



**City of San Bernardino
Water Wise Landscape Guidelines
For Water Wise Landscape Program**

1. A “Water Wise Landscape Program” is a landscape that uses drought tolerant, California friendly landscaping in lieu of large turf areas, and that uses efficient irrigation.
2. Residents should prepare a design plan for the area to be converted from an existing landscape before beginning the process of retiring the turf, amending the soil as necessary, retrofitting the irrigation system (if applicable), grading and planting. Information about removing turf and getting started with sample design templates, irrigation system retrofitting, and the selection of water-efficient plant materials is available from the following websites and similar sites, and from published literature:

<http://www.bewaterwise.com/Gardensoft/index.aspx>

http://www.snwa.com/html/land_digin_grass_removal.html

Water Wise Landscape advice is also available at the Water Resources Institute at Cal State, San Bernardino at: (909) 537-7687.

3. A Water Wise Landscape shall consist of water-efficient, drought tolerant and native plant material and may include ground covers, small plants, shrubs and appropriate trees. Buffer areas and bioswales may be included and may be designed with rocks, cobble or decomposed granite, landscaped shrubs or accents, or suitable ground cover.
4. All planted areas must be a minimum of one inch below adjacent hardscapes (sidewalks and driveways) to eliminate runoff and overflow of irrigation water.
5. Avoid the use of mounded or sloped planting areas that would contribute to runoff of irrigation water onto non-irrigated areas, walks, roadways or structures.
6. Any turf areas should be set back at least 24 inches from curbs, driveways, sidewalks or any other area that may result in runoff of irrigation water onto streets.
7. Plants having similar water use should be grouped together so you can water efficiently. These groupings are called “hydrozones.”
8. Annual color plantings should be used only in areas of high visual impact close to where people can appreciate them. Otherwise perennial plantings should be the primary source of color.
9. Landscaping must not obstruct or interfere with street signs, lights or road/walkway visibility.

Maintenance

Landscapes shall be maintained to ensure water efficiency including replenishing mulch; fertilizing; pruning; and weeding in all landscaped areas. Regular maintenance of irrigation system (if applicable) should include checking, adjusting, cleaning and repairing irrigation equipment; resetting the automatic controller, aerating and dethatching turf areas.



CITY OF SAN BERNARDINO WATER WISE LANDSCAPE PROGRAM

WATER WISE LANDSCAPE AGREEMENT

*****Note: This is a legally binding contract.*****

This Agreement is entered into by and between _____ (“Owner”) and the City of San Bernardino (“City”) effective as of the last signature date set forth below. In consideration of the mutual promises and obligations set forth in this Agreement, the parties agree as follows:

1. Owner owns single-family residential property in the City with existing landscaping that includes irrigated vegetation. Owner has decided to replace some or all of the vegetation with vegetation requiring less, or no, irrigation. Owner intends to remove the vegetation that is to be replaced by temporarily not irrigating that vegetation. Owner agrees that installation of the replacement vegetation shall begin no later than _____, 20__ (“Commencement of Installation Date”).

2. Sections 8.27.010.A, 8.27.010.B, 8.30.010.D, 15.24.040.A.2, and 15.24.040.A.3 of the City of San Bernardino Municipal Code (“Municipal Code”) prohibit property owners from maintaining dry, dead, or inadequately irrigated vegetation on their property. In consideration of the agreement of Owner to comply with the obligations of Owner set forth in this Agreement, City agrees that from the effective date of this Agreement until the Commencement of Installation Date, City will not cause Owner to be prosecuted or otherwise held civilly or criminally liable for violation of any of the above Code provisions on account of non-irrigation of vegetation that is to be replaced pursuant to this Agreement.

3. In consideration of the agreement of City set forth in Section 2 of this Agreement, Owner agrees to do all of the following:

(a) Comply in all respects with Chapter 17.06 of the Municipal Code and with all other ordinances and laws as may apply to the subject matter of this Agreement.

(b) Comply in all respects with the Water Wise Landscape Guidelines developed by the Water Resources Institute, California State University, San Bernardino, receipt of which Owner hereby acknowledges.

(c) Sign and submit to the City Development Services Department (“Department”) a properly and accurately completed application for participation in the City of San Bernardino Water Wise Landscape Program (“Program”).

(d) Comply with all conditions set forth in any Water Wise Landscaping Permit issued to Owner by the Department pursuant to the Program.

(e) Maintain all property subject to the Program in a safe condition at all times and not in such a manner as to constitute a fire hazard.

