



CERTIFICATE OF COMPLETION PACKAGE

****PRODUCTION HOUSING SUBMITTAL INSTRUCTIONS****

CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO)

Please follow the below instructions for submitting a complete Certificate of Completion (COC) package. Following these instructions will ensure a quicker review time and more expedient permit sign offs. Refer to the Certification of Completion Checklist on the following sheet for descriptions of each item listed below.

1. Complete the Production Housing Cover Sheet included in this packet.
 - a. Fill in the first row of the Lot List table with the home that was audited and for which Items 1 & 2 below are completed for.
 - b. If known at this time, fill in the remaining lots or leave blank to add lots at a later date.
2. Include a single PDF or individually labeled PDFs with each of the following items in order from the Certificate of Completion Checklist. All items required.

- Item 1: Project Information Sheet
- Item 2: Certificate of Installation
- Item 3a: Soil Management Report
- Item 3b: Soil Report Recommendations Implementation Documents
- Item 4: Irrigation Schedules
- Item 5: Schedule of Landscape and Irrigation Maintenance
- Item 6: Irrigation Audit Report
- Item 7: *Images – Provide a minimum of one image per lot that captures the home address and entire front yard. Multiple images may be necessary.
- Item 8: Record Drawings, as applicable

Placeholder sheets have been added to the end of this document to assist in organizing Items 1 through 8 above. The use of these sheets is encouraged but not required.

3. **Submit complete COC packages to landscape@saccounty.gov and include the development/unit name in the subject of the email.**

**Images must be high quality and include all landscape areas. If images are too large to email, the County will provide a secure SacDrive link to upload images to. Please request a link with the initial submittal of the COC package.*



CERTIFICATE OF COMPLETION PACKAGE

** PRODUCTION HOUSING COVER SHEET **

CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO)

DEVELOPMENT NAME/UNIT: Wild Creek - Unit 1 DATE: 1/25/2025

DEVELOPER/BUILDER: Breeze Communities

DO NOT FILL IN THIS COLUMN

CERTIFICATE OF COMPLETION LOT LIST:

LOT ¹	LOT #	STREET ADDRESS	PERMIT #	SIGNED OFF ³
1 ²	243	2454 Wild Creek Way	PHCR2025-00154	
2	244	2456 Wild Creek Way	PHCR2025-00155	
3	245	2458 Wild Creek Way	PHCR2025-00156	
4				
5				
6				
7				

ADDITIONAL LOTS
 CAN BE ADDED
 LATER UP TO A
 MAX. OF 7 PER
 PACKAGE.

¹ Indicates arbitrary lot number for the 7 lots included in the COC package.

² First row shall include the Lot where the Irrigation Audit was conducted.

³ This column is for staff use only.

Self-Certification Checklist – Include the following items with this package:

<input checked="" type="checkbox"/> 1. Project Information Sheet	<input checked="" type="checkbox"/> 5. Landscape & Irrigation Maintenance Schedule
<input checked="" type="checkbox"/> 2. Certification of Installation	<input checked="" type="checkbox"/> 6. Irrigation Audit Report
<input checked="" type="checkbox"/> 3a. Soil Management Report	<input checked="" type="checkbox"/> 7. Images of the Installed Landscape (<i>Min. of one image per lot with address legible</i>)
<input checked="" type="checkbox"/> 3b. Soil Report Recommendations Implementation Document	<input checked="" type="checkbox"/> 8. Landscape/Irrigation Record Drawings ('As-builts'), <i>if applicable</i>
<input checked="" type="checkbox"/> 4. Irrigation Schedules	<input checked="" type="checkbox"/> 9. Upon approval, the complete COC package will be submitted to the Water Purveyor.

"I/we certify that the above items have been completed in accordance with the ordinance and all items are included with this Landscape Documentation Package."

Signature of Applicant

1/25/2025

Date

Jack Smith

Print Name

Revised January 1, 2025

Todd Smith, Planning Director
Planning and Environmental
Review



Troy Givans, Director
Department of Community
Development

Item 1:
Project Information Sheet
(attach after this sheet)

EXAMPLE



CERTIFICATE OF COMPLETION

CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO)

PART 1. PROJECT INFORMATION SHEET

This form is to be completed by the **Project Applicant or Owner** upon completion of the landscape.

Project Applicant Information:

Date: 1/25/2025		Project Name: Wild Creek - Unit 1	
Name of Project Applicant: Jack Smith		Company Name (if applicable): Breeze Communities	
Telephone #: 916-867-5309		Street Address: 1564 Calvine Road	
Email: jack@breezecomunities.com	City: Elk Grove	State: CA	Zip Code: 95829

Project Address and Location:

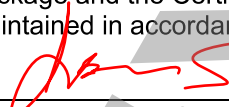
Street Address: 2454 Wild Creek Way		Parcel, tract or lot number(s), if available: Lot 243	
City: Sacramento		Building Permit Number(s): PHCR2025-00154	
State: CA	Zip Code: 95829		
Water Supply Type (Check One): <input checked="" type="checkbox"/> Potable <input type="checkbox"/> Recycled <input type="checkbox"/> Well <input type="checkbox"/> Other (specify):		Water Purveyor: Sacramento County Water Agency	

Property Owner (if different from Applicant):

Name:		Company Name (if applicable):	
Telephone #:		Street Address:	
Email:	City:	State:	Zip Code:

Project Applicant

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package 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."


1/25/2025

Project Applicant Signature
Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency 6/20/2024
2. Date the Landscape Documentation Package was approved by the local agency 7/31/2024
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor 7/31/2024

Todd Smith, Planning Director
Planning and Environmental
Review



Troy Givans, Director
Department of Community
Development

Item 2:
Certification of Installation
(attach after this sheet)

EXAMPLE



THIS FORM MUST BE
 COMPLETED BY THE
 DESIGNER OF RECORD.

