



Landscape Documentation Package

Performance Compliance Option

A new construction project with an aggregate new landscape area equal to or greater than 2,500 square feet;
 or A remodel/addition project with an aggregate new landscape area equal to or greater than 2,500 square feet

Project Information			
Address:	APN:		
Project Applicant Information			
Applicant Name:	Title:		
Company:	Phone Number:		
Email Address:	Street Address:		
City/State/Zip:			
Project Owner Information			
Applicant Name:	Title:		
Company:	Phone Number:		
Email Address:	Street Address:		
City/State/Zip:			
Project Type			
New Construction:	Rehabilitation/Renovation/Remodel:		
Cemetery:	Residential:	Non-Residential:	
Landscape Area			
Total Landscape Area (sq. ft.):	Turf Area (sq. ft.):		
Water Type			
Potable:	Recycled:	Private Well:	On-site collection:
Water Purveyor			
San Jose Water:	Private Well:	Other:	



Landscape Documentation Checklist

Item No.	Description of Document	Location on Plans (If Applicable)	Planning Reviewer Y/N
1	Water Efficient Landscape Worksheet		
2	Soil Management Report		
3	Landscape Design Plan		
4	Irrigation Design Plan		
5	Grading Design Plan		
6	Compliance Signature	N/A	

No. 1 - Water Efficient Landscape Worksheet

Description of Required Item	Planning Reviewer Y/N
The Estimated Total Water Use (ETWU) does not exceed the Maximum Applied Water Allowance (MAWA)	
ET adjustment factor (ETAF) is 0.55 for residential projects or 0.45 for non-residential projects	
Reference Evapotranspiration (ET _o) is 42.9	
Verify that Special Landscape Areas (SLA's) (areas dedicated solely to edible plants, recreational areas, or areas/water features irrigated with recycled water) are identified on the landscape plans and are included on the worksheet with an ETAF of 1.0	
<p>If swimming pools are in landscape plans, verify the following in the water budget/water use calculator for:</p> <ul style="list-style-type: none"> • Residential single-family homes: Check that plant factor used = 1.0 and irrigation efficiency = 1.0 • Non-residential projects and recreational areas of common interest residential developments: Pools may be included as an SLA 	



No. 2 - Soil Management Report

Description of Required Item	Planning Reviewer Y/N
<p>Attach soil analysis report of the soil in planting areas from a soil lab if there is no mass grading during construction (otherwise submit report after construction with Certificate of Completion) including the following:</p>	
<ul style="list-style-type: none"> • Soil Texture 	
<ul style="list-style-type: none"> • Infiltration rate determined by laboratory test or soil texture infiltration rate table 	
<ul style="list-style-type: none"> • Soil pH 	
<ul style="list-style-type: none"> • Total Soluble salts 	
<ul style="list-style-type: none"> • Percent soil organic matter 	
<ul style="list-style-type: none"> • Amendment recommendations 	

No. 3 - Landscape Design Plan

Landscape Parameter	Description of Required Item	Location on Plans	Planning Reviewer Y/N
<p>Hydrozones</p>	<p>Hydrozones are delineated and marked by number, letter or other designation.</p>		
	<p>Hydrozones are identified as very low, low, moderate, or high-water use.</p>		
	<p>Water features shown on landscape plans are included as high-water use hydrozones in the plans and in the water budget.</p>		
	<p>No high-water use hydrozones are located within the public right of way.</p>		



Landscape Parameter	Description of Required Item	Location on Plans	Planning Reviewer Y/N
Plant Legend	Lists common name, botanical name, quantities, mature plant size, water use or plant factor of each plant, and source of information for plant water use.		
Soil	At least 3 inches of recycled content mulch is specified on planting soil in plans or notes.		
	Identify soil amendments, type, and quantity.		
Hardscapes	Hardscapes are identified and dimensioned (hardscapes shall make up less than 50% of the front yard setback area).		
Stormwater Treatment Areas	Stormwater treatment areas, including type, size and installation details, are labelled as applicable.		
Greywater	Rain harvesting or catchment technologies are labelled.		
	Graywater discharge piping, system components and area(s) of distribution are labelled as applicable.		
Special Landscape Areas (SLA) marked on plans	Recreational areas		
	Areas dedicated solely to edible plants		
	Areas irrigated with recycled water		
	Water Features If shown, include a note that "only recirculating water systems shall be used for water features"		

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the Landscape Design Plan."

Name (Print): _____ Signature: _____



No. 4 - Irrigation Design Plan

This section only applies to landscape plans requiring permanent irrigation, not areas that require temporary irrigation solely for the plant establishment period.

Description of Required Item	Location on Plans	Planning Reviewer Y/N
Show on plans the location, type, and size of: <ul style="list-style-type: none"> • Water Meters • Main Lines • Lateral Lines • Quick Couplers • Valves • Sprinkler Heads 		
Include on plans the static water pressure at the point of connection to the public water supply		
Include on plans flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station		
Automatic irrigation controllers that are ET-based or soil moisture-based		
Sensors that shut off the irrigation controller during unfavourable weather conditions - sensors for rain, freezing temperatures (if necessary), and wind (if necessary)		
OR		
This section does not apply, as the proposed landscape plan does not require permanent irrigation.		