(f) Obtain from the Department and prominently display on the property subject to the Program, from the effective date of this Agreement until the Commencement of Installation Date, a yard sign indicating that the property is subject to the Program.

(g) Upon the completion of the installation of replacement landscaping pursuant to the Program, sign and submit to the Department:

(1) A properly completed Certificate of Completion, attesting that the landscaping has been installed in compliance with the approved Program application;

(2) Sufficient full-color photographs taken from the front perimeter of the property to illustrate the completed Water Wise Landscape. (Digital photos copied to a CD are preferable.)

(h) Maintain the replacement landscaping to ensure water efficiency, including replenishing mulch; fertilizing; pruning; and weeding in all landscaped areas. Regular maintenance of irrigation system (if applicable) should include checking, adjusting, cleaning and repairing irrigation equipment; resetting the automatic controller, aerating and dethatching turf areas.

4. The failure of Owner to comply with any obligation imposed by this Agreement shall, at City's option, be grounds for termination of this Agreement, including but not limited to the agreement of City set forth in Section 2 of this Agreement. The exercise by City of its option to terminate this Agreement shall not affect City's right to any other remedy it may have for the breach of this Agreement.

5. If at any time after entering into this Agreement Owner elects not to continue participation in the Program, Owner may withdraw from the Program by notifying the Department in writing of Owner's election to withdraw and paying a withdrawal fee of one hundred dollars (\$100) for each month during which Owner was a participant in the Program, prorated day-by-day for partial months.

6. This Agreement sets forth the parties' entire agreement with respect to the matters addressed in this Agreement, and supersedes all prior and contemporaneous negotiations, understandings, and agreements. This Agreement can be modified only by a written modification agreement signed by all parties.

I AGREE TO ALL OF THE TERMS OF THIS AGREEMENT. I UNDERSTAND THAT THIS AGREEMENT IS A LEGALLY BINDING CONTRACT.

Signature of Owner

Date

CITY OF SAN BERNARDINO

By _____
Name and Title

Date

Accepted by:

Reviewing Planner

Date



**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES DEPARTMENT
WATER WISE LANDSCAPE PROGRAM APPLICATION**

INSTRUCTIONS: To participate in the City of San Bernardino’s voluntary Water Wise Landscape Program (“Program”), complete and submit this signed application to the Development Service Department, located on the third floor of City Hall. Approved applicants will receive a Water Wise Yard Sign that must be posted in the front yard of the applicant’s property at all times. See San Bernardino Municipal Code Chapter 17.06 for more information.

1. Name(s) of Applicant(s):

2. Street Address and Assessor’s Parcel No. of Property:

(NOTE: Property must be a single-family residential property in the City of San Bernardino with existing landscaping, and must be owned and occupied by the Applicant(s) continuously during the participation of the Applicant(s) in the Program.)

3. Description of Existing Landscaping That Will Be Replaced:

(Please attach additional pages as needed, including drawings/diagrams if desired.)

4. Description of Water Wise Landscaping That Will Be Installed:

(Please attach additional pages as needed, including drawings/diagrams if desired.)

NOTE: Landscaping must comply with the Water Wise Landscape Guidelines developed by the Water Resources Institute, California State University, San Bernardino, which are attached to the Water Wise Landscape Agreement that must be signed by the Applicants and submitted with this Application.)

5. Date on Which Installation of Replacement Landscaping Will Begin (Month, Day, and Year):

(NOTE: This date must be not later than twelve (12) months from the date of the submittal of this Application.)

6. Date on Which Installation Of Replacement Landscaping Will Be Completed (Month, Day, and Year):

(NOTE: This date must be not later than the next May 31 immediately following the date On which the installation is to begin.)

(I) (WE) HEREBY APPLY FOR A WATER WISE LANDSCAPE PERMIT AND UNDERSTAND THAT APPROVAL OF THIS APPLICATION WILL REQUIRE THAT (I) (WE) ENTER INTO A WATER WISE LANDSCAPE AGREEMENT THAT WILL CONSTITUTE A LEGALLY BINDING CONTRACT.

Signature of Owner

Date

Signature of Owner

Date

Note that any property owner that obtains a Water Wise Landscape Permit but later elects to withdraw must notify the Director of the Development Service Department in writing of the election to withdraw and pay a withdrawal fee of one hundred dollars (\$100) for each month the Permit was in effect, prorated day-by-day for partial months.

This application is: _____ APPROVED _____ NOT APPROVED

Reviewing Planner

Date