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

This form is to be completed by the Designer of Record upon completion of the landscape.

Project Address and Location:

Street Address: 2454 Wild Creek Way		Parcel, tract or lot number, if available: Lot 243	
City: Sacramento		Building Permit Number(s): PHCR2025-00154	
State: CA	Zip Code: 95829		

Designer of Record Information:

Name: Jill Brown		Professional License No. or Certification No.: 3564	
Title: Landscape Architect		Company: American River Landscape Architecture, Inc.	
Telephone #: 916-123-4567		Street Address: 563 American River Pkwy	
Email: Jill@arla.com	City: Sacramento	State: CA	Zip Code: 95814

"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."

1/20/2025

Jill Brown _____ Date

Designer of Record Signature

***** In addition to Parts 1 and 2 above, submit Parts 3 through 8 *****

PART 3. SOIL MANAGEMENT REPORT

- Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per Section 493.1
- Attach documentation verifying implementation of recommendations from soil analysis report per Section 493.1(a)(4)

PART 4. IRRIGATION SCHEDULING

- Attach parameters for setting the irrigation schedule on controller per Section 493.4

PART 5. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE

- Attach schedule of Landscape and Irrigation Maintenance per Section 493.5

PART 6. IRRIGATION AUDIT REPORT

- Attach Landscape Irrigation Audit Report per Section 493.6

PART 7. LANDSCAPE/IRRIGATION RECORD DRAWINGS (AS-BUILTS)

- If significant changes have been made in the field provide record drawing per Section 494(b)(A).

PART 8. IMAGES OF INSTALLED LANDSCAPE

- Attach images of the installed landscape and associated irrigation equipment.

Todd Smith, Planning Director
Planning and Environmental
Review



Troy Givans, Director
Department of Community
Development

Item 3a:
Soil Management Report
(attach after this sheet)

EXAMPLE



Sunland Analytical

11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 12/28/2024
Date Submitted 12/31/2024

To: JACK SMITH

From: Gene Oliphant, Ph.D. \ Ty Bui
General Manager \ Lab Manager

The reported analysis was requested for the following:
Location : WILD CREEK - UNIT 1 Site ID : LOT 243.
Thank you for your business.

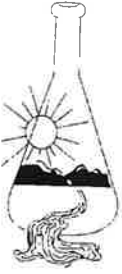
* For future reference to this analysis please use SUN # 9245141-1115.

SOIL ANALYSIS

Saturation Percent (SP)	39	Soil Texture	Loam
pH	7.35		
E.C.	0.91 mmho/cm		
Tot.Dissolved Salts	582.4 ppm		
Infiltration Rate (0% Slope)	0.54 in/hr		
% Organic Matter	4.8		
C.E.C.	13.6 meq/100g		
Sodium Absorption Ratio (SAR)	3.1		
Exchangable Sodium Percent (ESP)	3.1		
Gypsum Req. (CaSO4*2H2O)	None Required		
est. Nitrogen Release	1.7 #/1000 sq.ft.		

Nitrate	17.98 ppm	*****
Phosphorus	1.42 ppm	*
Potassium	81.09 ppm	*****
Sulfur	61.21 ppm	*****
Chloride	No Test	
Carbonates	No Test	
Sodium	97.58 ppm	
Calcium	2121.50 ppm	*****
Magnesium	283.83 ppm	*****
Boron	0.24 ppm	*****
Copper	No Test	
Iron	No Test	
Manganese	No Test	
Zinc	No Test	

Very	Low	Adequate	Excessive
Low			



Sunland Analytical

11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

DATE 12/31/2024
SUN NUMBER 9245141-1115

Information requested by:
JACK SMITH

Information for:
WILD CREEK - UNIT 1
Sample ID: LOT 243

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

SOIL pH (Acidity and Alkalinity)

The pH of this sample indicates the soil is in a range for normal growth of most plants. No modification is required.

DISSOLVED SALTS (Indicated by E.C. & TDS)

These conditions are in the normal range for plant growth.

SOIL TEXTURE AND RATE OF WATER INFILTRATION

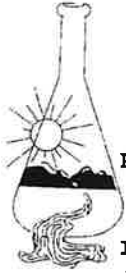
The infiltration rate for all soil textures decreases with increasing ground slope. At 0 to 4%, 5 to 8%, 9 to 12%, 13 to 16% and above 16% the infiltration rate of this sample decreases from 0.54 to 0.43, 0.32, 0.22, 0.14, respectively. Infiltration rate also decreases with percent of ground cover and by compaction.

WATER PENETRATION OF SOIL DUE TO CHEMICAL CHARACTERISTICS

When exchangeable Sodium increases in the soil, water penetration decreases. Based on SAR and ESP values this sample has no penetration problem due to soil Sodium. No Gypsum required.

ORGANIC MATTER

Organic matter provides a slow nitrogen release and aids water retention. This sample has a moderate Organic Matter content. To maintain moisture and provide sustained nitrogen release a level of 10% organic matter is recommended. This can be accomplished by adding 3 yards per 1000 sq.ft. of ground fir bark that is approximately 75% organic matter (i.e. typically found in ground fir bark which also has naturally low salt and boron concentrations). In California, the MWEL0 ordinance requires a fixed application of four yards of COMPOST if the soil organic matter is less than 6%. However, of significant concern when applying COMPOST is the potential for the compost to have high salt, high boron content, high C to N ratio and having a highly variable pH (very high to very low). All of these COMPOST characteristics can have very negative affect on plant growth. Take care by having the compost analyzed or by seeing a recent analysis of the compost to be used.



