




REPORT TO CITY COUNCIL

DATE: AUGUST 12, 2015

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER 

BY: NATHAN HAMBURGER, ASSISTANT CITY MANAGER 
DOUG HOOPER, PLANNING DIRECTOR 

SUBJECT: ADOPTION OF ORDINANCE NO. 15-417; AMENDING SECTION 9658.2.C OF DIVISION 8 (GUIDELINES FOR LANDSCAPING, PLANTING AND IRRIGATION PLANS), OF CHAPTER 6 (REGULATORY PROVISIONS) OF ARTICLE IX (ZONING), OF THE AGOURA HILLS MUNICIPAL CODE TO REQUIRE IRRIGATION WITH POTABLE WATER OUTSIDE NEWLY CONSTRUCTED RESIDENTIAL AND NONRESIDENTIAL BUILDINGS TO BE DELIVERED BY DRIP OR MICROSPRAY SYSTEMS, AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CASE NO. ZOA-01111-2015) (CITY OF AGOURA HILLS, APPLICANT)

At the July 8, 2015, City Council meeting, on a 3-0 vote (Councilmembers Edelston and Weber were absent), the Council introduced, read by title only, and waived further reading of Ordinance No. 15-417.

The Ordinance amends the Municipal Code to require irrigation with potable water outside newly constructed residential and nonresidential buildings to be delivered by drip or microspray systems. Attached for your reference is a copy of Ordinance No. 15-417.

RECOMMENDATION

Staff recommends the City Council adopt Ordinance No. 15-417, amending Section 9658.2.C of Division 8 (Guidelines for Landscaping, Planting and Irrigation Plans), of Chapter 6 (Regulatory Provisions), of Article IX (Zoning), of the Agoura Hills Municipal Code to require irrigation with potable water outside newly constructed residential and non-residential buildings to be delivered by drip or microspray system, and making a finding of exemption under the California Environmental Quality Act.

Attachment: Ordinance No. 15-417

ORDINANCE NO. 15-417

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING SECTION 9658.2.C OF DIVISION 8 (GUIDELINES FOR LANDSCAPING, PLANTING AND IRRIGATION PLANS), OF CHAPTER 6 (REGULATORY PROVISIONS) OF ARTICLE IX (ZONING), OF THE AGOURA HILLS MUNICIPAL CODE TO REQUIRE IRRIGATION WITH POTABLE WATER OUTSIDE NEWLY CONSTRUCTED RESIDENTIAL AND NONRESIDENTIAL BUILDINGS TO BE DELIVERED BY DRIP OR MICROSPRAY SYSTEMS, AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CASE NO. ZOA-01111-2015

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS HEREBY ORDAINS AS FOLLOWS:

Section 1. Pursuant to the California Environmental Quality Act ("CEQA"), as amended, the CEQA Guidelines promulgated thereunder, and the City's local CEQA Guidelines, City staff for the City of Agoura Hills determined that the proposed Ordinance to amend Article IX, Chapter 6, Division 8 (Guidelines for Landscaping, Planting and Irrigation Plans), Section 9658.2.C of the Agoura Hills Municipal Code has no possibility of causing a significant impact on the environment, nor would its effects from adoption. Staff concludes that the proposed Ordinance is exempt from the application of CEQA, pursuant to CEQA Guidelines Section 15061(b)(3), in that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. This finding is premised on the fact that the project consists of a proposed minor Ordinance amendment to require irrigation with potable water outside newly constructed residential and nonresidential buildings to be delivered by drip or microspray systems, and does not include proposed construction or proposed alteration to the physical environment. Furthermore, the Ordinance will have no adverse environmental effects because the provision will enhance water conservation and reduce outdoor water use. As separate and independent grounds, the ordinance is exempt pursuant to State CEQA Guidelines Sections 15307 and 15308 as an action taken to assure the maintenance, restoration, or enhancement of a natural resource or the environment where the regulatory process involves procedures for protection of the environment. The City Council concurs with City staff's determination and, therefore, directs staff to prepare and file a Notice of Exemption with the County Clerk, pursuant to CEQA Guidelines Section 15062, 15307, and 15308, within five days of the date of this action.

Section 2. Section 9658.2.C. of Division 8 (Guidelines for Landscaping, Planting and Irrigation Plans), of Chapter 6 (Regulatory Provisions) of Article IX (Zoning) of the Agoura Hills Municipal Code is hereby amended to read as follows:

"C. *Irrigation plan.* The irrigation design shall provide adequate coverage and sufficient water for the continued healthy growth of all proposed planting with a minimum of waste or overspray on adjoining areas.

Irrigation plans shall be drawn in a legible manner, separate from, but utilizing the same format, as the planting plan. Plans shall be concise and accurate, including but not limited to:

1. Design pressure, as well as static pressure.
2. Point of connection (location and size).
3. Backflow protection, as approved by the department of building and safety.
4. Valves, piping, controllers, heads, quick couplers, and gallonage requirements for each valve on the plan, shall be shown.

The legend shall include equipment manufacturer, type of equipment, model number, gallons per minute (gpm) demand, pounds per square inch (psi) demand, radius/diameter of coverage, remarks or special notes and a reference to the corresponding detail number. All equipment shall be designed for installation per manufacturer's recommendation, Uniform Plumbing Code, and all local regulations.

Specific site conditions and proposed landscape materials will determine the design of the irrigation system. Further, when considering design alternatives, the following criteria shall be utilized:

1. Landscape materials which require different watering needs shall be irrigated by separate control valves (examples: full sun/full shade, level areas/sloped areas, shrubs/lawns, street trees, etc.). If one control valve is used for a given area, only landscape materials with similar watering needs shall be used.
2. Low precipitation sprinklers shall be employed to conserve water. Irrigation with potable water outside newly constructed residential and nonresidential buildings shall be delivered by drip or microspray systems.
3. Sprinklers shall not throw water off of the property onto public areas or into nonplanted areas.
4. Plastic (PVC) mainline piping requires placement not less than eighteen (18) inches below final grade, with lateral lines requiring twelve (12) inches. Galvanized lines on slope area may not be above ground.
5. Utilization of reclaimed water as an alternative."

Section 3. If any provision of this ordinance, or the application thereof, to any person or circumstances is held invalid or unconstitutional by any court or competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or applications, and to this end, the provisions of this ordinance are declared to be severable. The City Council declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, even if one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof is declared invalid or unconstitutional.

PASSED, APPROVED, and ADOPTED this 12TH day of August, 2015, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

Illece Buckley Weber, Mayor

ATTEST:

Kimberly M. Rodrigues, MMC, City Clerk

APPROVED AS TO FORM:

Candice K. Lee, City Attorney