8 | 6.2 | 6.4 | 6.0 | 4.5 | 3.6 | 2.2 | 1.7 | 48.7 | |
| Sisquoc | 2.1 | 2.5 | 3.8 | 4.1 | 6.1 | 6.3 | 6.4 | 5.8 | 4.3 | 3.4 | 2.3 | 1.8 | 49.2 | |
| Solvang | 2.0 | 2.0 | 3.3 | 4.3 | 5.0 | 5.6 | 6.1 | 5.6 | 4.4 | 3.7 | 2.2 | 1.6 | 45.6 | |
| SANTA CLARA | | | | | | | | | | | | | | |
| Gilroy | 1.3 | 1.8 | 3.1 | 4.1 | 5.3 | 5.6 | 6.1 | 5.5 | 4.7 | 3.5 | 1.7 | 1.1 | 43.6 | |
| Los Gatos | 1.5 | 1.8 | 2.8 | 3.9 | 5.0 | 5.6 | 6.2 | 5.5 | 4.7 | 3.2 | 1.7 | 1.1 | 42.9 | |
| Morgan Hill | 1.5 | 1.8 | 3.4 | 4.2 | 6.3 | 7.0 | 7.1 | 6.0 | 5.1 | 3.7 | 1.9 | 1.4 | 49.5 | |
| Palo Alto | 1.5 | 1.8 | 2.8 | 3.8 | 5.2 | 5.3 | 6.2 | 5.6 | 5.0 | 3.2 | 1.7 | 1.0 | 43.0 | |
| San Jose | 1.5 | 1.8 | 3.1 | 4.1 | 5.5 | 5.8 | 6.5 | 5.9 | 5.2 | 3.3 | 1.8 | 1.0 | 45.3 | |
| SANTA CRUZ | | | | | | | | | | | | | | |
| De Laveaga | 1.4 | 1.9 | 3.3 | 4.7 | 4.9 | 5.3 | 5.0 | 4.8 | 3.6 | 3.0 | 1.6 | 1.3 | 40.8 | |
| Green Valley Rd | 1.2 | 1.8 | 3.2 | 4.5 | 4.6 | 5.4 | 5.2 | 5.0 | 3.7 | 3.1 | 1.6 | 1.3 | 40.6 | |
| Santa Cruz | 1.5 | 1.8 | 2.6 | 3.5 | 4.3 | 4.4 | 4.8 | 4.4 | 3.8 | 2.8 | 1.7 | 1.2 | 36.6 | |
| Watsonville | 1.5 | 1.8 | 2.7 | 3.7 | 4.6 | 4.5 | 4.9 | 4.2 | 4.0 | 2.9 | 1.8 | 1.2 | 37.7 | |
| Webb | 1.8 | 2.2 | 3.7 | 4.8 | 5.3 | 5.7 | 5.6 | 5.3 | 4.3 | 3.4 | 2.4 | 1.8 | 46.2 | |

| Appendix A - Reference Evapotranspiration (ETo) Table* | | | | | | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------------|
| County and City | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual ETo |
| SHASTA | | | | | | | | | | | | | |
| Burney | 0.7 | 1.0 | 2.1 | 3.5 | 4.9 | 5.9 | 7.4 | 6.4 | 4.4 | 2.9 | 0.9 | 0.6 | 40.9 |
| Fall River Mills | 0.6 | 1.0 | 2.1 | 3.7 | 5.0 | 6.1 | 7.8 | 6.7 | 4.6 | 2.8 | 0.9 | 0.5 | 41.8 |
| Glenburn | 0.6 | 1.0 | 2.1 | 3.7 | 5.0 | 6.3 | 7.8 | 6.7 | 4.7 | 2.8 | 0.9 | 0.6 | 42.1 |
| McArthur | 0.7 | 1.4 | 2.9 | 4.2 | 5.6 | 6.9 | 8.2 | 7.2 | 5.0 | 3.0 | 1.1 | 0.6 | 46.8 |
| Redding | 1.2 | 1.4 | 2.6 | 4.1 | 5.6 | 7.1 | 8.5 | 7.3 | 5.3 | 3.2 | 1.4 | 0.9 | 48.8 |
| SIERRA | | | | | | | | | | | | | |
| Downville | 0.7 | 1.0 | 2.3 | 3.5 | 5.0 | 6.0 | 7.4 | 6.2 | 4.7 | 2.8 | 0.9 | 0.6 | 41.3 |
| Sierraville | 0.7 | 1.1 | 2.2 | 3.2 | 4.5 | 5.9 | 7.3 | 6.4 | 4.3 | 2.6 | 0.9 | 0.5 | 39.6 |
| SISKIYOU | | | | | | | | | | | | | |
| Happy Camp | 0.5 | 0.9 | 2.0 | 3.0 | 4.3 | 5.2 | 6.1 | 5.3 | 4.2 | 2.4 | 0.9 | 0.5 | 35.1 |
| MacDoel | 1.0 | 1.7 | 3.1 | 4.5 | 5.9 | 7.2 | 8.1 | 7.1 | 5.1 | 3.1 | 1.5 | 1.0 | 49.0 |
| Mt Shasta | 0.5 | 0.9 | 2.0 | 3.0 | 4.5 | 5.3 | 6.7 | 5.7 | 4.0 | 2.2 | 0.7 | 0.5 | 36.0 |
| Tule lake FS | 0.7 | 1.3 | 2.7 | 4.0 | 5.4 | 6.3 | 7.1 | 6.2 | 4.7 | 2.8 | 1.0 | 0.6 | 42.9 |
| Weed | 0.5 | 0.9 | 2.0 | 2.5 | 4.5 | 5.3 | 6.7 | 5.5 | 3.7 | 2.0 | 0.9 | 0.5 | 34.9 |
| Yreka | 0.6 | 0.9 | 2.1 | 3.0 | 4.9 | 5.8 | 7.3 | 6.5 | 4.3 | 2.5 | 0.9 | 0.5 | 39.2 |
| SOLANO | | | | | | | | | | | | | |
| Dixon | 0.7 | 1.4 | 3.2 | 5.2 | 6.3 | 7.6 | 8.2 | 7.2 | 5.5 | 4.3 | 1.6 | 1.1 | 52.1 |
| Fairfield | 1.1 | 1.7 | 2.8 | 4.0 | 5.5 | 6.1 | 7.8 | 6.0 | 4.8 | 3.1 | 1.4 | 0.9 | 45.2 |
| Hastings Tract | 1.6 | 2.2 | 3.7 | 5.1 | 6.8 | 7.3 | 8.7 | 7.8 | 5.7 | 4.0 | 2.1 | 1.6 | 57.1 |
| Putah Creek | 1.0 | 1.6 | 3.2 | 4.9 | 6.1 | 7.3 | 7.9 | 7.0 | 5.3 | 3.8 | 1.8 | 1.2 | 51.0 |
| Rio Vista | 0.9 | 1.7 | 2.8 | 4.4 | 5.9 | 6.7 | 7.9 | 6.5 | 5.1 | 3.2 | 1.3 | 0.7 | 47.0 |
| Suisun Valley | 0.6 | 1.3 | 3.0 | 4.7 | 5.7 | 7.0 | 7.7 | 6.8 | 5.3 | 3.8 | 1.4 | 0.9 | 48.3 |
| Winters | 0.9 | 1.7 | 3.3 | 5.0 | 6.4 | 7.5 | 7.9 | 7.0 | 5.2 | 3.5 | 1.6 | 1.0 | 51.0 |
| SONOMA | | | | | | | | | | | | | |
| Bennett Valley | 1.1 | 1.7 | 3.2 | 4.2 | 5.5 | 6.5 | 6.6 | 5.7 | 4.5 | 3.1 | 1.5 | 0.9 | 44.4 |
| Cloverdale | 1.1 | 1.4 | 2.6 | 3.4 | 5.0 | 5.9 | 6.2 | 5.6 | 4.5 | 2.8 | 1.4 | 0.7 | 40.7 |
| Fort Ross | 1.2 | 1.4 | 2.2 | 3.0 | 3.7 | 4.8 | 4.2 | 4.3 | 3.4 | 2.4 | 1.2 | 0.5 | 31.9 |
| Healdsburg | 1.2 | 1.5 | 2.7 | 3.5 | 5.0 | 5.9 | 6.1 | 5.6 | 4.5 | 2.8 | 1.4 | 0.7 | 40.8 |
| Lincoln | 1.2 | 1.7 | 2.8 | 4.7 | 6.1 | 7.4 | 8.4 | 7.3 | 5.4 | 3.7 | 1.9 | 1.2 | 51.9 |
| Petaluma | 1.2 | 1.5 | 2.8 | 3.7 | 4.6 | 5.6 | 4.7 | 5.7 | 4.5 | 2.9 | 1.4 | 0.9 | 39.6 |
| Santa Rosa | 1.2 | 1.4 | 2.8 | 3.7 | 5.0 | 6.0 | 6.1 | 5.9 | 4.5 | 2.9 | 1.5 | 0.7 | 42.0 |
| Valley of the Moon | 1.0 | 1.6 | 3.0 | 4.5 | 5.6 | 6.6 | 7.1 | 6.3 | 4.7 | 3.3 | 1.5 | 1.0 | 46.1 |
| Windsor | 0.9 | 1.6 | 3.0 | 4.5 | 5.5 | 6.5 | 6.5 | 5.7 | 4.4 | 3.2 | 1.4 | 1.0 | 44.2 |
| Denair | 1.0 | 1.9 | 3.6 | 4.7 | 7.0 | 7.9 | 8.0 | 6.1 | 5.3 | 3.4 | 1.5 | 1.0 | 51.4 |
| La Grange | 1.2 | 1.5 | 3.1 | 4.7 | 6.2 | 7.7 | 8.5 | 7.3 | 5.3 | 3.4 | 1.4 | 0.7 | 51.2 |
| Modesto | 0.9 | 1.4 | 3.2 | 4.7 | 6.4 | 7.7 | 8.1 | 6.8 | 5.3 | 3.4 | 1.4 | 0.7 | 49.7 |
| Newman | 1.0 | 1.5 | 3.2 | 4.6 | 6.2 | 7.4 | 8.1 | 6.7 | 5.0 | 3.4 | 1.4 | 0.7 | 49.3 |
| STANISLAUS | | | | | | | | | | | | | |
| Oakdale | 1.2 | 1.5 | 3.2 | 4.7 | 6.2 | 7.7 | 8.1 | 7.1 | 5.1 | 3.4 | 1.4 | 0.7 | 50.3 |
| Patterson | 1.3 | 2.1 | 4.2 | 5.4 | 7.9 | 8.6 | 8.2 | 6.6 | 5.8 | 4.0 | 1.9 | 1.3 | 57.3 |
| Turlock | 0.9 | 1.5 | 3.2 | 4.7 | 6.5 | 7.7 | 8.2 | 7.0 | 5.1 | 3.4 | 1.4 | 0.7 | 50.2 |
| SUTTER | | | | | | | | | | | | | |
| Nicolaus | 0.9 | 1.6 | 3.2 | 4.9 | 6.3 | 7.5 | 8.0 | 6.9 | 5.2 | 3.4 | 1.5 | 0.9 | 50.2 |
| Yuba City | 1.3 | 2.1 | 2.8 | 4.4 | 5.7 | 7.2 | 7.1 | 6.1 | 4.7 | 3.2 | 1.2 | 0.9 | 46.7 |
| TEHAMA | | | | | | | | | | | | | |
| Cornland | 1.2 | 1.8 | 2.9 | 4.5 | 6.1 | 7.3 | 8.1 | 7.2 | 5.3 | 3.7 | 1.7 | 1.1 | 50.7 |
| Gerber | 1.0 | 1.8 | 3.5 | 5.0 | 6.6 | 7.9 | 8.7 | 7.4 | 5.8 | 4.1 | 1.8 | 1.1 | 51.7 |
| Gerber Dryland | 0.9 | 1.6 | 3.2 | 4.7 | 6.7 | 8.4 | 9.0 | 7.9 | 6.0 | 4.2 | 2.0 | 1.0 | 55.1 |
| Red Bluff | 1.2 | 1.8 | 2.9 | 4.4 | 5.9 | 7.4 | 8.5 | 7.3 | 5.4 | 3.5 | 1.7 | 1.0 | 51.1 |