Sunland Analytical

11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

PAGE #2

DATE 12/31/2024

SUN NUMBER 9245141-1115

Information requested by:
JACK SMITH

Information for:
WILD CREEK - UNIT 1
Sample ID: LOT 243

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

SOIL BORON

Boron concentrations are in a range allowing normal plant growth.

SOIL MACRONUTRIENTS : NITROGEN-PHOSPHORUS-POTASSIUM (N-P-K) GENERAL N-P-K RECOMMENDATION

Use ONE of these NPK preparations for the first fertilizer application.

Standard NPK Fertilizer Preparations	6-24-24	5-20-10	16-16-16	0-10-10	28-3-4	21-0-0	Customer Choice None
#/1000 sq.ft.	12	15	N/A	N/A	N/A	N/A	**

GRASS OR SOD PREPARATION

Till in organic matter, N,P,K and micro nutrients in addition to any lime gypsum or sulfur as directed above. Smooth soil surface and follow seed or sod producers direction for moisture and product application.

TREES AND SHRUBS

Excavate holes for planting shrubs and trees to at least twice the volume of the container. Prepare backfill for tree and shrub planting holes by mixing three parts of native soil (or imported top soil) with one part organic amendment (preferably nitrogen and iron fortified) and 2.5 pounds of 6-24-24 per yard of mix. For extended fertilization, place slow release fertilizer tablets in each hole per manufacturer's instructions. If 6-24-24 was not directly added to backfill mix, during backfill apply uniformly 1/2 oz of 6-24-24 per gallon containers, 2.5 oz per 5 gallons, 6 oz per 24 inch boxes.



Sunland Analytical

11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

PAGE #3

DATE 12/31/2024
SUN NUMBER 9245141-1115

Information requested by:
JACK SMITH

Information for:
WILD CREEK - UNIT 1
Sample ID: LOT 243

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

Summary and Suggested Sequence of Soil Improvements (#/1000 Sq.Ft.)

=====

Organic Amendment	3	Yd./1000 Sq.Ft. Bulk organic amendment (nitrified). or in Calif. if Org.Mat. less than 6% use 4 yd compost.
N-P-K Fertilizer		See above chart

Maintenance Fertilization

Apply 5 pounds of Ammonium sulfate (21-0-0) per 1000 sq.ft. every month until plants become established. After established, apply 28-3-4 (or similar preparation) to provide desired growth rate and color.

Todd Smith, Planning Director
Planning and Environmental
Review



Troy Givans, Director
Department of Community
Development

Item 3b:
Soil Report Recommendations Implementation Document
(attach after this sheet)

EXAMPLE

January 18, 2025

RE: Wild Creek Unit 1 - Lot 243



To whom it may concern:

I hereby certify that the soils amendments and fertilizers as recommended by the Soils Report prepared by Sunland Analytical have been fully installed in all landscape areas associated with this project. These amendments and fertilizers have been rototilled into the native soil at the rates recommended by the report.

Please let me know if you have any questions.

Sincerely,

J. Jackson

Justin Jackson, Landscape Contractor
SacRiver Landscaping Services, Inc.

Todd Smith, Planning Director
Planning and Environmental
Review



Troy Givans, Director
Department of Community
Development

Item 4:
Irrigation Schedules
(attach after this sheet)

EXAMPLE

SITE NAME: LOT 208 DATE: 12/11/2024

Controller Manufacturer	HUNTER	X2	ET Source	WIFI SERVER	Location:	HUNTER			
SOIL TYPE: CLAY	0.2	YEARLY ET:	50.5	JULY ET:	8.10	ROOT DEPTH:	12"-18"	AVRG SITE IE:	0.81

INSERT IRRIGATION METHOD UNDER PROGRAM. DRIP, BUBBLER, MP ROTATOR, SPRAY, ROTOR	PROGRAM A SHRUBS	PROGRAM B TREES	PROGRAM C TURF			

PROGRAM START TIMES	1	10:00 PM	1:00 AM	4:00 AM		
	2	12:00 AM	2:00 AM	5:00 AM		
	3			6:00 AM		
	4			7:00 AM		

IRRIGATION FREQUENCY	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
	PROG A	1	1	3	6	7	8	12	8	6	3	1	1
	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
	PROG B	1	1	3	6	7	8	12	8	7	3	1	1
	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
	PROG C	1	1	3	6	7	12	12	7	6	3	1	1
	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
	PROG D												

Set up irrigation controller to run on Cycle Soak Schedule. Input Soil type, slope, precipitation rates to determine. Follow local city guidelines for irrigation days but not to exceed the following

STATION	"/HR	VALVE/IRRIGATION TYPE	TOTAL STATION RUN TIME	TOTAL STATION RUN TIME	TOTAL STATION RUN TIME	TOTAL STATION RUN TIME	TOTAL STATION RUN TIME	TOTAL STATION RUN TIME
SHRUB	0.43	SHRUB DRIP	24.00					
TREE	1	TREE BUBBLERS		11.00				
CS TURF	0.45	MP ROTATORS			18.00			

NOTES: This irrigation schedule is set up as a base guide only, contractor must adjust irrigation controller so as to irrigate based on plants needs and not to exceed the ETWU usage. We are not responsible for overseeing controller scheduling. Contractor to set up Cycle Soak schedules to minimize puddling and run off. Run program overlap so as not to exceed water window but do not exceed 5 fps velocity.



Item 5:
Landscape & Irrigation Maintenance Schedule
(attach after this sheet)

EXAMPLE

Irrigation System Maintenance-Sample Report for WELO Reporting

Even the best irrigation system can waste water if it is run too long or operated incorrectly. You will be able to save water by regularly maintaining your irrigation system.