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the Irrigation Design Plan."

Name (Print): _____ Signature: _____



No. 5 - Grading Design Plan

Description of Required Item	Location on Plans	Planning Reviewer Y/N
Show on plans the following:		
• Height of Graded Slopes		
• Pad Elevations		
• Finish Grade		
• Drainage Patterns		
• Stormwater Retention Improvements (If Applicable)		

" I have complied with the criteria of the ordinance and applied them for the efficient use of water in the grading design plan."

Name (Print): _____ Signature: _____

No. 6 - Compliance Signature

I _____ agree to comply with the above requirements of the performance compliance option of the MWEL0, submit a complete Landscape Documentation Package.

Executed on (date): _____

Name (Print): _____

Signature: _____

Signed by licensed landscape architect, licensed landscape contractor, landscape designer or other person authorized by the Permitted Practice in California, dependent on landscape occupancy type.



Landscape Documentation Package

Certificate of Completion

To be returned to the City at the time of Final Inspection

Project Information	
Address:	APN:

Project Applicant Information	
Applicant Name:	Title:
Company:	Phone Number:
Email Address:	Street Address:
City/State/Zip:	

Project Owner Information	
Applicant Name:	Title:
Company:	Phone Number:
Email Address:	Street Address:
City/State/Zip:	

To be signed by the Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of the Completion and that it is my/our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Executed on (date): _____

Name (Print): _____

Signature: _____

Additional Modifications

Applicant: If major modifications were made in construction from the submitted plans, attach record drawings (as-builts)

- No major modifications
- As-builts attached, including a revised Water Efficient Landscape Worksheet



Certificate of Installation

Item No.	Installation Requirement	Attached Y/N	Planning Reviewer Y/N
1	Irrigation Scheduling		
2	Schedule of Landscape and Irrigation Maintenance		
3	Irrigation Audit Report (Only if Performance)		
4	Soil Management Report		

To be signed by the signer of the Landscape Design Plan or the Irrigation Design Plan or by the licensed landscape contractor

"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. As-built drawings have been provided to document any major modifications of the approved Landscape Documentation Package. Significant changes made during construction comply with the ordinance."

Executed on (date): _____

Name (Print): _____

Signature: _____

License Number: _____



No. 1 - Irrigation Scheduling

Description of Required Item	Planning Reviewer Y/N
Irrigation scheduling is regulated by automatic irrigation controller	
Overhead irrigation is scheduled between 8 p.m. and 10 a.m.	
Settings for the irrigation controller for each station include the following: <ul style="list-style-type: none"> • Irrigation days • Run times • Number of cycle starts per watering event to avoid run off • Amount of applied water on a monthly basis 	

No. 2 - Schedule of Landscape and Irrigation Maintenance

Description of Required Item	Planning Reviewer Y/N
Attach schedule of maintenance for the landscape and irrigation system per ordinance to ensure water efficiency. The attached schedule of landscape maintenance includes: <ul style="list-style-type: none"> • Routine inspection, auditing, adjusting and repair of the irrigation system • Aerating and dethatching turf areas • Topdressing planting areas with compost as needed • Replenishing mulch • Pruning and weeding • Routine inspection, auditing, adjusting and repair of the irrigation system 	
Attach landscape irrigation audit report <ul style="list-style-type: none"> • Verify that the irrigation audit was conducted by a third-party certified Irrigation Auditor professional who is not a part of the design team 	
Attach landscape irrigation audit checklist	



Irrigation items identified for repair in the audit are fixed	
Large projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or 15% is conducted	

No.3 - Irrigation Audit Report

Complete these sections ONLY if project following the Performance Path.

Description of Required Item	Planning Reviewer Y/N
Audit completed	
Any recommended repairs have been completed	
<p>The Irrigation Audit Report includes:</p> <ul style="list-style-type: none"> • Inspection for leaks • System tune-up • Reporting overspray or run off • An irrigation schedule including configuring controller with application rate, soil types, plant factors, slope, exposure and other factors needed to increase water efficiency 	

No.4 - Soil Management Report

Include ONLY if not attached to Landscape Documentation Package

Description of Required Item	Planning Reviewer Y/N
Attach soil analysis report of the soil in planting areas from a soil lab if not previously submitted with the Landscape Documentation Package per ordinance.	
<p>The soil sample follows laboratory protocol and includes:</p> <ul style="list-style-type: none"> • Soil texture • Infiltration rate • pH 	



<ul style="list-style-type: none">● Total soluble salts● Sodium● Percent organic matter● Amendment recommendations	
<p>Attach document(s) showing that soil analysis report recommendations were used to amend the planting soil, such as delivery tags and receipts for compost and mulch.</p>	