| Appendix A - Reference Evapotranspiration (ET _o) Table* | | | | | | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------------------------|
| County and City | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual ET _o |
| TRINITY | | | | | | | | | | | | | |
| Hay Fork | 0.5 | 1.1 | 2.3 | 3.5 | 4.9 | 5.9 | 7.0 | 6.0 | 4.5 | 2.8 | 0.9 | 0.7 | 40.1 |
| Weaverville | 0.6 | 1.1 | 2.2 | 3.3 | 4.9 | 5.9 | 7.3 | 6.0 | 4.4 | 2.7 | 0.9 | 0.7 | 40.0 |
| TULARE | | | | | | | | | | | | | |
| Alpaugh | 0.9 | 1.7 | 3.4 | 4.8 | 6.6 | 7.7 | 8.2 | 7.3 | 5.4 | 3.4 | 1.4 | 0.7 | 51.6 |
| Badger | 1.0 | 1.3 | 2.7 | 4.1 | 6.0 | 7.3 | 7.7 | 7.0 | 4.8 | 3.3 | 1.4 | 0.7 | 47.3 |
| Delano | 1.1 | 1.9 | 4.0 | 4.9 | 7.2 | 7.9 | 8.1 | 7.3 | 5.4 | 3.2 | 1.5 | 1.2 | 53.6 |
| Dinuba | 1.1 | 1.5 | 3.2 | 4.7 | 6.2 | 7.7 | 8.5 | 7.3 | 5.3 | 3.4 | 1.4 | 0.7 | 51.2 |
| Lindcove | 0.9 | 1.6 | 3.0 | 4.8 | 6.5 | 7.6 | 8.1 | 7.2 | 5.2 | 3.4 | 1.6 | 0.9 | 50.6 |
| Porterville | 1.1 | 1.8 | 3.4 | 4.7 | 6.6 | 7.7 | 8.5 | 7.3 | 5.3 | 3.4 | 1.4 | 0.7 | 52.1 |
| Visalia | 0.9 | 1.7 | 3.3 | 5.1 | 6.8 | 7.7 | 7.9 | 6.9 | 4.9 | 3.2 | 1.5 | 0.8 | 50.7 |
| TUOLUMNE | | | | | | | | | | | | | |
| Groveland | 1.1 | 1.5 | 2.8 | 4.1 | 5.7 | 7.2 | 7.9 | 6.6 | 5.1 | 3.3 | 1.4 | 0.7 | 47.5 |
| Sonora | 1.1 | 1.5 | 2.8 | 4.1 | 5.8 | 7.2 | 7.9 | 6.7 | 5.1 | 3.2 | 1.4 | 0.7 | 47.6 |
| VENTURA | | | | | | | | | | | | | |
| Camarillo | 2.2 | 2.5 | 3.7 | 4.3 | 5.0 | 5.2 | 5.9 | 5.4 | 4.2 | 3.0 | 2.5 | 2.1 | 46.1 |
| Oxnard | 2.2 | 2.5 | 3.2 | 3.7 | 4.4 | 4.6 | 5.4 | 4.8 | 4.0 | 3.3 | 2.4 | 2.0 | 42.3 |
| Piru | 2.8 | 2.8 | 4.1 | 5.6 | 6.8 | 6.8 | 7.6 | 7.8 | 5.8 | 5.2 | 3.7 | 3.2 | 61.5 |
| Port Hueneme | 2.0 | 2.3 | 3.3 | 4.6 | 4.9 | 4.9 | 4.9 | 5.0 | 3.7 | 3.2 | 2.5 | 2.2 | 43.5 |
| Thousand Oaks | 2.2 | 2.6 | 3.4 | 4.5 | 5.4 | 5.9 | 6.7 | 6.4 | 5.4 | 3.9 | 2.6 | 2.0 | 51.0 |
| Ventura | 2.2 | 2.6 | 3.2 | 3.8 | 4.6 | 4.7 | 5.5 | 4.9 | 4.1 | 3.4 | 2.5 | 2.0 | 43.5 |
| YOLO | | | | | | | | | | | | | |
| Bryte | 0.9 | 1.7 | 3.3 | 5.0 | 6.4 | 7.5 | 7.9 | 7.0 | 5.2 | 3.5 | 1.6 | 1.0 | 51.0 |
| Davis | 1.0 | 1.9 | 3.3 | 5.0 | 6.4 | 7.6 | 8.2 | 7.1 | 5.4 | 4.0 | 1.8 | 1.0 | 52.5 |
| Esparto | 1.0 | 1.7 | 3.4 | 5.5 | 6.9 | 8.1 | 8.5 | 7.5 | 5.8 | 4.2 | 2.0 | 1.2 | 55.8 |
| Winters | 1.7 | 1.7 | 2.9 | 4.4 | 5.8 | 7.1 | 7.9 | 6.7 | 5.3 | 3.3 | 1.6 | 1.0 | 49.4 |
| Woodland | 1.5 | 1.8 | 3.2 | 4.7 | 6.1 | 7.7 | 8.2 | 7.2 | 5.4 | 3.7 | 1.7 | 1.0 | 51.6 |
| Zamora | 1.1 | 1.9 | 3.5 | 5.2 | 6.4 | 7.4 | 7.8 | 7.0 | 5.5 | 4.0 | 1.9 | 1.2 | 52.8 |
| YUBA | | | | | | | | | | | | | |
| Brown's Valley | 1.0 | 1.7 | 3.1 | 4.7 | 6.1 | 7.5 | 8.5 | 7.6 | 5.7 | 4.1 | 2.0 | 1.1 | 52.9 |
| Brownsville | 1.1 | 1.4 | 2.6 | 4.0 | 5.7 | 6.8 | 7.9 | 6.8 | 5.3 | 3.7 | 1.5 | 0.9 | 47.4 |
| * The values in this table were derived from: | | | | | | | | | | | | | |
| 1) California Irrigation Management Information System (CIMIS); | | | | | | | | | | | | | |
| 2) Reference Evapotranspiration Zones Map, UC Dept. of Land, Air & Water Resources and California Dept. of Water Resources 1999; and | | | | | | | | | | | | | |
| 3) Reference Evapotranspiration for California, University of California, Department of Agriculture and Natural Resources (1987) Bulletin 1922 4) Determining Daily Reference Evapotranspiration, Cooperative Extension UC Division of Agriculture and Natural Resources (1987), Publication Leaflet 21426 | | | | | | | | | | | | | |

Appendix A - Reference Evapotranspiration (ETo) Table*

| County and City | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual ETo |
|---------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------------|
| ALAMEDA | | | | | | | | | | | | | |
| Fremont | 1.5 | 1.9 | 3.4 | 4.7 | 5.4 | 6.3 | 6.7 | 6.0 | 4.5 | 3.4 | 1.8 | 1.5 | 47.0 |
| Livermore | 1.2 | 1.5 | 2.9 | 4.4 | 5.9 | 6.6 | 7.4 | 6.4 | 5.3 | 3.2 | 1.5 | 0.9 | 47.2 |
| Oakland | 1.5 | 1.5 | 2.8 | 3.9 | 5.1 | 5.3 | 6.0 | 5.5 | 4.8 | 3.1 | 1.4 | 0.9 | 41.8 |
| Oakland Foothills | 1.1 | 1.4 | 2.7 | 3.7 | 5.1 | 6.4 | 5.8 | 4.9 | 3.6 | 2.6 | 1.4 | 1.0 | 39.6 |
| Pleasanton | 0.8 | 1.5 | 2.9 | 4.4 | 5.6 | 6.7 | 7.4 | 6.4 | 4.7 | 3.3 | 1.5 | 1.0 | 46.2 |
| Union City | 1.4 | 1.8 | 3.1 | 4.2 | 5.4 | 5.9 | 6.4 | 5.7 | 4.4 | 3.1 | 1.5 | 1.2 | 44.2 |
| ALPINE | | | | | | | | | | | | | |
| Markleeville | 0.7 | 0.9 | 2.0 | 3.5 | 5.0 | 6.1 | 7.3 | 6.4 | 4.4 | 2.6 | 1.2 | 0.5 | 40.6 |
| AMADOR | | | | | | | | | | | | | |
| Jackson | 1.2 | 1.5 | 2.8 | 4.4 | 6.0 | 7.2 | 7.9 | 7.2 | 5.3 | 3.2 | 1.4 | 0.9 | 48.9 |
| Shanandoah Valley | 1.0 | 1.7 | 2.9 | 4.4 | 5.6 | 6.8 | 7.9 | 7.1 | 5.2 | 3.6 | 1.7 | 1.0 | 48.8 |
| BUTTE | | | | | | | | | | | | | |
| Chico | 1.2 | 1.8 | 2.9 | 4.7 | 6.1 | 7.4 | 8.5 | 7.3 | 5.4 | 3.7 | 1.7 | 1.0 | 51.7 |
| Durham | 1.1 | 1.8 | 3.2 | 5.0 | 6.5 | 7.4 | 7.8 | 6.9 | 5.3 | 3.6 | 1.7 | 1.0 | 51.1 |
| Gridley | 1.2 | 1.8 | 3.0 | 4.7 | 6.1 | 7.7 | 8.5 | 7.1 | 5.4 | 3.7 | 1.7 | 1.0 | 51.9 |
| Oroville | 1.2 | 1.7 | 2.8 | 4.7 | 6.1 | 7.6 | 8.5 | 7.3 | 5.3 | 3.7 | 1.7 | 1.0 | 51.5 |
| CALAVERAS | | | | | | | | | | | | | |
| San Andreas | 1.2 | 1.5 | 2.8 | 4.4 | 6.0 | 7.3 | 7.9 | 7.0 | 5.3 | 3.2 | 1.4 | 0.7 | 48.8 |
| COLUSA | | | | | | | | | | | | | |
| Colusa | 1.0 | 1.7 | 3.4 | 5.0 | 6.4 | 7.6 | 8.3 | 7.2 | 5.4 | 3.8 | 1.8 | 1.1 | 52.8 |
| Williams | 1.2 | 1.7 | 2.9 | 4.5 | 6.1 | 7.2 | 8.5 | 7.3 | 5.3 | 3.4 | 1.6 | 1.0 | 50.8 |
| CONTRA COSTA | | | | | | | | | | | | | |
| Brentwood | 1.0 | 1.5 | 2.9 | 4.5 | 6.1 | 7.1 | 7.9 | 6.7 | 5.2 | 3.2 | 1.4 | 0.7 | 48.3 |
| Concord | 1.1 | 1.4 | 2.4 | 4.0 | 5.5 | 5.9 | 7.0 | 6.0 | 4.8 | 3.2 | 1.3 | 0.7 | 43.4 |
| Courtland | 0.9 | 1.5 | 2.9 | 4.4 | 6.1 | 6.9 | 7.9 | 6.7 | 5.3 | 3.2 | 1.4 | 0.7 | 48.0 |
| Martinez | 1.2 | 1.4 | 2.4 | 3.9 | 5.3 | 5.6 | 6.7 | 5.6 | 4.7 | 3.1 | 1.2 | 0.7 | 41.8 |
| Moraga | 1.2 | 1.5 | 3.4 | 4.2 | 5.5 | 6.1 | 6.7 | 5.9 | 4.6 | 3.2 | 1.6 | 1.0 | 44.9 |
| Pittsburg | 1.0 | 1.5 | 2.8 | 4.1 | 5.6 | 6.4 | 7.4 | 6.4 | 5.0 | 3.2 | 1.3 | 0.7 | 45.4 |
| Walnut Creek | 0.8 | 1.5 | 2.9 | 4.4 | 5.6 | 6.7 | 7.4 | 6.4 | 4.7 | 3.3 | 1.5 | 1.0 | 46.2 |
| DEL NORTE | | | | | | | | | | | | | |
| Crescent City | 0.5 | 0.9 | 2.0 | 3.0 | 3.7 | 3.5 | 4.3 | 3.7 | 3.0 | 2.0 | 0.9 | 0.5 | 27.7 |
| EL DORADO | | | | | | | | | | | | | |
| Camino | 0.9 | 1.7 | 2.5 | 3.9 | 5.9 | 7.2 | 7.8 | 6.8 | 5.1 | 3.1 | 1.5 | 0.9 | 47.3 |
| FRESNO | | | | | | | | | | | | | |
| Clovis | 1.0 | 1.5 | 3.2 | 4.8 | 6.4 | 7.7 | 8.5 | 7.3 | 5.3 | 3.4 | 1.4 | 0.7 | 51.4 |
| Coalinga | 1.2 | 1.7 | 3.1 | 4.6 | 6.2 | 7.2 | 8.5 | 7.3 | 5.3 | 3.4 | 1.6 | 0.7 | 50.9 |
| Firebaugh | 1.0 | 1.8 | 3.7 | 5.7 | 7.3 | 8.1 | 8.2 | 7.2 | 5.5 | 3.9 | 2.0 | 1.1 | 55.4 |
| FivePoints | 1.3 | 2.0 | 4.0 | 6.1 | 7.7 | 8.5 | 8.7 | 8.0 | 6.2 | 4.5 | 2.4 | 1.2 | 60.4 |
| Fresno | 0.9 | 1.7 | 3.3 | 4.8 | 6.7 | 7.8 | 8.4 | 7.1 | 5.2 | 3.2 | 1.4 | 0.6 | 51.1 |
| Fresno State | 0.9 | 1.6 | 3.2 | 5.2 | 7.0 | 8.0 | 8.7 | 7.6 | 5.4 | 3.6 | 1.7 | 0.9 | 53.7 |
| Friant | 1.2 | 1.5 | 3.1 | 4.7 | 6.4 | 7.7 | 8.5 | 7.3 | 5.3 | 3.4 | 1.4 | 0.7 | 51.3 |
| Kerman | 0.9 | 1.5 | 3.2 | 4.8 | 6.6 | 7.7 | 8.4 | 7.2 | 5.3 | 3.4 | 1.4 | 0.7 | 51.2 |
| Kingsburg | 1.0 | 1.5 | 3.4 | 4.8 | 6.6 | 7.7 | 8.4 | 7.2 | 5.3 | 3.4 | 1.4 | 0.7 | 51.6 |
| Mendota | 1.5 | 2.5 | 4.6 | 6.2 | 7.9 | 8.6 | 8.8 | 7.5 | 5.9 | 4.5 | 2.4 | 1.5 | 61.7 |
| Orange Cove | 1.2 | 1.9 | 3.5 | 4.7 | 7.4 | 8.5 | 8.9 | 7.9 | 5.9 | 3.7 | 1.8 | 1.2 | 56.7 |
| Panoche | 1.1 | 2.0 | 4.0 | 5.6 | 7.8 | 8.5 | 8.3 | 7.3 | 5.6 | 3.9 | 1.8 | 1.2 | 57.2 |
| Parlier | 1.0 | 1.9 | 3.6 | 5.2 | 6.8 | 7.6 | 8.1 | 7.0 | 5.1 | 3.4 | 1.7 | 0.9 | 52.0 |