Test & Repair

Test your irrigation system periodically to make sure it's operating correctly. The irrigation system should be tested at the beginning of each irrigation system and again a minimum once a month or even during every maintenance visit cycle

Make sure that all the sprinkler heads are working, and unclog or replace heads that are malfunctioning, broken, or missing. Clogged nozzles can cause dry spots in the landscape, and should be replaced with the same nozzle that is installed (consult the irrigation plan if in doubt). Leaking lines should be repaired and old nozzles with warped spray patterns should be replaced. Test drip systems for clogged filters or clogged emitters and leaks. When repairing leaks be sure to FLUSH the line after each repair.

Adjust Heads

Heads can be moved by collisions with feet, cars and lawnmowers, so check them all frequently for alignment. Adjust heads so they're watering only your landscape—not sidewalks, streets, or driveways. Sprinkler heads aimed at these surfaces waste money and water. It's easy to align the stem and nozzle pattern with the plants or turf grass that it is meant to irrigate. Adjust sprinkler heads to be at right angles to the soil surface. Tilted heads throw more water to one side, causing dry spots. Make sure heads pop up above the turf grass canopy. It is not uncommon to have to raise heads a couple of times a year.

Set Controller

Set your SMART irrigation controller by following the manufacturer's instructions. Different plants have different water needs, so make sure you know their water use (low, medium or high before setting the controller. You can adjust your SMART irrigation controller percent adjust settings so you're watering with the correct frequency, even SMART irrigation controllers need to be adjusted to site conditions. Plants tend to need less water during cooler weather, when their growth has slowed and water evaporates more slowly. Consider turning the controller off during the summer rainy season. For more information or controller set up call 209-404-1746

Calibrate

You may also want to calibrate your sprinkler system to determine how much water your system is applying in a given amount of time. Many times, we're over- or under-watering our lawns or plants without knowing it. Call in a Certified Landscape Irrigation Auditor to conduct a calibration test once every 3 years or so.

Repeat

Regular irrigation system maintenance will save you money in water bills and in large repairs that result from neglecting the system. Use these tips as a guide to worry-free irrigation!

Waste Water from Typical Irrigation System Damages

PROBLEM	Flow Rate GPM	Run Time/Event (Minutes)	Irrigation Event (Week)	Events/Year	Waste/Year (Gallons)
Lateral Line Leaks	5	20	3.5	91	91'000
Seal Leak	4	20	3.5	91	7'280
Break in Drip Line	3	20	3.5	91	5'460
Missing or Broken Head	6	20	3.5	91	10'920
PROBLEM	Estimate of event volume effected	Volume of total event	Events/week	Events/year	Waste water/year (gallons)
Misting (high pressure)	10%	4'500	3.5	91	40'950
Misaligned Heads	5%	4'500	3.5	91	20'475
Overspray	13%	4'500	3.5	91	61'425
Mismatched Heads	4%	4'500	3.5	91	16'380

Irrigation System Maintenance Checklist

Sample for WELO Reporting Only

Irrigation System Maintenance Completion Date: _____

Address: _____

The following items have been provided and explained to the irrigation system owner or systems owner's representative.

- The manufacturer's manual for the controller.
- A seasonal watering schedule.
- A list of components that require maintenance and the recommended frequency of maintenance are attached.
- The corrected or re-drawn design plans indicating the actual installation and components of the system.
- Location and operation of the isolation valve.

This irrigation system has been installed in accordance with all applicable state and local laws, ordinances, rules, regulations or orders. I have tested the system and determined that it has been installed according to the irrigation plan and is properly adjusted for the most efficient application of water at this time.

Irrigator Signature

Date

Components Requiring Maintenance

Irrigation System:

- Winterization
- Return to normal service

Sprinkler Heads:

- Are any heads missing?
- Are any heads broken?
- Are any heads clogged?
- Are any heads tilted, spraying in the wrong direction, or too far in or above the ground?
- Is water constantly seeping from a head?
- Is water spraying in a fine mist?
- Does the sprinkler cover the entire area uniformly?
- Is the spray pattern blocked or misdirected?
- Is the system spraying into sidewalks, decks, buildings, driveways or the street?

Controller:

- Is the cabinet or space holding the controller clean?
- Are any wires loose? (Take care with wires of 110 volt).
- Have any wires become worn? (Take care with wires of 110 volt).
- Is a new battery needed?
- Is the time and day showing correct?
- Is the rain moisture sensor (or other technology) connected to the controller or groundwire?
- Is the controller programmed for the appropriate season?
- Is the controller programmed for any water conservation measures that may be in effect from your water purveyor?

Valves:

- Inspect valve covers and valve boxes.
- Inspect valve electrical connections.

Back Flow Prevention Device:

- Is tested, as needed or required.

Drip/Micro Irrigation:

- Emitters connected to flex line.
- Flex line connected to riser.
- Micro adjustment nozzle connected to flex line and nozzle intake.
- Service filter strainer periodically.
- Ensure proper operation of automatic flush valves.
- Confirm operational pressures.

Maintenance Information for Irrigation System Owners

During daylight hours, monthly (while the system is in operation) check each zone of your irrigation system to make sure the system is operating correctly to conserve water and to keep your plants healthy.

Irrigation System:

- Winterization – Plan to perform this around: _____ (Drain the irrigation system, reprogram automatic controller.)
- Return to normal service – plan to perform this around: _____ (Check to make sure there has been no damage to the system, reprogram automatic controller.)

