

Summary Discussion Notes from  
February 7, 2012 Ordinance Review Advisory Committee Meeting  
(staff responses in *italics font*)

WELO (California State Ordinance)

- A. Concern over public notice and requests for input at the state level

Bay Friendly Basics Update

- A. Request for better public notice  
*Staff is working with the Ordinance Review Committees and other bodies to present a clear timetable for discussion*
- B. Concern regarding lack of follow-up on installation.
  - 1. *Staff proposes Performance Standards including the following:*
    - a. *Treatment of infrastructure such as drains and catch basins to effect naturalized appearance*
    - b. *Screening of bare dirt areas with landscape plants, berms, or other features*
    - c. *Consideration of sight lines from the public right of way and sight lines from high visibility areas*
    - d. *Use of trees and shrubs to screen infrastructure*
    - e. *Special accent trees and shrubs.*
    - f. *Avoid monoculture of grasses and other drought tolerant species.*
    - g. *Specify plants that are closer to maturity (15 gal vs. 5 gal)*
    - h. *Use range of palette, height and dimension, and dormant period*
- C. Concern regarding Enforcement – post installation.
  - 1. *Staff proposes Landscape Inspections coinciding with Stormwater Inspections:*
    - a. *45 Days after installation*
    - b. *5-year periods thereafter*
  - 2. *Landscape replanting and additions to be completed by applicant where required.*
    - a. *Specified in Conditions of Approval*
- D. Lawns as the preferred aesthetic
  - 1. *Bay Friendly allows lawns for recreational use*
  - 2. *Lawns are actually a monoculture*
  - 3. *Demand water, inputs of chemicals and energy maintenance*
  - 4. *Synthetic fertilizers have high energy inputs contributing to Greenhouse Gas Production*
- A. Lawns produce oxygen
  - 1. *Also store carbon and help reduce the heat island effect*

2. *Require some of the most inputs of landscape plants in terms of water, fertilizers and herbicides.*
  3. *Fertilizers and herbicides end up in creeks and water ways.*
  4. *Synthetic fertilizers have high energy inputs contributing to GHG production.*
- B. Issue of freedom to have lawns and turf
- Hundreds of climate adapted plants that meet this requirement in the Bay Area*  
*Bay Friendly Basics allow for 25% of the plants to be high water users*  
*Also allow unlimited use of recreational turf*
- C. Question of the need for water conservation
1. Estimates based on projected population growth, are the state will face annual water shortages during years of regular rainfall by 2020
  2. Other factors affecting the need for water conservation:
  3. rising water rates to improve aging infrastructure and water quality
  4. increase in development
  5. diminishing ground recharging opportunities