Appendix A - Reference Evapotranspiration (ETo) Table*

| County and City | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual ETo |
|----------------------|-----|-----|-----|-----|------|------|------|------|-----|-----|-----|-----|------------|
| FRESNO | | | | | | | | | | | | | |
| Reedley | 1.1 | 1.5 | 3.2 | 4.7 | 6.4 | 7.7 | 8.5 | 7.3 | 5.3 | 3.4 | 1.4 | 0.7 | 51.3 |
| Westlands | 0.9 | 1.7 | 3.8 | 6.3 | 8.0 | 8.6 | 8.6 | 7.8 | 5.9 | 4.3 | 2.1 | 1.1 | 58.8 |
| GLENN | | | | | | | | | | | | | |
| Orland | 1.1 | 1.8 | 3.4 | 5.0 | 6.4 | 7.5 | 7.9 | 6.7 | 5.3 | 3.9 | 1.8 | 1.4 | 52.1 |
| Willows | 1.2 | 1.7 | 2.9 | 4.7 | 6.1 | 7.2 | 8.5 | 7.3 | 5.3 | 3.6 | 1.7 | 1.0 | 51.3 |
| HUMBOLDT | | | | | | | | | | | | | |
| Eureka | 0.5 | 1.1 | 2.0 | 3.0 | 3.7 | 3.7 | 3.7 | 3.7 | 3.0 | 2.0 | 0.9 | 0.5 | 27.5 |
| Ferndale | 0.5 | 1.1 | 2.0 | 3.0 | 3.7 | 3.7 | 3.7 | 3.7 | 3.0 | 2.0 | 0.9 | 0.5 | 27.5 |
| Garberville | 0.6 | 1.2 | 2.2 | 3.1 | 4.5 | 5.0 | 5.5 | 4.9 | 3.8 | 2.4 | 1.0 | 0.7 | 34.9 |
| Hoopa | 0.5 | 1.1 | 2.1 | 3.0 | 4.4 | 5.4 | 6.1 | 5.1 | 3.8 | 2.4 | 0.9 | 0.7 | 35.6 |
| IMPERIAL | | | | | | | | | | | | | |
| Brawley | 2.8 | 3.8 | 5.9 | 8.0 | 10.4 | 11.5 | 11.7 | 10.0 | 8.4 | 6.2 | 3.5 | 2.1 | 84.2 |
| Calipatria/Mulberry | 2.4 | 3.2 | 5.1 | 6.8 | 8.6 | 9.2 | 9.2 | 8.6 | 7.0 | 5.2 | 3.1 | 2.3 | 70.7 |
| El Centro | 2.7 | 3.5 | 5.6 | 7.9 | 10.1 | 11.1 | 11.6 | 9.5 | 8.3 | 6.1 | 3.3 | 2.0 | 81.7 |
| Holtville | 2.8 | 3.8 | 5.9 | 7.9 | 10.4 | 11.6 | 12.0 | 10.0 | 8.6 | 6.2 | 3.5 | 2.1 | 84.7 |
| Meloland | 2.5 | 3.2 | 5.5 | 7.5 | 8.9 | 9.2 | 9.0 | 8.5 | 6.8 | 5.3 | 3.1 | 2.2 | 71.6 |
| Palo Verde II | 2.5 | 3.3 | 5.7 | 6.9 | 8.5 | 8.9 | 8.6 | 7.9 | 6.2 | 4.5 | 2.9 | 2.3 | 68.2 |
| Seeley | 2.7 | 3.5 | 5.9 | 7.7 | 9.7 | 10.1 | 9.3 | 8.3 | 6.9 | 5.5 | 3.4 | 2.2 | 75.4 |
| Westmoreland | 2.4 | 3.3 | 5.3 | 6.9 | 8.7 | 9.6 | 9.6 | 8.7 | 6.9 | 5.0 | 3.0 | 2.2 | 71.4 |
| Yuma | 2.5 | 3.4 | 5.3 | 6.9 | 8.7 | 9.6 | 9.6 | 8.7 | 6.9 | 5.0 | 3.0 | 2.2 | 71.6 |
| INYO | | | | | | | | | | | | | |
| Bishop | 1.7 | 2.7 | 4.8 | 6.7 | 8.2 | 10.9 | 7.4 | 9.6 | 7.4 | 4.8 | 2.5 | 1.6 | 68.3 |
| Death Valley Jct | 2.2 | 3.3 | 5.4 | 7.7 | 9.8 | 11.1 | 11.4 | 10.1 | 8.3 | 5.4 | 2.9 | 1.7 | 79.1 |
| Independence | 1.7 | 2.7 | 3.4 | 6.6 | 8.5 | 9.5 | 9.8 | 8.5 | 7.1 | 3.9 | 2.0 | 1.5 | 65.2 |
| Lower Haiwee Res. | 1.8 | 2.7 | 4.4 | 7.1 | 8.5 | 9.5 | 9.8 | 8.5 | 7.1 | 4.2 | 2.6 | 1.5 | 67.6 |
| Oasis | 2.7 | 2.8 | 5.9 | 8.0 | 10.4 | 11.7 | 11.6 | 10.0 | 8.4 | 6.2 | 3.4 | 2.1 | 83.1 |
| KERN | | | | | | | | | | | | | |
| Arvin | 1.2 | 1.8 | 3.5 | 4.7 | 6.6 | 7.4 | 8.1 | 7.3 | 5.3 | 3.4 | 1.7 | 1.0 | 51.9 |
| Bakersfield | 1.0 | 1.8 | 3.5 | 4.7 | 6.6 | 7.7 | 8.5 | 7.3 | 5.3 | 3.5 | 1.6 | 0.9 | 52.4 |
| Bakersfield/Bonanza | 1.2 | 2.2 | 3.7 | 5.7 | 7.4 | 8.2 | 8.7 | 7.8 | 5.7 | 4.0 | 2.1 | 1.2 | 57.9 |
| Bakersfield/Greenlee | 1.2 | 2.2 | 3.7 | 5.7 | 7.4 | 8.2 | 8.7 | 7.8 | 5.7 | 4.0 | 2.1 | 1.2 | 57.9 |
| Behridge | 1.4 | 2.2 | 4.1 | 5.5 | 7.7 | 8.5 | 8.6 | 7.8 | 6.0 | 3.8 | 2.0 | 1.5 | 59.2 |
| Blackwells Corner | 1.4 | 2.1 | 3.8 | 5.4 | 7.0 | 7.8 | 8.5 | 7.7 | 5.8 | 3.9 | 1.9 | 1.2 | 56.6 |
| Buttonwillow | 1.0 | 1.8 | 3.2 | 4.7 | 6.6 | 7.7 | 8.5 | 7.3 | 5.4 | 3.4 | 1.5 | 0.9 | 52.0 |
| China Lake | 2.1 | 3.2 | 5.3 | 7.7 | 9.2 | 10.0 | 11.0 | 9.8 | 7.3 | 4.9 | 2.7 | 1.7 | 74.8 |
| Delano | 0.9 | 1.8 | 3.4 | 4.7 | 6.6 | 7.7 | 8.5 | 7.3 | 5.4 | 3.4 | 1.4 | 0.7 | 52.0 |
| Famoso | 1.3 | 1.9 | 3.5 | 4.8 | 6.7 | 7.6 | 8.0 | 7.3 | 5.5 | 3.5 | 1.7 | 1.3 | 53.1 |
| Grapevine | 1.3 | 1.8 | 3.1 | 4.4 | 5.6 | 6.8 | 7.6 | 6.8 | 5.9 | 3.4 | 1.9 | 1.0 | 49.5 |
| Inyokern | 2.0 | 3.1 | 4.9 | 7.3 | 8.5 | 9.7 | 11.0 | 9.4 | 7.1 | 5.1 | 2.6 | 1.7 | 72.4 |
| Isabella Dam | 1.2 | 1.4 | 2.8 | 4.4 | 5.8 | 7.3 | 7.9 | 7.0 | 5.0 | 3.2 | 1.7 | 0.9 | 48.4 |
| Lamont | 1.3 | 2.4 | 4.4 | 4.6 | 6.5 | 7.0 | 8.8 | 7.6 | 5.7 | 3.7 | 1.6 | 0.8 | 54.4 |
| Lost Hills | 1.6 | 2.2 | 3.7 | 5.1 | 6.8 | 7.8 | 8.7 | 7.8 | 5.7 | 4.0 | 2.1 | 1.6 | 57.1 |
| McFarland/Kern | 1.2 | 2.1 | 3.7 | 5.6 | 7.3 | 8.0 | 8.3 | 7.4 | 5.6 | 4.1 | 2.0 | 1.2 | 56.5 |
| Shafter | 1.0 | 1.7 | 3.4 | 5.0 | 6.6 | 7.7 | 8.3 | 7.3 | 5.4 | 3.4 | 1.5 | 0.9 | 52.1 |
| Taft | 1.3 | 1.8 | 3.1 | 4.3 | 6.2 | 7.3 | 8.5 | 7.3 | 5.4 | 3.4 | 1.7 | 1.0 | 51.2 |
| Tehachapi | 1.4 | 1.8 | 3.2 | 5.0 | 6.1 | 7.7 | 7.9 | 7.3 | 5.9 | 3.4 | 2.1 | 1.2 | 52.9 |
| KINGS | | | | | | | | | | | | | |
| Caruthers | 1.6 | 2.5 | 4.0 | 5.7 | 7.8 | 8.7 | 9.3 | 8.4 | 6.3 | 4.4 | 2.4 | 1.6 | 62.7 |