Sprinkler Heads:

- Missing or broken heads? (Replace heads with the same type of head.)
- Heads Clogged? (Remove the head and clean the filter or replace with the same type of head.)
- Heads tilted, spraying in the wrong direction, or too far in or above the ground? (Adjust or replace.)
- Leaking Water? (Replace a leaky valve in the valve box or check for a drainage problem.)
- Misdirected or blocked spray pattern? (Remove vegetation, trim grass, trees or shrubs, or other obstructions or consider raising the heads.)
- Spraying sidewalk, deck, building driveway or street? (Adjust the heads to stay within the planting area.)

Controller:

- Is the cabinet or space holding the controller clean? (Clean out cobwebs, dirt, debris, or ants.)
- Is a new battery needed? (Consider replacing seasonally.)
- Is time/day showing correctly? (Reprogram)
- Is the controller programmed for the appropriate season? (Generally, plants need less water in the winter and mature plants need less water than newly installed plants. Refer to the seasonal watering schedule provided by your irrigator.)
- Is the controller programmed for any water conservation measures that may be in effect from your water purveyor? (Adjust program if needed.)

Sprinkler Heads:

- Fine Mist? (There may be excessive pressure on the spray zones. Possible fixes: Install a pressure regulator after the water meter; install pressure regulating sprinkler heads or valves.)
- Is the area being irrigated covered uniformly? (Possible causes: low or high water pressure, poor design, scheduling or installation techniques.)

Controller:

- Wires loose or worn? (May be 110 volt.) (Tighten or replace.)
- Is rain or moisture sensor (or other technology) connected to the controller or groundwire?

Valves:

- Replace broken or missing valve covers and valve boxes.
- Wire connections are intact and enclosed in appropriate moisture resistant connectors.

Drip/Micro Irrigation:

- Emitters connected to flex line.
- Flex line connected to riser.
- Micro adjustment nozzle connected to flex line and nozzle intact.
- Service filter strainer periodically.
- Ensure proper operation of operation of automatic flush valves.
- Confirm operational pressures.

Backflow Prevention Devices:

****Note: You must be licensed to install, test or repair a backflow prevention device****

Irrigation system owners should file a copy of any backflow test report with their irrigation system document. If you have a double check valve backflow prevention device, there is a "y" strainer in the water line. The strainer will need to be checked periodically. Water that is discharged from a reduced pressure principle backflow prevention assembly should be directed to sanitary or storm drains. The backflow prevention device(s) should be protected from freezing. Irrigation system owners should have the backflow prevention device retested if above normal water velocities (such as a water system main break) occur. The backflow prevention device stops water from the irrigation system from entering into the watersystem.

It remains the responsibility of the Owner, Installing Contractor and Maintenance Contractor to ensure that all equipment is operating as intended and complies with California Title 23 Waters Chapter 2.7. WELO requirements.

Todd Smith, Planning Director
Planning and Environmental
Review



Troy Givans, Director
Department of Community
Development

Item 6:
Irrigation Audit Report
(attach after this sheet)

EXAMPLE

Audit Report

Name: _____ Auditor#: _____

Choose One: CLIA CSLB EPA

Landscape Architect or Designer: _____



SHEET INDEX

- 1- COVER
- 2- SITE INFORMATION
- 3- SYSTEM FIELD DATA
- 4- HYDROZONE INFORMATION
- 5- IRRIGATION SYSTEM REVIEW
- 6- SITE CONDITIONS
- 7- CONTROLLER INFORMATION
- 8/9- SITE PHOTOGRAPHS
- 10- CORRECTIONS NEEDED
- 11- IRRIGATION MAINTENANCE SAMPLE REPORT
- 12- IRRIGATION SCHEDULE



Audit Report

Auditor Information

Auditor Name: _____ Auditor License #: _____

Phone: _____ Email: _____

Site Information

Contact: _____ Date: _____

Company: _____

Phone: _____ Email: _____

Site Name: _____ Lot Number: _____

Site Address: _____

Site Type *Check applicable*

4 Residential Commercial Municipal

Installation Type *Check applicable*

4 New Project Rehabilitation

Irrigation System Data *Check applicable*

Static Pressure: ⁷² _____ Hose Spigot Quick Coupler Backflow (outgoing) Other _____

Water Type: Potable Recycled Pond/Lake Other _____

Flow Sensor Installed? Yes No Size: _____ Master Valve Installed? Yes No Size: _____

Booster Pump? Yes No Size: _____ Pump Max Pressure: _____ Pump Max Flow GPM: _____

Water Source: *Check one* Potable Reclaimed Other _____

Backflow Device: *Check one*

- Reduced Pressure Assembly Double Check Valve Pressure Vacuum Breaker
 Atmospheric Vacuum Breaker None

WATER EFFICIENT LANDSCAPE ORDINANCE

Audit Report

Weather Conditions:
Sunny

Temperature F: 75

Wind Speed: MPH

Rain Fall During Audit:
No

ZONE # PER PLAN	METHOD CC/PR	PSI AT DEVICE OR HEAD	PLANT TYPE	PLANT VALUE	TEST RUN TIME	% DU	PRECIP RATE "	EST RUN TIME	IRRIGATION EFFICIENCY
1	PR	30	Turf	High Water Use	10	0.7	0.65	71	0.63
2	PR	30	Tree	Low High	10	0.85	1	21	0.77
3	PR	30	Shrub	Low High	10	0.9	0.43	47	0.81

