

Town of Truckee Resource Guide

Development Code Requirements for Landscaping

The Town of Truckee requires well-designed and environmentally sensitive landscaping for all projects. The Town has two types of water conservation regulations – a set of general standards for all projects and a set of standards for specific for larger projects with additional documents for compliance.

Landscape Standards and Design Guidelines (Section 18.40)

All projects that require approval of by the Town (except single-family dwellings, secondary residential units and duplexes) shall submit landscape and irrigation plans that are in compliance with the Town of Truckee Development Code.

The focus of the standards is to require projects to create site-specific landscaping that consider microclimates and incorporate native or adapted plants that utilize water efficient irrigation that avoids runoff and overspray. Encouraged irigation methods include:

- Automatic-drain valves
- Automatic control valves
- Smart controllers

- Rain/moisture/solar sensors
- Water meters
- Drip irrigation

Currently, this section is undergoing an update in the Development Code to clarify language.

Water Efficient Landscape Standards for Larger Projects (Section 18.40.060)

Per State requirements, the Town of Truckee adopted an ordinance for Water Efficient Landscaping for Larger Projects in September 2013.

All projects involving either new construction or rehabilitation consisting of landscape areas totaling **2,500** square feet or greater are required to meet the requirements of this ordinance.

The focus of the ordinance is on the following:

Plant selection and grouping

- Choosing native/adapted plant species, keeping in mind existing microclimates
- Grouping together plants with similar water needs into hydrozones

Irrigation

- Consideration of soil types and infiltration rates
- Minimize evaporation and avoid runoff onto adjacent properties or paved areas
- Weather-based, soil moisture-sensing devices
- Rain sensors
- Point source or subsurface irrigation for narrow areas

Documents for Compliance (see other side)

- Landscape Design Plan
- Irrigation Plan and Schedule
- Maintenance Schedule
- Inspection
- Appendix A Maximum Applied Water Allowance
- Appendix B Hydrozone Table
- Appendix C Certificate of Completion

This ordinance does not apply to the following:

- Homeowner provided landscaping
- Small residential projects with no common area
- Projects with landscaped areas of less than 2,500 square feet
- Cemeteries
- Ecological restoration projects that do not require a permanent irrigations system



Appendices for Water Efficient Landscape for Larger Projects

Projec	Maximum Applied Water Allowance t Name:
	llowing calculations will help you determine your site specific water budget and establish a planting mix that will
you to	intering canculations with their you went meet your water becefire water could are selected and planting into this win meet your water budget. Your Estimated Total Water Due (ETWU) must be less than your Maximum Applied Wance (MAWA). Gray boxes indicate information user must enter.
	faximum Applied Water Allowance (MAWA) 4AWA = (36.2)(0.62)[(0.7 x LA)+(0.3 x SLA)]
	MAWA = Maximum Applied Water Allowance (gallons per year) 36.2 = Annual Evapotranspiration (ETo) (inches per year) 0.62 = Cornervision factor (to gallons per square foot) 0.7 = ET Adjustment Factor (ETAF)
	LA = Landscaped Area, includes Special Landscape Area (square feet) 0.3 = The additional ET Adjustment Factor for Special Landscape Area (1.0 - 0.7 = 0.3) SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
	LA = square feet SLA = square feet
	SLA = square feet Adjusted Landcape Area Calculation
	Landscaped Area x 0.7 = 0.0
	Special Landscaped Area x 0.3 = 0.0
	Sum of Adjusted Landscape Area 0.0
	MAWA = 36.2 x 0.62 x Sum of Adjusted Landscape Area MAWA = 0.0 gallons per y
	Stimated Total Water Use (ETWU) $TWU = (36.2)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$
	ETWU = Estimated total water use per year (gallons per year) 36.2 = Annual Evapotranspiration (Eto) (inches per year) PF = Plant Factor from Water Use Classification of Landscape Species (published by the University of California Cooperative Extresion, the Department of Water Resources and the Bureau of Reclamation, 2000.) HA = Hydrozone Area (square feet) IE = Irrigation Efficiency (minimum 0.71)
F	lease use table on next page.
	IE =
	nply with this chapter, the ETWU must be equal to or less than the MAWA.

Appendix A (supplement) Hyrdozone Table for Calculating ETWU

Please complete the hydrozone table(s). Use as many tables as necessary

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SLA I Total	0	0

Appendix A (supplement) Hyrdozone Table for Calculating ETWU

Project Name:

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)
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	OT A	Subtotal	0	
	SLA	Total	0	

Appendix C Certificate of Completion

Part 1: Project Information

Name	Telephone Number	
Tide	Email Address	
	Street Address	
Street Address	City	
State	Zip Code	

Property Office.

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

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. Additionally, per Section 18 A/ODOEP 3 of this ordinance, a landscape audit, irrigation schedule, and irrigation maintenance schedule have been completed and are attached to this certificate showing that the system meets the efficiency requirements used in the Maximum Applied Water Allowance calculation.

Signature*	Date
	Telephone Number
Title	Email Address
License No. or Certification No.	Street Address
Сопрану	State
City	Zip Code

^{*} Signer of the landcape design plan, signer, of the irrigation plan, or a licensed landscape contractor.