Appendix A - Reference Evapotranspiration (ET_o) Table*

| County and City | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual ET _o |
|--------------------|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|------------------------|
| KINGS | | | | | | | | | | | | | |
| Corcoran | 1.6 | 2.2 | 3.7 | 5.1 | 6.8 | 7.8 | 8.7 | 7.8 | 5.7 | 4.0 | 2.1 | 1.6 | 57.1 |
| Hanford | 0.9 | 1.5 | 3.4 | 5.0 | 6.6 | 7.7 | 8.3 | 7.2 | 5.4 | 3.4 | 1.4 | 0.7 | 51.5 |
| Kettleman | 1.1 | 2.0 | 4.0 | 6.0 | 7.5 | 8.5 | 9.1 | 8.2 | 6.1 | 4.5 | 2.2 | 1.1 | 60.2 |
| Lemoore | 0.9 | 1.5 | 3.4 | 5.0 | 6.6 | 7.7 | 8.3 | 7.3 | 5.4 | 3.4 | 1.4 | 0.7 | 51.7 |
| Stratford | 0.9 | 1.9 | 3.9 | 6.1 | 7.8 | 8.6 | 8.8 | 7.7 | 5.9 | 4.1 | 2.1 | 1.0 | 58.7 |
| LAKE | | | | | | | | | | | | | |
| Lakeport | 1.1 | 1.3 | 2.6 | 3.5 | 5.1 | 6.0 | 7.3 | 6.1 | 4.7 | 2.9 | 1.2 | 0.9 | 42.8 |
| Lower Lake | 1.2 | 1.4 | 2.7 | 4.5 | 5.3 | 6.3 | 7.4 | 6.4 | 5.0 | 3.1 | 1.3 | 0.9 | 45.4 |
| LASSEN | | | | | | | | | | | | | |
| Buntingville | 1.0 | 1.7 | 3.5 | 4.9 | 6.2 | 7.3 | 8.4 | 7.5 | 5.4 | 3.4 | 1.5 | 0.9 | 51.8 |
| Ravendale | 0.6 | 1.1 | 2.3 | 4.1 | 5.6 | 6.7 | 7.9 | 7.3 | 4.7 | 2.8 | 1.2 | 0.5 | 44.9 |
| Susanville | 0.7 | 1.0 | 2.2 | 4.1 | 5.6 | 6.5 | 7.8 | 7.0 | 4.6 | 2.8 | 1.2 | 0.5 | 44.0 |
| LOS ANGELES | | | | | | | | | | | | | |
| Burbank | 2.1 | 2.8 | 3.7 | 4.7 | 5.1 | 6.0 | 6.6 | 6.7 | 5.4 | 4.0 | 2.6 | 2.0 | 51.7 |
| Claremont | 2.0 | 2.3 | 3.4 | 4.6 | 5.0 | 6.0 | 7.0 | 7.0 | 5.3 | 4.0 | 2.7 | 2.1 | 51.3 |
| El Dorado | 1.7 | 2.2 | 3.6 | 4.8 | 5.1 | 5.7 | 5.9 | 5.9 | 4.4 | 3.2 | 2.2 | 1.7 | 46.3 |
| Glendale | 2.0 | 2.2 | 3.3 | 3.8 | 4.7 | 4.8 | 5.7 | 5.6 | 4.3 | 3.3 | 2.2 | 1.8 | 43.7 |
| Glendora | 2.0 | 2.5 | 3.6 | 4.9 | 5.4 | 6.1 | 7.3 | 6.8 | 5.7 | 4.2 | 2.6 | 2.0 | 53.1 |
| Gorman | 1.6 | 2.2 | 3.4 | 4.6 | 5.5 | 7.4 | 7.7 | 7.1 | 5.9 | 3.6 | 2.4 | 1.1 | 52.4 |
| Hollywood Hills | 2.1 | 2.2 | 3.8 | 5.4 | 6.0 | 6.5 | 6.7 | 6.4 | 5.2 | 3.7 | 2.8 | 2.1 | 52.8 |
| Lancaster | 2.1 | 3.0 | 4.6 | 5.9 | 8.5 | 9.7 | 11.0 | 9.8 | 7.3 | 4.6 | 2.8 | 1.7 | 71.1 |
| Long Beach | 1.8 | 2.1 | 3.3 | 3.9 | 4.5 | 4.3 | 5.3 | 4.7 | 3.7 | 2.8 | 1.8 | 1.5 | 39.7 |
| Los Angeles | 2.2 | 2.7 | 3.7 | 4.7 | 5.5 | 5.8 | 6.2 | 5.9 | 5.0 | 3.9 | 2.6 | 1.9 | 50.1 |
| Monrovia | 2.2 | 2.3 | 3.8 | 4.3 | 5.5 | 5.9 | 6.9 | 6.4 | 5.1 | 3.2 | 2.5 | 2.0 | 50.2 |
| Palmdale | 2.0 | 2.6 | 4.6 | 6.2 | 7.3 | 8.9 | 9.8 | 9.0 | 6.5 | 4.7 | 2.7 | 2.1 | 66.2 |
| Pasadena | 2.1 | 2.7 | 3.7 | 4.7 | 5.1 | 6.0 | 7.1 | 6.7 | 5.6 | 4.2 | 2.6 | 2.0 | 52.3 |
| Pearblossom | 1.7 | 2.4 | 3.7 | 4.7 | 7.3 | 7.7 | 9.9 | 7.9 | 6.4 | 4.0 | 2.6 | 1.6 | 59.9 |
| Pomona | 1.7 | 2.0 | 3.4 | 4.5 | 5.0 | 5.8 | 6.5 | 6.4 | 4.7 | 3.5 | 2.3 | 1.7 | 47.5 |
| Redondo Beach | 2.2 | 2.4 | 3.3 | 3.8 | 4.5 | 4.7 | 5.4 | 4.8 | 4.4 | 2.8 | 2.4 | 2.0 | 42.6 |
| San Fernando | 2.0 | 2.7 | 3.5 | 4.6 | 5.5 | 5.9 | 7.3 | 6.7 | 5.3 | 3.9 | 2.6 | 2.0 | 52.0 |
| Santa Clarita | 2.8 | 2.8 | 4.1 | 5.6 | 6.0 | 6.8 | 7.6 | 7.8 | 5.8 | 5.2 | 3.7 | 3.2 | 61.5 |
| Santa Monica | 1.8 | 2.1 | 3.3 | 4.5 | 4.7 | 5.0 | 5.4 | 5.4 | 3.9 | 3.4 | 2.4 | 2.2 | 44.2 |
| MADERA | | | | | | | | | | | | | |
| Chowchilla | 1.0 | 1.4 | 3.2 | 4.7 | 6.6 | 7.8 | 8.5 | 7.3 | 5.3 | 3.4 | 1.4 | 0.7 | 51.4 |
| Madera | 0.9 | 1.4 | 3.2 | 4.8 | 6.6 | 7.8 | 8.5 | 7.3 | 5.3 | 3.4 | 1.4 | 0.7 | 51.5 |
| Raymond | 1.2 | 1.5 | 3.0 | 4.6 | 6.1 | 7.6 | 8.4 | 7.3 | 5.2 | 3.4 | 1.4 | 0.7 | 50.5 |
| MARIN | | | | | | | | | | | | | |
| Black Point | 1.1 | 1.7 | 3.0 | 4.2 | 5.2 | 6.2 | 6.6 | 5.8 | 4.3 | 2.8 | 1.3 | 0.9 | 43.0 |
| Novato | 1.3 | 1.5 | 2.4 | 3.5 | 4.4 | 6.0 | 5.9 | 5.4 | 4.4 | 2.8 | 1.4 | 0.7 | 39.8 |
| Point San Pedro | 1.1 | 1.7 | 3.0 | 4.2 | 5.2 | 6.2 | 6.6 | 5.8 | 4.3 | 2.8 | 1.3 | 0.9 | 43.0 |
| San Rafael | 1.2 | 1.3 | 2.4 | 3.3 | 4.0 | 4.8 | 4.8 | 4.9 | 4.3 | 2.7 | 1.3 | 0.7 | 35.8 |
| MARIPOSA | | | | | | | | | | | | | |
| Coulterville | 1.1 | 1.5 | 2.8 | 4.4 | 5.9 | 7.3 | 8.1 | 7.0 | 5.3 | 3.4 | 1.4 | 0.7 | 48.8 |
| Mariposa | 1.1 | 1.5 | 2.8 | 4.4 | 5.9 | 7.4 | 8.2 | 7.1 | 5.0 | 3.4 | 1.4 | 0.7 | 49.0 |
| Yosemite Village | 0.7 | 1.0 | 2.3 | 3.7 | 5.1 | 6.5 | 7.1 | 6.1 | 4.4 | 2.9 | 1.1 | 0.6 | 41.4 |
| MENDOCINO | | | | | | | | | | | | | |
| Fort Bragg | 0.9 | 1.3 | 2.2 | 3.0 | 3.7 | 3.5 | 3.7 | 3.7 | 3.0 | 2.3 | 1.2 | 0.7 | 29.0 |
| Hopland | 1.1 | 1.3 | 2.6 | 3.4 | 5.0 | 5.9 | 6.5 | 5.7 | 4.5 | 2.8 | 1.3 | 0.7 | 40.9 |

Appendix A - Reference Evapotranspiration (ET_o) Table*

| County and City | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual ET _o |
|---------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------------------------|
| MENDOCINO | | | | | | | | | | | | | |
| Point Arena | 1.0 | 1.3 | 2.3 | 3.0 | 3.7 | 3.9 | 3.7 | 3.7 | 3.0 | 2.3 | 1.2 | 0.7 | 29.6 |
| Sanel Valley | 1.0 | 1.6 | 3.0 | 4.6 | 6.0 | 7.0 | 8.0 | 7.0 | 5.2 | 3.4 | 1.4 | 0.9 | 49.1 |
| Ukiah | 1.0 | 1.3 | 2.6 | 3.3 | 5.0 | 5.8 | 6.7 | 5.9 | 4.5 | 2.8 | 1.3 | 0.7 | 40.9 |
| MERCED | | | | | | | | | | | | | |
| Kesterson | 0.9 | 1.7 | 3.4 | 5.5 | 7.3 | 8.2 | 8.6 | 7.4 | 5.5 | 3.8 | 1.8 | 0.9 | 55.1 |
| Los Banos | 1.0 | 1.5 | 3.2 | 4.7 | 6.1 | 7.4 | 8.2 | 7.0 | 5.3 | 3.4 | 1.4 | 0.7 | 50.0 |
| Merced | 1.0 | 1.5 | 3.2 | 4.7 | 6.6 | 7.9 | 8.5 | 7.2 | 5.3 | 3.4 | 1.4 | 0.7 | 51.5 |
| MODOC | | | | | | | | | | | | | |
| Modoc/Alturas | 0.9 | 1.4 | 2.8 | 3.7 | 5.1 | 6.2 | 7.5 | 6.6 | 4.6 | 2.8 | 1.2 | 0.7 | 43.2 |
| MONO | | | | | | | | | | | | | |
| Bridgeport | 0.7 | 0.9 | 2.2 | 3.8 | 5.5 | 6.6 | 7.4 | 6.7 | 4.7 | 2.7 | 1.2 | 0.5 | 43.0 |
| MONTEREY | | | | | | | | | | | | | |
| Arroyo Seco | 1.5 | 2.0 | 3.7 | 5.4 | 6.3 | 7.3 | 7.2 | 6.7 | 5.0 | 3.9 | 2.0 | 1.6 | 52.6 |
| Castroville | 1.4 | 1.7 | 3.0 | 4.2 | 4.6 | 4.8 | 4.0 | 3.8 | 3.0 | 2.6 | 1.6 | 1.4 | 36.2 |
| Gonzales | 1.3 | 1.7 | 3.4 | 4.7 | 5.4 | 6.3 | 6.3 | 5.9 | 4.4 | 3.4 | 1.9 | 1.3 | 45.7 |
| Greenfield | 1.8 | 2.2 | 3.4 | 4.8 | 5.6 | 6.3 | 6.5 | 6.2 | 4.8 | 3.7 | 2.4 | 1.8 | 49.5 |
| King City | 1.7 | 2.0 | 3.4 | 4.4 | 4.4 | 5.6 | 6.1 | 6.7 | 6.5 | 5.2 | 2.2 | 1.3 | 49.6 |
| King City-Oasis Rd. | 1.4 | 1.9 | 3.6 | 5.3 | 6.5 | 7.3 | 7.4 | 6.8 | 5.1 | 4.0 | 2.0 | 1.5 | 52.7 |
| Long Valley | 1.5 | 1.9 | 3.2 | 4.1 | 5.8 | 6.5 | 7.3 | 6.7 | 5.3 | 3.6 | 2.0 | 1.2 | 49.1 |
| Monterey | 1.7 | 1.8 | 2.7 | 3.5 | 4.0 | 4.1 | 4.3 | 4.2 | 3.5 | 2.8 | 1.9 | 1.5 | 36.0 |
| Pajaro | 1.8 | 2.2 | 3.7 | 4.8 | 5.3 | 5.7 | 5.6 | 5.3 | 4.3 | 3.4 | 2.4 | 1.8 | 46.1 |
| Salinas | 1.6 | 1.9 | 2.7 | 3.8 | 4.8 | 4.7 | 5.0 | 4.5 | 4.0 | 2.9 | 1.9 | 1.3 | 39.1 |
| Salinas North | 1.2 | 1.5 | 2.9 | 4.1 | 4.6 | 5.2 | 4.5 | 4.3 | 3.2 | 2.8 | 1.5 | 1.2 | 36.9 |
| San Ardo | 1.0 | 1.7 | 3.1 | 4.5 | 5.9 | 7.2 | 8.1 | 7.1 | 5.1 | 3.1 | 1.5 | 1.0 | 49.0 |
| San Juan | 1.8 | 2.1 | 3.4 | 4.6 | 5.3 | 5.7 | 5.5 | 4.9 | 3.8 | 3.2 | 2.2 | 1.9 | 44.2 |
| Soledad | 1.7 | 2.0 | 3.4 | 4.4 | 5.5 | 5.4 | 6.5 | 6.2 | 5.2 | 3.7 | 2.2 | 1.5 | 47.7 |
| NAPA | | | | | | | | | | | | | |
| Angwin | 1.8 | 1.9 | 3.2 | 4.7 | 5.8 | 7.3 | 8.1 | 7.1 | 5.5 | 4.5 | 2.9 | 2.1 | 54.9 |
| Carneros | 0.8 | 1.5 | 3.1 | 4.6 | 5.5 | 6.6 | 6.9 | 6.2 | 4.7 | 3.5 | 1.4 | 1.0 | 45.8 |
| Oakville | 1.0 | 1.5 | 2.9 | 4.7 | 5.8 | 6.9 | 7.2 | 6.4 | 4.9 | 3.5 | 1.6 | 1.2 | 47.7 |
| St Helena | 1.2 | 1.5 | 2.8 | 3.9 | 5.1 | 6.1 | 7.0 | 6.2 | 4.8 | 3.1 | 1.4 | 0.9 | 44.1 |
| Yountville | 1.3 | 1.7 | 2.8 | 3.9 | 5.1 | 6.0 | 7.1 | 6.1 | 4.8 | 3.1 | 1.5 | 0.9 | 44.3 |
| NEVADA | | | | | | | | | | | | | |
| Grass Valley | 1.1 | 1.5 | 2.6 | 4.0 | 5.7 | 7.1 | 7.9 | 7.1 | 5.3 | 3.2 | 1.5 | 0.9 | 48.0 |
| Nevada City | 1.1 | 1.5 | 2.6 | 3.9 | 5.8 | 6.9 | 7.9 | 7.0 | 5.3 | 3.2 | 1.4 | 0.9 | 47.4 |
| ORANGE | | | | | | | | | | | | | |
| Irvine | 2.2 | 2.5 | 3.7 | 4.7 | 5.2 | 5.9 | 6.3 | 6.2 | 4.6 | 3.7 | 2.6 | 2.3 | 49.6 |
| Laguna Beach | 2.2 | 2.7 | 3.4 | 3.8 | 4.6 | 4.6 | 4.9 | 4.9 | 4.4 | 3.4 | 2.4 | 2.0 | 43.2 |
| Santa Ana | 2.2 | 2.7 | 3.7 | 4.5 | 4.6 | 5.4 | 6.2 | 6.1 | 4.7 | 3.7 | 2.5 | 2.0 | 48.2 |
| PLACER | | | | | | | | | | | | | |
| Auburn | 1.2 | 1.7 | 2.8 | 4.4 | 6.1 | 7.4 | 8.3 | 7.3 | 5.4 | 3.4 | 1.6 | 1.0 | 50.6 |
| Blue Canyon | 0.7 | 1.1 | 2.1 | 3.4 | 4.8 | 6.0 | 7.2 | 6.1 | 4.6 | 2.9 | 0.9 | 0.6 | 40.5 |
| Colfax | 1.1 | 1.5 | 2.6 | 4.0 | 5.8 | 7.1 | 7.9 | 7.0 | 5.3 | 3.2 | 1.4 | 0.9 | 47.9 |
| Roseville | 1.1 | 1.7 | 3.1 | 4.7 | 6.2 | 7.7 | 8.5 | 7.3 | 5.6 | 3.7 | 1.7 | 1.0 | 52.2 |
| Soda Springs | 0.7 | 0.7 | 1.8 | 3.0 | 4.3 | 5.3 | 6.2 | 5.5 | 4.1 | 2.5 | 0.7 | 0.7 | 35.4 |
| Tahoe City | 0.7 | 0.7 | 1.7 | 3.0 | 4.3 | 5.4 | 6.1 | 5.6 | 4.1 | 2.4 | 0.8 | 0.6 | 35.5 |
| Truckee | 0.7 | 0.7 | 1.7 | 3.2 | 4.4 | 5.4 | 6.4 | 5.7 | 4.1 | 2.4 | 0.8 | 0.6 | 36.2 |