Average Irrigation Distribution Uniformity (DU): .82

Average Irrigation Efficiency (IE): 0.74

Audit Report

Hydrozone Information

Controller Name:	Lot# 215									
Irrigated Area	Turf		Trees		Shrubs					
Plant Material <i>All that apply</i>	CS	N/A	T		S					
Plant Condition <i>Choose one</i>	N/A		N/A		N/A		N/A		N/A	
Microclimate <i>Choose one</i>	FS		FS		FS					
Soil Category <i>Choose one</i>	Clay		Clay		Clay		N/A		N/A	
Root Depth	6	in.	18	in.	12	in.		in.		in.
Slope <i>Choose one</i>	F		F		F					
Compaction <i>Yes or No</i>	No		No		No					
Runtime Until Runoff	18	min.	11	min.	24	min.		min.		min.
Standing Water <i>Yes or No</i>	No		No		No					
Hydrozone Separation <i>Yes or No</i>	Yes		Yes		Yes					
Wind Speed <i>Catch can</i>										

Abbreviation Key

Plant Materials

CS= Cool Season Turf
WS= Warm Season Turf
T= Trees
S= Shrubs
N= Natives
GC= Ground Cover

Plant Condition

LM= Low or lack of maintenance, stressed.
TRD= Traditional some stress, generally good condtion.
HQ= High quality, majority are vigorously growing.

Microclimate

FS= Full sun
PS= Part shade, less 6hrs per day
SH= Full shade all day
EX= Extreme conditions (hot)

Soil Category

C= Course
MC= Moderately Course
M= Medium
MF= Moderately Fine
F= Fine

Slope

F= Flat
SL= Slight
Mod= Moderate
STP= Steep

Other

N/A= Not Available

Audit Report

Sprinkler System Review (Spray or Rotor Zone(s) Only)

Controller Name:	Lot# 215									
Sprinkler Type <i>Choose one below</i>	Rotator		N/A		Bubbler		N/A		N/A	
Station Flow Rate (Plan Set)	2	gpm		gpm		gpm		gpm		gpm
High Pressure	40	psi		psi		psi		psi		psi
Low Pressure	40	psi		psi		psi		psi		psi
Action Required <i>X = Needs Correction ✓ = Completed</i>	X	✓	X	✓	X	✓	X	✓	X	✓
Broken Pipes		✓								
Missing/broken heads		✓								
Missing nozzle		✓								
psi adjustment needed		✓								
Clogged nozzle		✓								
Heads not turning		✓								
Arc misalignment		✓								
Low head drainage		✓								
Leaking seals/fittings		✓								
Spray deflected/blocked		✓								
Sunken head		✓								
Tilted heads		✓								
Mismatched heads		✓								
Spray/rotor separation		✓								
Spacing uneven		✓								
Valve malfunction		✓								
Observations on Maintenance Frequency										

Site Conditions

Item	Criterion	Yes	No	NS
Leaks	The system(s) operate with out leaks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overspray	The system(s) operate with out overspray and or run off onto buildings, fences, structures, hardscape such as concrete, flagstone, brick or asphalt paving. No irrigation water is visibly running into stormdrains, gutter or into other drainage basins. Water waste is not visible on this site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Controller	A SELF ADJUSTING weather or soil moisture sensing controller has been installed, all weather sensors including rain shut off devices (for web server based controllers) have been installed and programmed to connect with the controller. The installed controller has been approved by the Irrigation Designer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The controller has been powered, grounded, programmed as per manufacturers or distributors recommendations and signed off if applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The controller decoders have been installed and grounded as pe rmanufacturers guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Legible As Built Plans and Written Irrigation Schedules have been provided to owner and a copy at the controller.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sprinkler/Rotor/ Rotator Irrigation	Not installed in areas less than 10' wide.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	With a precipitation rate greater than .75"/hour are not installed on slopes greater than 25%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All nozzles have been installed per irrigation plans or changes approved by Irrigation Designer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All nozzles have been adjusted to prevent or minimize overspray	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All heads have been installed with pressure regulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All heads have been installed with a check valve to prevent low head drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All heads are set back 24" from non permeable surfaces or where run off may be an issue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nozzles are like kind and precipitation rates are matched	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spacing of heads is uniform and installed to promote high distrubition uniformity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Master Valve or Manual Shut Off	Master Valve (if indicated on the plans) and/or shut off valves have been installed and master valve is wired and programmed at the controller.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flow Sensor	Flow Sensor(s) have been installed per plans and per manufacturers recommendations, wired and programmed at the controller.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Control Valves	All valves are labelled with a Christy ID Tag or lids are branded with valve number.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	All valve boxes have been backfilled with gravel.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Micro or Drip & Bubbler Irrigation	All bubblers installed per plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All bubblers have been adjusted to adequately water the rootball and no run off is visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All drip irrigation systems have flush valves and are installed in valve boxes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All subsurface drip has air releif valves installed as necessary (only buried drip and/or where specified).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	All drip is buried per Irrigation Designers specifications.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All drip indicators are installed per Irrigation Designers specifications.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape/ General	All drip and/or bubbler's are free from leaks/breaks and are functioning as intended.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All mulch has been installed per MWELo requirements (3" as per 12/1/2015).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All plants are installed per plans or have been approved by the Landscape Architect/Designer.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	All soil tests have been completed and soil ammendments installed per soil tests.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Non potable signs or tags have been installed per city requirements.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Does the irrigation equipment installed match the approved irrigation plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	* NS = Not Specified. Please Indicate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Notes:

Audit Report

Controller Name: Lot# 215 Date: 10/11/2024

Manufacturer: Hunter X2

Total Operational Stations Being Used: 3

Smart Controller? Yes No

Type of Sensor: Onsite Wi-Fi Central Controller

Two Wire Decoder System: Yes No Grounding Rods Installed: Yes No

Notes:

Place copies of irrigation schedule and irrigation as built at controller. Provide copies to owner.

It remains the responsibility of the Owner, Installing Contractor and Maintenance Contractor to ensure that all equipment is operating as intended and complies with California Title 23 Waters Chapter 2.7. WELO requirements.

