

Overview

Due to recent State of California regulations on water usage, prior to receiving a building or grading permit, applicants must submit a completed Landscape Project Application for:

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;
3. existing landscapes installed before December 1, 2015, and are over one acre in size.

For further information regarding the State of California Water Efficient Landscape Ordinance, please contact the Department of Water Resources at <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance>

Submittal Requirements

No application will be accepted for processing until the information listed below is submitted to the satisfaction of the Community Development Department:

1. One copy of the completed Universal Application.
2. One copy of the completed Landscape Project Application. Please note that Appendix C, Certificate of Completion, is to be submitted at the conclusion of the project.
3. The required application fee.
4. A detailed landscape plan map drawn to scale showing the site and including north arrow.
5. All above materials in an electronic format.
6. Additional information as deemed necessary by the Community Development Department.

Processing Time

Landscape project applications are typically processed in 1-2 months, depending on the number of revisions required. After a review of the application, the Community Development Department will be able to provide further clarification on the expected time required for processing.

Public Hearings Required

No public hearings are required.

Appeal Process

Decisions made by either the Zoning Administrator or Planning Commission are subject to appeal, in accordance with Chapter 17.880 of the Brentwood Municipal Code. In general, decisions of the Zoning Administrator become effective 10 calendar days after they are made. Any affected party may appeal a decision of the Zoning Administrator to the Planning Commission by submitting an application and the required appeal fee to the City Clerk during the 10-day appeal period. Decisions of the Planning Commission also become effective 10 calendar days after they are made. Any affected party may appeal a decision of the Planning Commission to the City Council by submitting an application and the required appeal fee to the City Clerk during the 10-day appeal period. Decisions of the City Council are final.



LANDSCAPE PROJECT APPLICATIONS

Planning Division

Revised: April 10, 2024

LANDSCAPE PROJECT APPLICATION

Complete all sections of this form. If you believe that an item does not apply to your project, mark it "N/A." Do not leave any item blank.

Application Information

Applicant Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

E-mail: _____

Property Owner Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

E-mail: _____

Project Description

Project Name: _____

Project Address and/or lot numbers: _____

Assessor's Parcel Number(s): _____

Project Type (residential/non-residential) _____

Water Supply Type: _____

Is non-potable water available? Yes No (check one)

All applications to use non-potable water must be approved by Public Works/Operations. A non-potable water use permit issued by the City of Brentwood Wastewater Treatment Plant is required prior to the start of water service.

Total Landscape Area: _____ square feet

Total Rehabilitated Landscape Area: _____ square feet



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Signature

I certify under penalty of perjury that I am the (check one)

Legal owner (all individuals must sign as their names appear on the deed to the land)

OR

Owner's legal agent and that the foregoing is true and correct. (Please submit an authorization letter from legal owner.)

Signature

Printed Name

Date

Signature

Printed Name

Date



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Appendix A

Reference Evapotranspiration (ET_o) Table

City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ET_o
Brentwood	1.55	2.24	3.72	5.10	6.82	7.80	8.68	7.75	5.70	4.03	2.10	1.55	57.0



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Appendix 2

Water Efficient Landscape Worksheet

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 E
0.81 for drip

^dETWU (Annual Gallons Required) =

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 0.55 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)



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Appendix C

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
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 Project Application 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 Project Application was submitted to the local agency _____
2. Date the Landscape Project Application 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 _____



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PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE PROJECT APPLICATION

"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 Project Application."

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 Department of Water Resources, Title 23, Chapter 2.7, §492.10 (Model Water Efficient Landscape Ordinance).

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance per Department of Water Resources, Title 23, Chapter 2.7, §492.11 (Model Water Efficient Landscape Ordinance).

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

Attach Landscape Irrigation Audit Report per Department of Water Resources, Title 23, Chapter 2.7, §492.12 (Model Water Efficient Landscape Ordinance).

PART 6. SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Project Application per Department of Water Resources, Title 23, Chapter 2.7, §492.6 (Model Water Efficient Landscape Ordinance).

Attach documentation verifying implementation of recommendations from soil analysis report per Department of Water Resources, Title 23, Chapter 2.7, §492.6 (Model Water Efficient Landscape Ordinance).