Appendix A - Reference Evapotranspiration (ETo) Table*

| County and City | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual ETo |
|-----------------------|-----|-----|-----|-----|------|------|------|------|-----|-----|-----|-----|------------|
| PLUMAS | | | | | | | | | | | | | |
| Portola | 0.7 | 0.9 | 1.9 | 3.5 | 4.9 | 5.9 | 7.3 | 5.9 | 4.3 | 2.7 | 0.9 | 0.5 | 39.4 |
| Quincy | 0.7 | 0.9 | 2.2 | 3.5 | 4.9 | 5.9 | 7.3 | 5.9 | 4.4 | 2.8 | 1.2 | 0.5 | 40.2 |
| RIVERSIDE | | | | | | | | | | | | | |
| Beaumont | 2.0 | 2.3 | 3.4 | 4.4 | 6.1 | 7.1 | 7.6 | 7.9 | 6.0 | 3.9 | 2.6 | 1.7 | 55.0 |
| Blythe | 2.4 | 3.3 | 5.3 | 6.9 | 8.7 | 9.6 | 9.6 | 8.7 | 6.9 | 5.0 | 3.0 | 2.2 | 71.4 |
| Cathedral City | 1.6 | 2.2 | 3.7 | 5.1 | 6.8 | 7.8 | 8.7 | 7.8 | 5.7 | 4.0 | 2.1 | 1.6 | 57.1 |
| Coachella | 2.9 | 4.4 | 6.2 | 8.4 | 10.5 | 11.9 | 12.3 | 10.1 | 8.9 | 6.2 | 3.8 | 2.4 | 88.1 |
| Desert Center | 2.9 | 4.1 | 6.4 | 8.5 | 11.0 | 12.1 | 12.2 | 11.1 | 9.0 | 6.4 | 3.9 | 2.6 | 90.0 |
| Elsinore | 2.1 | 2.8 | 3.9 | 4.4 | 5.9 | 7.1 | 7.6 | 7.0 | 5.8 | 3.9 | 2.6 | 1.9 | 55.0 |
| Indio | 3.1 | 3.6 | 6.5 | 8.3 | 10.5 | 11.0 | 10.8 | 9.7 | 8.3 | 5.9 | 3.7 | 2.7 | 83.9 |
| La Quinta | 2.4 | 2.8 | 5.2 | 6.5 | 8.3 | 8.7 | 8.5 | 7.9 | 6.5 | 4.5 | 2.7 | 2.2 | 66.2 |
| Mecca | 2.6 | 3.3 | 5.7 | 7.2 | 8.6 | 9.0 | 8.8 | 8.2 | 6.8 | 5.0 | 3.2 | 2.4 | 70.8 |
| Oasis | 2.9 | 3.3 | 5.3 | 6.1 | 8.5 | 8.9 | 8.7 | 7.9 | 6.9 | 4.8 | 2.9 | 2.3 | 68.4 |
| Palm Desert | 2.5 | 3.4 | 5.3 | 6.9 | 8.7 | 9.6 | 9.6 | 8.7 | 6.9 | 5.0 | 3.0 | 2.2 | 71.6 |
| Palm Springs | 2.0 | 2.9 | 4.9 | 7.2 | 8.3 | 8.5 | 11.6 | 8.3 | 7.2 | 5.9 | 2.7 | 1.7 | 71.1 |
| Rancho California | 1.8 | 2.2 | 3.4 | 4.8 | 5.6 | 6.3 | 6.5 | 6.2 | 4.8 | 3.7 | 2.4 | 1.8 | 49.5 |
| Rancho Mirage | 2.4 | 3.3 | 5.3 | 6.9 | 8.7 | 9.6 | 9.6 | 8.7 | 6.9 | 5.0 | 3.0 | 2.2 | 71.4 |
| Ripley | 2.7 | 3.3 | 5.6 | 7.2 | 8.7 | 8.7 | 8.4 | 7.6 | 6.2 | 4.6 | 2.8 | 2.2 | 67.8 |
| Salton Sea North | 2.5 | 3.3 | 5.5 | 7.2 | 8.8 | 9.3 | 9.2 | 8.5 | 6.8 | 5.2 | 3.1 | 2.3 | 71.7 |
| Temecula East II | 2.3 | 2.4 | 4.1 | 4.9 | 6.4 | 7.0 | 7.8 | 7.4 | 5.7 | 4.1 | 2.6 | 2.2 | 56.7 |
| Thermal | 2.4 | 3.3 | 5.5 | 7.6 | 9.1 | 9.6 | 9.3 | 8.6 | 7.1 | 5.2 | 3.1 | 2.1 | 72.8 |
| Riverside UC | 2.5 | 2.9 | 4.2 | 5.3 | 5.9 | 6.6 | 7.2 | 6.9 | 5.4 | 4.1 | 2.9 | 2.6 | 56.4 |
| Winchester | 2.3 | 2.4 | 4.1 | 4.9 | 6.4 | 6.9 | 7.7 | 7.5 | 6.0 | 3.9 | 2.6 | 2.1 | 56.8 |
| SACRAMENTO | | | | | | | | | | | | | |
| Fair Oaks | 1.0 | 1.6 | 3.4 | 4.1 | 6.5 | 7.5 | 8.1 | 7.1 | 5.2 | 3.4 | 1.5 | 1.0 | 50.5 |
| Sacramento | 1.0 | 1.8 | 3.2 | 4.7 | 6.4 | 7.7 | 8.4 | 7.2 | 5.4 | 3.7 | 1.7 | 0.9 | 51.9 |
| Twitchell Island | 1.2 | 1.8 | 3.9 | 5.3 | 7.4 | 8.8 | 9.1 | 7.8 | 5.9 | 3.8 | 1.7 | 1.2 | 57.9 |
| SAN BENITO | | | | | | | | | | | | | |
| Hollister | 1.5 | 1.8 | 3.1 | 4.3 | 5.5 | 5.7 | 6.4 | 5.9 | 5.0 | 3.5 | 1.7 | 1.1 | 45.1 |
| San Benito | 1.2 | 1.6 | 3.1 | 4.6 | 5.6 | 6.4 | 6.9 | 6.5 | 4.8 | 3.7 | 1.7 | 1.2 | 47.2 |
| San Juan Valley | 1.4 | 1.8 | 3.4 | 4.5 | 6.0 | 6.7 | 7.1 | 6.4 | 5.0 | 3.5 | 1.8 | 1.4 | 49.1 |
| SAN BERNARDINO | | | | | | | | | | | | | |
| Baker | 2.7 | 3.9 | 6.1 | 8.3 | 10.4 | 11.8 | 12.2 | 11.0 | 8.9 | 6.1 | 3.3 | 2.1 | 86.6 |
| Barstow NE | 2.2 | 2.9 | 5.3 | 6.9 | 9.0 | 10.1 | 9.9 | 8.9 | 6.8 | 4.8 | 2.7 | 2.1 | 71.7 |
| Big Bear Lake | 1.8 | 2.6 | 4.6 | 6.0 | 7.0 | 7.6 | 8.1 | 7.4 | 5.4 | 4.1 | 2.4 | 1.8 | 58.6 |
| Chino | 2.1 | 2.9 | 3.9 | 4.5 | 5.7 | 6.5 | 7.3 | 7.1 | 5.9 | 4.2 | 2.6 | 2.0 | 54.6 |
| Crestline | 1.5 | 1.9 | 3.3 | 4.4 | 5.5 | 6.6 | 7.8 | 7.1 | 5.4 | 3.5 | 2.2 | 1.6 | 50.8 |
| Lake Arrowhead | 1.8 | 2.6 | 4.6 | 6.0 | 7.0 | 7.6 | 8.1 | 7.4 | 5.4 | 4.1 | 2.4 | 1.8 | 58.6 |
| Lucerne Valley | 2.2 | 2.9 | 5.1 | 6.5 | 9.1 | 11.0 | 11.4 | 9.9 | 7.4 | 5.0 | 3.0 | 1.8 | 75.3 |
| Needles | 3.2 | 4.2 | 6.6 | 8.9 | 11.0 | 12.4 | 12.8 | 11.0 | 8.9 | 6.6 | 4.0 | 2.7 | 92.1 |
| Newberry Springs | 2.1 | 2.9 | 5.3 | 8.4 | 9.8 | 10.9 | 11.1 | 9.9 | 7.6 | 5.2 | 3.1 | 2.0 | 78.2 |
| San Bernardino | 2.0 | 2.7 | 3.8 | 4.6 | 5.7 | 6.9 | 7.9 | 7.4 | 5.9 | 4.2 | 2.6 | 2.0 | 55.6 |
| Twentynine Palms | 2.6 | 3.6 | 5.9 | 7.9 | 10.1 | 11.2 | 11.2 | 10.3 | 8.6 | 5.9 | 3.4 | 2.2 | 82.9 |
| Victorville | 2.0 | 2.6 | 4.6 | 6.2 | 7.3 | 8.9 | 9.8 | 9.0 | 6.5 | 4.7 | 2.7 | 2.1 | 66.2 |
| SAN DIEGO | | | | | | | | | | | | | |
| Chula Vista | 2.2 | 2.7 | 3.4 | 3.8 | 4.9 | 4.7 | 5.5 | 4.9 | 4.5 | 3.4 | 2.4 | 2.0 | 44.2 |
| Escondido SPV | 2.4 | 2.6 | 3.9 | 4.7 | 5.9 | 6.5 | 7.1 | 6.7 | 5.3 | 3.9 | 2.8 | 2.3 | 54.2 |
| Miramar | 2.3 | 2.5 | 3.7 | 4.1 | 5.1 | 5.4 | 6.1 | 5.8 | 4.5 | 3.3 | 2.4 | 2.1 | 47.1 |