I, Andrew Bolt declare that I have performed a third party Irrigation Audit on the property listed above and not affiliated with the property owner, builder or landscape installer. This audit was performed with all guidelines and codes of licensing body that certified me as a landscape irrigation auditor.

Irrigation Auditor Name: _____ Certification #: _____

Signature: _____ Date: _____

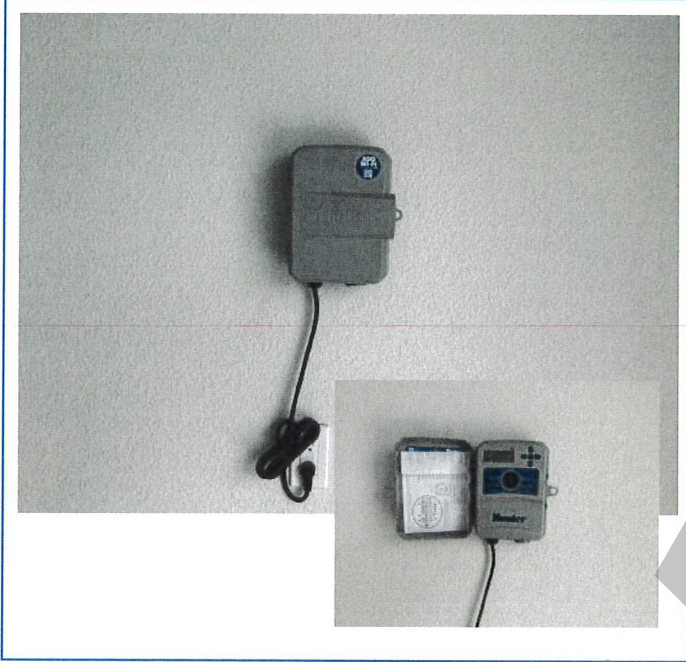
No corrections needed

Corrections needed. See Page 10

Corrections complete and project complies with WELO requirements

Audit Report

AUDIT PHOTOGRAPHS



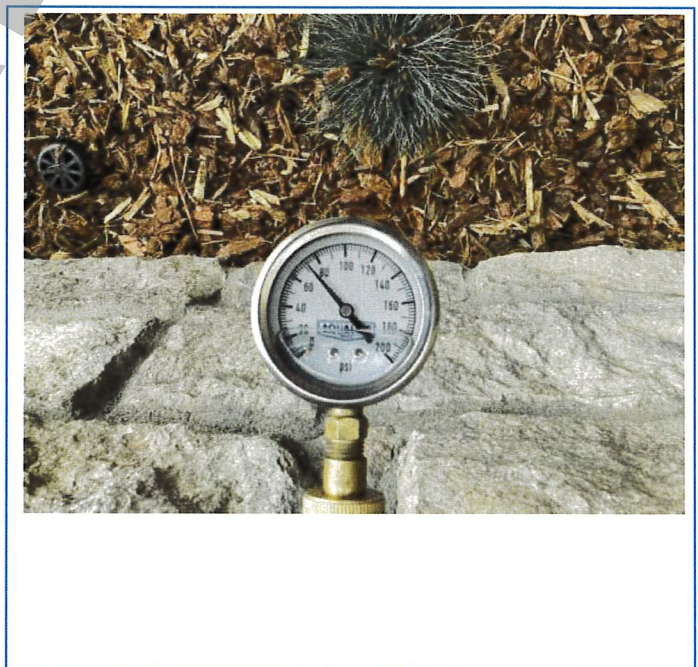
Weather based Controller



Irrigation Shut Off Valve



ASVF-Drip Kits



Static Pressure

Audit Report

CORRECTIONS NEEDED

1. Place copies of irrigation schedule and irrigation as built at controller. Provide copies to owner.

EXAMPLE



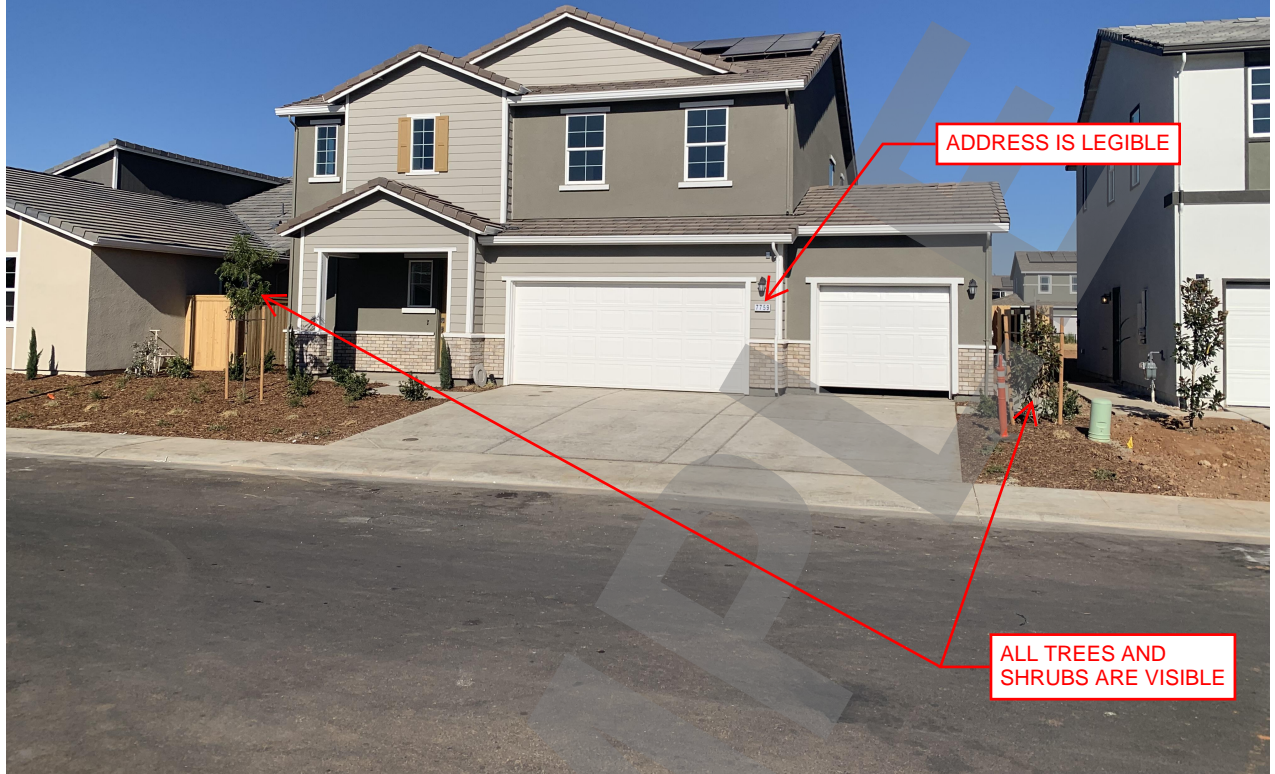
Item 7:

Images of Installed Landscape

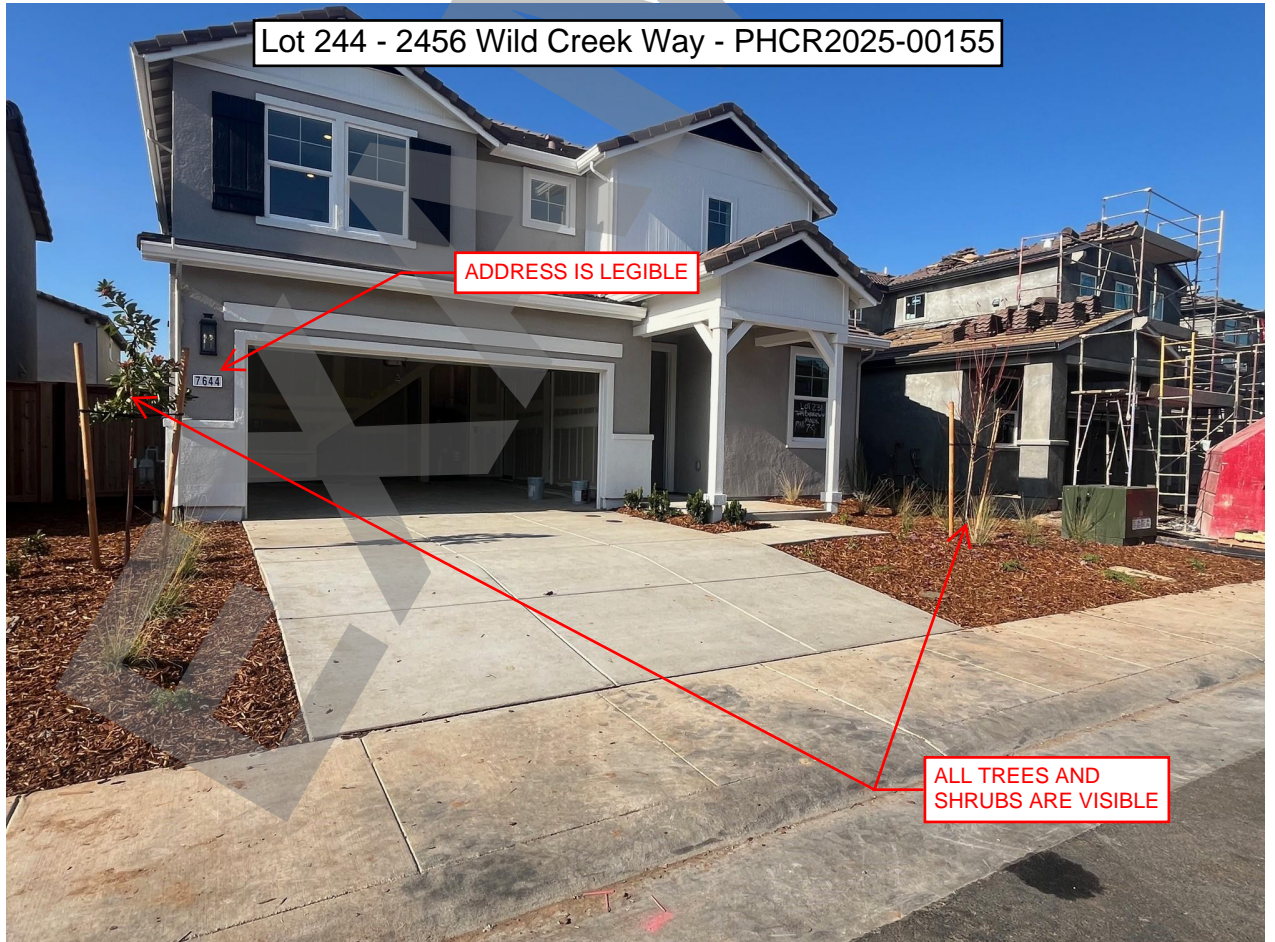
(attach after this sheet or upload to County provided share site)

EXAMPLE

Lot 243 - 2454 Wild Creek Way - PHCR2025-00154



Lot 244 - 2456 Wild Creek Way - PHCR2025-00155



Lot 245 - 2458 Wild Creek Way - PHCR2025-00156
Corner Lot - Multiple Images required





Item 8:
Landscape/Irrigation Record Drawings (As-builts),
as applicable
(attach after this sheet)

EXAMPLE