Appendix A - Reference Evapotranspiration (ET_o) Table*

| County and City | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual ET _o |
|------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------------------------|
| SAN DIEGO | | | | | | | | | | | | | |
| Oceanside | 2.2 | 2.7 | 3.4 | 3.7 | 4.9 | 4.6 | 4.6 | 5.1 | 4.1 | 3.3 | 2.4 | 2.0 | 42.9 |
| Otay Lake | 2.3 | 2.7 | 3.9 | 4.6 | 5.6 | 5.9 | 6.2 | 6.1 | 4.8 | 3.7 | 2.6 | 2.2 | 50.4 |
| Pine Valley | 1.5 | 2.4 | 3.8 | 5.1 | 6.0 | 7.0 | 7.8 | 7.3 | 6.0 | 4.0 | 2.2 | 1.7 | 54.8 |
| Ramona | 2.1 | 2.1 | 3.4 | 4.6 | 5.2 | 6.3 | 6.7 | 6.8 | 5.3 | 4.1 | 2.8 | 2.1 | 51.6 |
| San Diego | 2.1 | 2.4 | 3.4 | 4.6 | 5.1 | 5.3 | 5.7 | 5.6 | 4.3 | 3.6 | 2.4 | 2.0 | 46.5 |
| Santee | 2.1 | 2.7 | 3.7 | 4.5 | 5.5 | 6.1 | 6.6 | 6.2 | 5.4 | 3.8 | 2.6 | 2.0 | 51.1 |
| Torrey Pines | 2.2 | 2.3 | 3.4 | 3.9 | 4.0 | 4.1 | 4.6 | 4.7 | 3.8 | 2.8 | 2.0 | 2.0 | 39.8 |
| Warner Springs | 1.6 | 2.7 | 3.7 | 4.7 | 5.7 | 7.6 | 8.3 | 7.7 | 6.3 | 4.0 | 2.5 | 1.3 | 56.0 |
| SAN FRANCISCO | | | | | | | | | | | | | |
| San Francisco | 1.5 | 1.3 | 2.4 | 3.0 | 3.7 | 4.6 | 4.9 | 4.8 | 4.1 | 2.8 | 1.3 | 0.7 | 35.1 |
| SAN JOAQUIN | | | | | | | | | | | | | |
| Farmington | 1.5 | 1.5 | 2.9 | 4.7 | 6.2 | 7.6 | 8.1 | 6.8 | 5.3 | 3.3 | 1.4 | 0.7 | 50.0 |
| Lodi West | 1.0 | 1.6 | 3.3 | 4.3 | 6.3 | 6.9 | 7.3 | 6.4 | 4.5 | 3.0 | 1.4 | 0.8 | 46.7 |
| Manteca | 0.9 | 1.7 | 3.4 | 5.0 | 6.5 | 7.5 | 8.0 | 7.1 | 5.2 | 3.3 | 1.6 | 0.9 | 51.2 |
| Stockton | 0.8 | 1.5 | 2.9 | 4.7 | 6.2 | 7.4 | 8.1 | 6.8 | 5.3 | 3.2 | 1.4 | 0.6 | 49.1 |
| Tracy | 1.0 | 1.5 | 2.9 | 4.5 | 6.1 | 7.3 | 7.9 | 6.7 | 5.3 | 3.2 | 1.3 | 0.7 | 48.5 |
| SAN LUIS OBISPO | | | | | | | | | | | | | |
| Arroyo Grande | 2.0 | 2.2 | 3.2 | 3.8 | 4.3 | 4.7 | 4.3 | 4.6 | 3.8 | 3.2 | 2.4 | 1.7 | 40.0 |
| Atascadero | 1.2 | 1.5 | 2.8 | 3.9 | 4.5 | 6.0 | 6.7 | 6.2 | 5.0 | 3.2 | 1.7 | 1.0 | 43.7 |
| Morro Bay | 2.0 | 2.2 | 3.1 | 3.5 | 4.3 | 4.5 | 4.6 | 4.6 | 3.8 | 3.5 | 2.1 | 1.7 | 39.9 |
| Nipomo | 2.2 | 2.5 | 3.8 | 5.1 | 5.7 | 6.2 | 6.4 | 6.1 | 4.9 | 4.1 | 2.9 | 2.3 | 52.1 |
| Paso Robles | 1.6 | 2.0 | 3.2 | 4.3 | 5.5 | 6.3 | 7.3 | 6.7 | 5.1 | 3.7 | 2.1 | 1.4 | 49.0 |
| San Luis Obispo | 2.0 | 2.2 | 3.2 | 4.1 | 4.9 | 5.3 | 4.6 | 5.5 | 4.4 | 3.5 | 2.4 | 1.7 | 43.8 |
| San Miguel | 1.6 | 2.0 | 3.2 | 4.3 | 5.0 | 6.4 | 7.4 | 6.8 | 5.1 | 3.7 | 2.1 | 1.4 | 49.0 |
| San Simeon | 2.0 | 2.0 | 2.9 | 3.5 | 4.2 | 4.4 | 4.6 | 4.3 | 3.5 | 3.1 | 2.0 | 1.7 | 38.1 |
| SAN MATEO | | | | | | | | | | | | | |
| Hal Moon Bay | 1.5 | 1.7 | 2.4 | 3.0 | 3.9 | 4.3 | 4.3 | 4.2 | 3.5 | 2.8 | 1.3 | 1.0 | 33.7 |
| Redwood City | 1.5 | 1.8 | 2.9 | 3.8 | 5.2 | 5.3 | 6.2 | 5.6 | 4.8 | 3.1 | 1.7 | 1.0 | 42.8 |
| Woodside | 1.8 | 2.2 | 3.4 | 4.8 | 5.6 | 6.3 | 6.5 | 6.2 | 4.8 | 3.7 | 2.4 | 1.8 | 49.5 |
| SANTA BARBARA | | | | | | | | | | | | | |
| Betteravia | 2.1 | 2.6 | 4.0 | 5.2 | 6.0 | 5.9 | 5.8 | 5.4 | 4.1 | 3.3 | 2.7 | 2.1 | 49.1 |
| Carpenteria | 2.0 | 2.4 | 3.2 | 3.9 | 4.8 | 5.2 | 5.5 | 5.7 | 4.5 | 3.4 | 2.4 | 2.0 | 44.9 |
| Cuyama | 2.1 | 2.4 | 3.8 | 5.4 | 6.9 | 7.9 | 8.5 | 7.7 | 5.9 | 4.5 | 2.6 | 2.0 | 59.7 |
| Goleta | 2.1 | 2.5 | 3.9 | 5.1 | 5.7 | 5.7 | 5.4 | 5.4 | 4.2 | 3.2 | 2.8 | 2.2 | 48.1 |
| Goleta Foothills | 2.3 | 2.6 | 3.7 | 5.4 | 5.3 | 5.6 | 5.5 | 5.7 | 4.5 | 3.9 | 2.8 | 2.3 | 49.6 |
| Guadalupe | 2.0 | 2.2 | 3.2 | 3.7 | 4.9 | 4.6 | 4.5 | 4.6 | 4.1 | 3.3 | 2.4 | 1.7 | 41.1 |
| Lompoc | 2.0 | 2.2 | 3.2 | 3.7 | 4.8 | 4.6 | 4.9 | 4.8 | 3.9 | 3.2 | 2.4 | 1.7 | 41.1 |
| Los Alamos | 1.8 | 2.0 | 3.2 | 4.1 | 4.9 | 5.3 | 5.7 | 5.5 | 4.4 | 3.7 | 2.4 | 1.6 | 44.6 |
| Santa Barbara | 2.0 | 2.5 | 3.2 | 3.8 | 4.6 | 5.1 | 5.5 | 4.5 | 3.4 | 2.4 | 1.8 | 1.8 | 40.6 |
| Santa Maria | 1.8 | 2.3 | 3.7 | 5.1 | 5.7 | 5.8 | 5.6 | 5.3 | 4.2 | 3.5 | 2.4 | 1.9 | 47.4 |
| Santa Ynez | 1.7 | 2.2 | 3.5 | 5.0 | 5.8 | 6.2 | 6.4 | 6.0 | 4.5 | 3.6 | 2.2 | 1.7 | 48.7 |
| Sisquoc | 2.1 | 2.5 | 3.8 | 4.1 | 6.1 | 6.3 | 6.4 | 5.8 | 4.7 | 3.4 | 2.3 | 1.8 | 49.2 |
| Solvang | 2.0 | 2.0 | 3.3 | 4.3 | 5.0 | 5.6 | 6.1 | 5.6 | 4.4 | 3.7 | 2.2 | 1.6 | 45.6 |
| SANTA CLARA | | | | | | | | | | | | | |
| Gilroy | 1.3 | 1.8 | 3.1 | 4.1 | 5.3 | 5.6 | 6.1 | 5.5 | 4.7 | 3.4 | 1.7 | 1.1 | 43.6 |
| Los Gatos | 1.5 | 1.8 | 2.8 | 3.9 | 5.0 | 5.6 | 6.2 | 5.5 | 4.7 | 3.2 | 1.7 | 1.1 | 42.9 |
| Morgan Hill | 1.5 | 1.8 | 3.4 | 4.2 | 6.3 | 7.0 | 7.1 | 6.0 | 5.1 | 3.7 | 1.9 | 1.4 | 49.5 |
| Palo Alto | 1.5 | 1.8 | 2.8 | 3.8 | 5.2 | 5.3 | 6.2 | 5.6 | 5.0 | 3.2 | 1.7 | 1.0 | 43.0 |

Appendix A - Reference Evapotranspiration (ET_o) Table*

| County and City | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual ET _o |
|--------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------------------------|
| SANTA CLARA | | | | | | | | | | | | | |
| San Jose | 1.5 | 1.8 | 3.1 | 4.1 | 5.5 | 5.8 | 6.5 | 5.9 | 5.2 | 3.3 | 1.8 | 1.0 | 45.3 |
| SANTA CRUZ | | | | | | | | | | | | | |
| De Laveaga | 1.4 | 1.9 | 3.3 | 4.7 | 4.9 | 5.3 | 5.0 | 4.8 | 3.6 | 3.0 | 1.6 | 1.3 | 40.8 |
| Green Valley Rd | 1.2 | 1.8 | 3.2 | 4.5 | 4.6 | 5.4 | 5.2 | 5.0 | 3.7 | 3.1 | 1.6 | 1.3 | 40.6 |
| Santa Cruz | 1.5 | 1.8 | 2.6 | 3.5 | 4.3 | 4.4 | 4.8 | 4.4 | 3.8 | 2.8 | 1.7 | 1.2 | 36.6 |
| Watsonville | 1.5 | 1.8 | 2.7 | 3.7 | 4.6 | 4.5 | 4.9 | 4.2 | 4.0 | 2.9 | 1.8 | 1.2 | 37.7 |
| Webb | 1.8 | 2.2 | 3.7 | 4.8 | 5.3 | 5.7 | 5.6 | 5.3 | 4.3 | 3.4 | 2.4 | 1.8 | 46.2 |
| SHASTA | | | | | | | | | | | | | |
| Burney | 0.7 | 1.0 | 2.1 | 3.5 | 4.9 | 5.9 | 7.4 | 6.4 | 4.4 | 2.9 | 0.9 | 0.6 | 40.9 |
| Fall River Mills | 0.6 | 1.0 | 2.1 | 3.7 | 5.0 | 6.1 | 7.8 | 6.7 | 4.6 | 2.8 | 0.9 | 0.5 | 41.8 |
| Glenburn | 0.6 | 1.0 | 2.1 | 3.7 | 5.0 | 6.3 | 7.8 | 6.7 | 4.7 | 2.8 | 0.9 | 0.6 | 42.1 |
| McArthur | 0.7 | 1.4 | 2.9 | 4.2 | 5.6 | 6.9 | 8.2 | 7.2 | 5.0 | 3.0 | 1.1 | 0.6 | 46.8 |
| Redding | 1.2 | 1.4 | 2.6 | 4.1 | 5.6 | 7.1 | 8.5 | 7.3 | 5.3 | 3.2 | 1.4 | 0.9 | 48.8 |
| SIERRA | | | | | | | | | | | | | |
| Downieville | 0.7 | 1.0 | 2.3 | 3.5 | 5.0 | 6.0 | 7.4 | 6.2 | 4.7 | 2.8 | 0.9 | 0.6 | 41.3 |
| Sierraville | 0.7 | 1.1 | 2.2 | 3.2 | 4.5 | 5.9 | 7.3 | 6.4 | 4.3 | 2.6 | 0.9 | 0.5 | 39.6 |
| SISKIYOU | | | | | | | | | | | | | |
| Happy Camp | 0.5 | 0.9 | 2.0 | 3.0 | 4.3 | 5.2 | 6.1 | 5.3 | 4.1 | 2.4 | 0.9 | 0.5 | 35.1 |
| MacDoel | 1.0 | 1.7 | 3.1 | 4.5 | 5.9 | 7.2 | 8.1 | 7.1 | 5.1 | 3.1 | 1.5 | 1.0 | 49.0 |
| Mt Shasta | 0.5 | 0.9 | 2.0 | 3.0 | 4.5 | 5.3 | 6.7 | 5.7 | 4.0 | 2.2 | 0.7 | 0.5 | 36.0 |
| Tule lake FS | 0.7 | 1.3 | 2.7 | 4.0 | 5.4 | 6.3 | 7.1 | 6.4 | 4.7 | 2.8 | 1.0 | 0.6 | 42.9 |
| Weed | 0.5 | 0.9 | 2.0 | 2.5 | 4.5 | 5.3 | 6.7 | 5.5 | 3.7 | 2.0 | 0.9 | 0.5 | 34.9 |
| Yreka | 0.6 | 0.9 | 2.1 | 3.0 | 4.9 | 5.8 | 7.3 | 6.5 | 4.3 | 2.5 | 0.9 | 0.5 | 39.2 |
| SOLANO | | | | | | | | | | | | | |
| Benicia | 1.3 | 1.4 | 2.7 | 3.8 | 4.9 | 5.0 | 6.4 | 5.5 | 4.4 | 2.9 | 1.2 | 0.7 | 40.3 |
| Dixon | 0.7 | 1.4 | 3.2 | 5.2 | 6.3 | 7.6 | 8.2 | 7.2 | 5.5 | 4.3 | 1.6 | 1.1 | 52.1 |
| Fairfield | 1.1 | 1.7 | 2.8 | 4.0 | 5.5 | 6.1 | 7.8 | 6.0 | 4.8 | 3.1 | 1.4 | 0.9 | 45.2 |
| Hastings Tract | 1.6 | 2.2 | 3.7 | 5.1 | 6.8 | 7.8 | 8.7 | 7.8 | 5.7 | 4.0 | 2.1 | 1.6 | 57.1 |
| Putah Creek | 1.0 | 1.6 | 3.2 | 4.9 | 6.1 | 7.3 | 7.9 | 7.0 | 5.3 | 3.8 | 1.8 | 1.2 | 51.0 |
| Rio Vista | 0.9 | 1.7 | 2.8 | 4.4 | 5.9 | 6.7 | 7.9 | 6.5 | 5.1 | 3.2 | 1.3 | 0.7 | 47.0 |
| Suisun Valley | 0.6 | 1.3 | 3.0 | 4.7 | 5.8 | 7.0 | 7.7 | 6.8 | 5.3 | 3.8 | 1.4 | 0.9 | 48.3 |
| Winters | 0.9 | 1.7 | 3.3 | 5.0 | 6.4 | 7.5 | 7.9 | 7.0 | 5.2 | 3.5 | 1.6 | 1.0 | 51.0 |
| SONOMA | | | | | | | | | | | | | |
| Bennett Valley | 1.1 | 1.7 | 3.2 | 4.1 | 5.5 | 6.5 | 6.6 | 5.7 | 4.5 | 3.1 | 1.5 | 0.9 | 44.4 |
| Cloverdale | 1.1 | 1.4 | 2.6 | 3.4 | 5.0 | 5.9 | 6.2 | 5.6 | 4.5 | 2.8 | 1.4 | 0.7 | 40.7 |
| Fort Ross | 1.2 | 1.4 | 2.2 | 3.0 | 3.7 | 4.5 | 4.2 | 4.3 | 3.4 | 2.4 | 1.2 | 0.5 | 31.9 |
| Healdsburg | 1.2 | 1.5 | 2.4 | 3.5 | 5.0 | 5.9 | 6.1 | 5.6 | 4.5 | 2.8 | 1.4 | 0.7 | 40.8 |
| Lincoln | 1.2 | 1.7 | 2.8 | 4.7 | 6.1 | 7.4 | 8.4 | 7.3 | 5.4 | 3.7 | 1.9 | 1.2 | 51.9 |
| Petaluma | 1.2 | 1.5 | 2.8 | 3.7 | 4.6 | 5.6 | 4.6 | 5.7 | 4.5 | 2.9 | 1.4 | 0.9 | 39.6 |
| Santa Rosa | 1.2 | 1.7 | 2.8 | 3.7 | 5.0 | 6.0 | 6.1 | 5.9 | 4.5 | 2.9 | 1.5 | 0.7 | 42.0 |
| Valley of the Moon | 1.0 | 1.6 | 3.0 | 4.5 | 5.6 | 6.6 | 7.1 | 6.3 | 4.7 | 3.3 | 1.5 | 1.0 | 46.1 |
| Windsor | 0.9 | 1.6 | 3.0 | 4.5 | 5.5 | 6.5 | 6.5 | 5.9 | 4.4 | 3.2 | 1.4 | 1.0 | 44.2 |
| STANISLAUS | | | | | | | | | | | | | |
| Denair | 1.0 | 1.9 | 3.6 | 4.7 | 7.0 | 7.9 | 8.0 | 6.1 | 5.3 | 3.4 | 1.5 | 1.0 | 51.4 |
| La Grange | 1.2 | 1.5 | 3.1 | 4.7 | 6.2 | 7.7 | 8.5 | 7.3 | 5.3 | 3.4 | 1.4 | 0.7 | 51.2 |
| Modesto | 0.9 | 1.4 | 3.2 | 4.7 | 6.4 | 7.7 | 8.1 | 6.8 | 5.0 | 3.4 | 1.4 | 0.7 | 49.7 |
| Newman | 1.0 | 1.5 | 3.2 | 4.6 | 6.2 | 7.4 | 8.1 | 6.7 | 5.0 | 3.4 | 1.4 | 0.7 | 49.3 |
| Oakdale | 1.2 | 1.5 | 3.2 | 4.7 | 6.2 | 7.7 | 8.1 | 7.1 | 5.1 | 3.4 | 1.4 | 0.7 | 50.3 |

Appendix A - Reference Evapotranspiration (ET_o) Table*

| County and City | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual ET _o |
|-------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------------------------|
| STANISLAUS | | | | | | | | | | | | | |
| Patterson | 1.3 | 2.1 | 4.2 | 5.4 | 7.9 | 8.6 | 8.2 | 6.6 | 5.8 | 4.0 | 1.9 | 1.3 | 57.3 |
| Turlock | 0.9 | 1.5 | 3.2 | 4.7 | 6.5 | 7.7 | 8.2 | 7.0 | 5.1 | 3.4 | 1.4 | 0.7 | 50.2 |
| SUTTER | | | | | | | | | | | | | |
| Nicolaus | 0.9 | 1.6 | 3.2 | 4.9 | 6.3 | 7.5 | 8.0 | 6.9 | 5.2 | 3.4 | 1.5 | 0.9 | 50.2 |
| Yuba City | 1.3 | 2.1 | 2.8 | 4.4 | 5.7 | 7.2 | 7.1 | 6.1 | 4.7 | 3.2 | 1.2 | 0.9 | 46.7 |
| TEHAMA | | | | | | | | | | | | | |
| Corning | 1.2 | 1.8 | 2.9 | 4.5 | 6.1 | 7.3 | 8.1 | 7.2 | 5.3 | 3.7 | 1.7 | 1.1 | 50.7 |
| Gerber | 1.0 | 1.8 | 3.5 | 5.0 | 6.6 | 7.9 | 8.7 | 7.4 | 5.8 | 4.1 | 1.8 | 1.1 | 54.7 |
| Gerber Dryland | 0.9 | 1.6 | 3.2 | 4.7 | 6.7 | 8.4 | 9.0 | 7.9 | 6.0 | 4.2 | 2.0 | 1.0 | 55.5 |
| Red Bluff | 1.2 | 1.8 | 2.9 | 4.4 | 5.9 | 7.4 | 8.5 | 7.3 | 5.4 | 3.5 | 1.7 | 1.0 | 51.1 |
| TRINITY | | | | | | | | | | | | | |
| Hay Fork | 0.5 | 1.1 | 2.3 | 3.5 | 4.9 | 5.9 | 7.0 | 6.0 | 4.5 | 2.8 | 0.9 | 0.7 | 40.1 |
| Weaverville | 0.6 | 1.1 | 2.2 | 3.3 | 4.9 | 5.9 | 7.3 | 6.0 | 4.4 | 2.7 | 0.9 | 0.7 | 40.0 |
| TULARE | | | | | | | | | | | | | |
| Alpaugh | 0.9 | 1.7 | 3.4 | 4.8 | 6.6 | 7.7 | 8.2 | 7.3 | 5.4 | 3.4 | 1.4 | 0.7 | 51.6 |
| Badger | 1.0 | 1.3 | 2.7 | 4.1 | 6.0 | 7.3 | 7.7 | 7.0 | 4.8 | 3.3 | 1.4 | 0.7 | 47.3 |
| Delano | 1.1 | 1.9 | 4.0 | 4.9 | 7.2 | 7.9 | 8.1 | 7.3 | 5.4 | 3.2 | 1.5 | 1.2 | 53.6 |
| Dinuba | 1.1 | 1.5 | 3.2 | 4.7 | 6.2 | 7.7 | 8.5 | 7.3 | 5.3 | 3.4 | 1.4 | 0.7 | 51.2 |
| Lindcove | 0.9 | 1.6 | 3.0 | 4.8 | 6.5 | 7.6 | 8.1 | 7.2 | 5.2 | 3.4 | 1.6 | 0.9 | 50.6 |
| Porterville | 1.2 | 1.8 | 3.4 | 4.7 | 6.6 | 7.7 | 8.5 | 7.3 | 5.3 | 3.4 | 1.4 | 0.7 | 52.1 |
| Visalia | 0.9 | 1.7 | 3.3 | 5.1 | 6.8 | 7.7 | 7.9 | 6.9 | 4.9 | 3.2 | 1.5 | 0.8 | 50.7 |
| TUOLUMNE | | | | | | | | | | | | | |
| Groveland | 1.1 | 1.5 | 2.8 | 4.1 | 5.7 | 7.2 | 7.9 | 6.6 | 5.1 | 3.3 | 1.4 | 0.7 | 47.5 |
| Sonora | 1.1 | 1.5 | 2.8 | 4.1 | 5.8 | 7.2 | 7.9 | 6.7 | 5.1 | 3.2 | 1.4 | 0.7 | 47.6 |
| VENTURA | | | | | | | | | | | | | |
| Camarillo | 2.2 | 2.5 | 3.7 | 4.3 | 5.0 | 5.2 | 5.9 | 5.4 | 4.2 | 3.0 | 2.5 | 2.1 | 46.1 |
| Oxnard | 2.2 | 2.5 | 3.2 | 3.7 | 4.4 | 4.6 | 5.4 | 4.8 | 4.0 | 3.3 | 2.4 | 2.0 | 42.3 |
| Piru | 2.8 | 2.8 | 4.1 | 5.6 | 6.0 | 6.8 | 7.6 | 7.8 | 5.8 | 5.2 | 3.7 | 3.2 | 61.5 |
| Port Hueneme | 2.0 | 2.3 | 3.3 | 4.6 | 4.9 | 4.9 | 4.9 | 5.0 | 3.7 | 3.2 | 2.5 | 2.2 | 43.5 |
| Thousand Oaks | 2.2 | 2.6 | 3.4 | 4.5 | 5.4 | 5.9 | 6.7 | 6.4 | 5.4 | 3.9 | 2.6 | 2.0 | 51.0 |
| Ventura | 2.2 | 2.6 | 3.2 | 3.8 | 4.6 | 4.7 | 5.5 | 4.9 | 4.1 | 3.4 | 2.5 | 2.0 | 43.5 |
| YOLO | | | | | | | | | | | | | |
| Bryte | 0.9 | 1.7 | 3.3 | 5.0 | 6.4 | 7.5 | 7.9 | 7.0 | 5.2 | 3.5 | 1.6 | 1.0 | 51.0 |
| Davis | 1.0 | 1.9 | 3.3 | 5.0 | 6.4 | 7.6 | 8.2 | 7.1 | 5.4 | 4.0 | 1.8 | 1.0 | 52.5 |
| Esparto | 1.0 | 1.7 | 3.4 | 5.5 | 6.9 | 8.1 | 8.5 | 7.5 | 5.8 | 4.2 | 2.0 | 1.2 | 55.8 |
| Winters | 1.7 | 1.7 | 2.9 | 4.4 | 5.8 | 7.1 | 7.9 | 6.7 | 5.3 | 3.3 | 1.6 | 1.0 | 49.4 |
| Woodland | 1.0 | 1.8 | 3.2 | 4.7 | 6.1 | 7.7 | 8.2 | 7.2 | 5.4 | 3.7 | 1.7 | 1.0 | 51.6 |
| Zamora | 1.1 | 1.9 | 3.5 | 5.2 | 6.4 | 7.4 | 7.8 | 7.0 | 5.5 | 4.0 | 1.9 | 1.2 | 52.8 |
| YUBA | | | | | | | | | | | | | |
| Browns Valley | 1.0 | 1.7 | 3.1 | 4.7 | 6.1 | 7.5 | 8.5 | 7.6 | 5.7 | 4.1 | 2.0 | 1.1 | 52.9 |
| Brownsville | 1.1 | 1.4 | 2.6 | 4.0 | 5.7 | 6.8 | 7.9 | 6.8 | 5.3 | 3.4 | 1.5 | 0.9 | 47.4 |

* The values in this table were derived from:

- 1) California Irrigation Management Information System (CIMIS);
- 2) Reference EvapoTranspiration Zones Map, UC Dept. of Land, Air & Water Resources and California Dept of Water Resources 1999; and
- 3) Reference Evapotranspiration for California, University of California, Department of Agriculture and Natural Resources (1987) Bulletin 1922;
- 4) Determining Daily Reference Evapotranspiration, Cooperative Extension UC Division of Agriculture and Natural Resources (1987), Publication Leaflet 21426

Appendix B — Sample Water Efficient Landscape Worksheet.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package. Please complete all sections (A and B) of the worksheet.

SECTION A. HYDROZONE INFORMATION TABLE

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the square footage of landscape area per hydrozone.

| Hydrozone* | Zone or Valve | Irrigation Method** | Area (Sq. Ft.) | % of Landscape Area |
|--------------|---------------|---------------------|----------------|---------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Total | | | | 100% |

* Hydrozone
 HW = High Water Use Plants
 MW = Moderate Water Use Plants
 LW = Low Water Use Plants

**Irrigation Method
 MS = Micro-spray
 S = Spray
 R = Rotor
 B = Bubbler
 D = Drip
 O = Other

SECTION B. WATER BUDGET CALCULATIONS

Section B1. Maximum Applied Water Allowance (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

$$MAWA = (ET_o) (0.62) [(0.7 \times LA) + (0.3 \times SLA)]$$

where:

- MAWA = Maximum Applied Water Allowance (gallons per year)
- ET_o = Reference Evapotranspiration from Appendix A (inches per year)
- 0.7 = ET Adjustment Factor (ETAF)
- LA = Landscaped Area Includes Special Landscape Area (square feet)
- 0.62 = Conversion factor (to gallons per square foot)
- SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
- 0.3 = the additional ET Adjustment Factor for Special Landscape Area (1.0 - 0.7 = 0.3)

Maximum Applied Water Allowance = _____ gallons per year

Show calculations.

Effective Precipitation (Eppt)

If considering Effective Precipitation, use 25% of annual precipitation. Use the following equation to calculate Maximum Applied Water Allowance:

$$MAWA = (ET_o - Eppt) (0.62) [(0.7 \times LA) + (0.3 \times SLA)]$$

Maximum Applied Water Allowance = _____ gallons per year

Show calculations.

Section B2. Estimated Total Water Use (ETWU)

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ET_o) \left(0.62 \left(\frac{PF \times HA}{IE} \right) + SLA \right)$$

where:

- ETWU = Estimated total water use per year (gallons per year)
- ET_o = Reference Evapotranspiration (inches per year)
- PF = Plant Factor from WUCOLS (see Definitions)
- HA = Hydrozone Area [high, medium, and low water use areas] (square feet)
- SLA = Special Landscape Area (square feet)
- 0.62 = Conversion Factor (to gallons per square foot)
- IE = Irrigation Efficiency (minimum 0.71)

Hydrozone Table for Calculating ETWU

Please complete the hydrozone table(s). Use as many tables as necessary.

| Hydrozone | Plant Water Use Type(s) | Plant Factor (PF) | Area (HA) (square feet) | PF x HA (square feet) |
|-----------|-------------------------|-------------------|-------------------------|-----------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | Sum | |
| | SLA | | | |

Estimated Total Water Use = _____ gallons

Show calculations.

Appendix B – Sample Water Efficient Landscape Worksheet.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ET_o)

| Hydrozone # /Planting Description ^a | Plant Factor (PF) | Irrigation Method ^b | Irrigation Efficiency (IE) ^c | ETAF (PF/IE) | Landscape Area (sq. ft.) | ETAF x Area | Estimated Total Water Use (ETWU) ^d |
|--|-------------------|--------------------------------|---|---|--------------------------|-------------|---|
| Regular Landscape Areas | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | Totals | (A) | (B) | |
| Special Landscape Areas | | | | | | | |
| | | | | 1 | | | |
| | | | | 1 | | | |
| | | | | 1 | | | |
| | | | | Totals | (C) | (D) | |
| | | | | ETWU Total | | | |
| | | | | Maximum Allowed Water Allowance (MAWA)^e | | | |

^aHydrozone #/Planting Description
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

^bIrrigation Method
overhead spray
or drip

^cIrrigation Efficiency
0.75 for spray head
0.81 for drip

^dETWU (Annual Gallons Required) =
E_{to} x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = (E_{to}) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

| | |
|-------------------|-------|
| Total ETAF x Area | (B) |
| Total Area | (A) |
| Average ETAF | B ÷ A |

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

| | |
|-------------------|---------------|
| Total ETAF x Area | (B+D) |
| Total Area | (A+C) |
| Sitewide ETAF | (B+D) ÷ (A+C) |

Appendix C — Sample Certificate of Completion.

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

| | | |
|---------------------------|-------|----------------|
| Date | | |
| Project Name | | |
| Name of Project Applicant | | Telephone No. |
| | | Fax No. |
| Title | | Email Address |
| Company | | Street Address |
| City | State | Zip Code |

Project Address and Location:

| | | | |
|----------------|----------|--|--|
| Street Address | | Parcel, tract or lot number, if available. | |
| City | | Latitude/Longitude (optional) | |
| State | Zip Code | | |

Property Owner or his/her designee:

| | | | |
|---------|-------|----------------|--|
| Name | | Telephone No. | |
| | | Fax No. | |
| Title | | Email Address | |
| Company | | Street Address | |
| City | State | Zip Code | |

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

 Property Owner Signature Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency _____
2. Date the Landscape Documentation Package was approved by the local agency _____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor _____

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

| | | |
|----------------------------------|----------------|----------|
| Signature* | Date | |
| Name (print) | Telephone No. | |
| | Fax No. | |
| Title | Email Address | |
| License No. or Certification No. | | |
| Company | Street Address | |
| City | State | Zip Code |

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

PART 3. IRRIGATION SCHEDULING

Attach parameters for setting the Irrigation schedule on controller per ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.5.

Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.5.

Appendix C – Sample Certificate of Completion.

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

| | | |
|---------------------------|----------------|----------|
| Date | | |
| Project Name | | |
| Name of Project Applicant | Telephone No. | |
| | Fax No. | |
| Title | Email Address | |
| Company | Street Address | |
| City | State | Zip Code |

Project Address and Location:

| | | |
|----------------|--|--|
| Street Address | Parcel, tract or lot number, if available. | |
| City | Latitude/Longitude (optional) | |
| State | Zip Code | |

Property Owner or his/her designee:

| | | |
|---------|----------------|----------|
| Name | Telephone No. | |
| | Fax No. | |
| Title | Email Address | |
| Company | Street Address | |
| City | State | Zip Code |

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency _____
2. Date the Landscape Documentation Package was approved by the local agency _____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor _____

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

| | | |
|----------------------------------|----------------|----------|
| Signature* | Date | |
| Name (print) | Telephone No. | |
| | Fax No. | |
| Title | Email Address | |
| License No. or Certification No. | | |
| Company | Street Address | |
| City | State | Zip Code |

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

PART 3. IRRIGATION SCHEDULING

Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.6.

Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.6.

Appendix D – Prescriptive Compliance Option

(a) This appendix contains prescriptive requirements which may be used as a compliance option to the Model Water Efficient Landscape Ordinance.

(b) Compliance with the following items is mandatory and must be documented on a landscape plan in order to use the prescriptive compliance option:

(1) Submit a Landscape Documentation Package which includes the following elements:

(A) date

(B) project applicant

(C) project address (if available, parcel and/or lot number(s))

(D) total landscape area (square feet), including a breakdown of turf and plant material

(E) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)

(F) water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well

(G) contact information for the project applicant and property owner

(H) applicant signature and date with statement, "I agree to comply with the requirements of the prescriptive compliance option to the MWELO".

(2) Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area (unless contra-indicated by a soil test);

(3) Plant material shall comply with all of the following;

(A) For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water; For non-residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water;

(B) A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

(4) Turf shall comply with all of the following:

(A) Turf shall not exceed 25% of the landscape area in residential areas, and there shall be no turf in non-residential areas;

(B) Turf shall not be planted on sloped areas which exceed a slope of 1 foot vertical elevation change for every 4 feet of horizontal length;

(C) Turf is prohibited in parkways less than 10 feet wide, unless the parkway is adjacent to a parking strip and used to enter and exit vehicles. Any turf in parkways must be irrigated by subsurface irrigation or by other technology that creates no overspray or runoff.

(5) Irrigation systems shall comply with the following:

(A) Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor.

(B) Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted.

(C) Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturers recommended pressure range.

(D) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.

(E) All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014, "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

(F) Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.

(6) For non-residential projects with landscape areas of 1,000 sq. ft. or more, a private submeter(s) to measure landscape water use shall be installed.

(c) 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 and a schedule of landscape and irrigation maintenance.

Bay Area Water Supply and Conservation Agency



“A multicounty agency authorized to plan for and acquire supplemental water supplies, encourage water conservation and use of recycled water on a regional basis.”

[Bay Area Water Supply and Conservation Agency Act, AB2058(Papan-2002)]

Water Management Representatives

August 5, 2015

Updated Model Water Efficient Landscape Ordinance Adopted

- Governor's Executive Order called for revised MWELO to increase efficiency standards
- Key revisions to the MWELO include:
 - Reduced landscape size threshold
 - Dedicated landscape meter requirements
 - Incentives for graywater usage
 - Stricter irrigation system efficiency standards
 - Limits on the percentage of turf planted
 - Required reporting by local agencies

Landscape Size Threshold Reduced to 500 Sq. Ft.

- Landscape size threshold reduced to 500 sq. ft. for new projects
 - Prescriptive checklist approach is a compliance option for landscapes under 2,500 sq. ft.
- Landscape size threshold remains at 2,500 sq. ft. for rehabilitated landscapes
- Threshold in existing BAWSCA Model Ordinance is 1,000 sq. ft. for new or rehabilitated landscapes

Limits on Turf Areas

- Maximum applied water allowance reduced to:
 - 55% of reference ETo for residential projects
 - 45% of reference ETo for CII projects
- New limits reduce landscape area that can be planted with turf to 25% in residential landscapes
- 45% adjustment factor does not provide enough water for any turf in CII landscapes
 - Turf installations still be permitted when used for specific functions
- Turf not allowed in median strips or parkways

Irrigation System Efficiency Standards Increased

- Dedicated landscape water meters or submeters for:
 - Residential landscapes over 5,000 sq. ft.
 - Non-residential landscapes over 1,000 sq. ft.
- Pressure regulators and master shut-off valves required
- Flow sensors to detect high flow conditions required for landscape over 5,000 sq. ft.
- Landscapes under 2,500 sq. ft. and irrigated entirely with graywater only subject to irrigation checklist

Local Agencies Must Report to DWR on Implementation

- Local agency reporting on implementation and enforcement must be submitted:
 - By December 31, 2015
 - By January 31st in subsequent years
- Existing regional ordinances (like BAWSCA's) may remain in effect until February 1, 2016
 - Must report to DWR by December 31st and state that they are revising regional ordinance.
 - Must report to DWR by March 1, 2016 on adopted regional ordinance

BAWSCA to Consider New MWELO

- Original BAWSCA MWELO differed from the DWR ordinance in the following:
 - Size threshold
 - Documentation requirements
- Size threshold is still a concern for landscape rehabilitations projects
 - BAWSCA ordinance: >1,000 sq. ft.
 - DWR ordinance: >2,500 sq. ft.
- New BAWSCA ordinance would need to prove just as effective as DWR MWELO
- BAWSCA will work with Water Resources Committee to make final determination by Fall 2015

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