



## DEPARTMENT OF WATER, CITY OF BIG BEAR LAKE

### FULL LIST OF WATER USE & LANDSCAPING REGULATIONS

(Section 1.6 of Policy #2014-02)

#### Water-Use Regulations

- 1) Water should be used reasonably and productively at all times.
- 2) Customers are to repair all water leaks from any water line, faucet, toilet, etc. once detected.
- 3) Customers are to keep water from running off onto adjacent properties, public or private roadways, and streets.
- 4) There is to be no hose washing of sidewalks, driveways, parking areas, tennis courts, patios, or other paved areas except when needed to protect public health and safety.
- 5) Customers must use an automatic shut-off nozzle when using a hand-held hose for spraying, lawn watering, or structure washing.
- 6) Washing vehicles must be done with a bucket and a hose with an automatic shut-off nozzle.
- 7) There shall be no use of water from a fire hydrant, except for fire protection purposes and approved construction purposes.
- 8) No outdoor watering shall occur between 9 a.m. and 6 p.m. April 1 through November 1, annually.
- 9) Outdoor watering shall occur on an alternate day schedule with even addresses watering on evenly numbered days of the month and odd addresses watering on odd numbered days.

#### Landscape Design

- A. Landscape elements must be appropriately maintained to maximize water-use efficiency.
- B. Landscape plants must be grouped by similar irrigation requirements and irrigation systems must be set up to irrigate individual water-use zones in accordance with their individual needs.
- C. For new landscapes, turf and water features combined may not occupy more than 25% of the landscaped area in all proposed landscapes.

#### Landscape Plan Submittal

- A. *New Installations.* Landscape plans must be submitted for review and approval by the DWP whenever the proposed landscape exceeds 1,000 square feet or when any turf is proposed to be installed.
- B. *Retrofitting or Altering an Existing Landscape.* Landscape plans must be submitted for review and approval by a DWP representative whenever the combination of the existing landscape and the proposed additional or retrofitted landscape exceeds 1,000 square feet.
- C. *Plan Review and Approval.* All landscape plans must be submitted to the DWP for review and approval at least thirty (30) days prior to the estimated start of installation.

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Department of Water, City of Big Bear Lake

41972 Garstin Drive, P.O. Box 1929 · Big Bear Lake, CA 92315-1929 · Phone 909/866-5050 · Fax 909/866-3184 · [www.BBLDWP.com](http://www.BBLDWP.com)

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- D. If the new or retrofitted landscape is less than 3,000 square feet and greater than 1,000 square feet, the following must be submitted:
- 1) Appropriate addresses and contact information for the property owner and landscape contractor.
  - 2) The proposed landscape design.
  - 3) If a landscape is being retrofitted, provide a written summary of the proposed changes and a list of the water-conserving features of the new landscape.
  - 4) An estimate of water use per month (in CCFs) for all landscape features, including water loss associated with water features. 1 CCF = 748 gallons.
  - 5) A north arrow and all property lines.
- E. If the new or retrofitted landscape exceeds 3,000 square feet, the following must be submitted:
- 1) Appropriate addresses and contact information for the property owner and landscape contractor.
  - 2) The proposed landscape design with consideration and identification of Xeriscape principles and water-conserving features.
  - 3) The existing landscape design, if the landscape is being retrofitted.
  - 4) Identification of low, medium, and high water-use vegetation zones and plant lists associated with each zone.
  - 5) The proposed irrigation system design, including placement and manufacturer or make and model, of automatic irrigation controllers. If the landscape is being retrofitted, the existing irrigation system design.
  - 6) Proposed irrigation and maintenance schedules for all landscape elements and features.
  - 7) Identification of areas with slope or soil problems that need special irrigation features to effectively irrigate these areas and identification and description of ground water recharge and erosion control features.
  - 8) A detailed description of all water features.
  - 9) An estimate of water use per month (in CCFs) for all landscape features, including water loss associated with water features. 1 CCF = 748 gallons.
  - 10) A north arrow and all property lines.
  - 11) Submittal and revision dates.

### **Guidelines for Turf Installation**

- A. The square footage of new turf, on new landscapes, shall be limited to 1,000. Existing landscapes that already contain 1000, or more, square feet of turf may not install additional new turf. Existing landscapes that contain less than 1,000 square feet of turf may add turf for a total square footage, existing and new, of 1,000.
- B. All new and retrofitted landscapes with turf must be irrigated, using a sprinkler system with automatic irrigation controllers. Automatic irrigation controllers must have the ability to accommodate all time and date restrictions employed by the DWP and must be equipped with one of the following: rain shut-off or soil moisture sensors or have evapotranspiration adjustment capabilities.
- C. On landscapes that already contain turf, turf may be rearranged as long as the net area of turf is reduced by 5%.
- D. For previously existing turf areas that have been neglected or allowed to die, it will be assumed that this turf no longer exists. Exemptions may be granted on case-by-case basis in exceptional circumstances, as determined by the DWP.
- E. Special conditions in which turf has been damaged by natural disaster or circumstances beyond a customer's control will be evaluated on case-by-case basis and potentially approved for repair or reconstruction exceeding the limitations in this section.
- F. The DWP shall rebate customers for turf removal through a Turf Buyback Program based on currently approved budgets. The rebate conditions and amount shall be determined by the DWP.

- G. Customers who previously participated in the DWP's Turf Buyback Program, and who wish to install additional turf, may install turf according to the guidelines set forth in this Section. However, such customer must reimburse the DWP prior to the installation of new turf, for all previous Turf Buyback Program payments, except for turf installations irrigated by non-DWP water.

### **Guidelines for Planning and Installation of Irrigation Systems**

- A. Customers are encouraged to use drip methods or hand-irrigation whenever possible and prudent.
- B. Automatic irrigation controllers are required on all landscapes greater than 1,000 square feet in size and any landscapes that include turf. Automatic irrigation controllers must have the ability to accommodate all time and date restrictions employed by the DWP and must be equipped with one of the following: rain shut-off or soil moisture sensors or have evapotranspiration adjustment capabilities.
- C. Sprinklers will only be allowed on turf and other groundcovers. All other landscape plantings must be irrigated with efficient, low water-use devices (e.g., drip or bubbler emitters).
- D. Sprinklers may not be used on planter strips less than 10 feet wide. Drip and bubbler emitters are permitted.
- E. All irrigation systems must be shut off and winterized between November 1 and April 1, annually. An irrigation system stop and drain valve is required.
- F. All sprinkler, emitter, pipe or other system leaks must be repaired in a timely fashion and all Irrigation systems must be tested and inspected before regular use each spring.
- G. Existing irrigation systems may be used as long as they can be employed to maximize irrigation efficiency on the retrofitted landscape. If this is not possible, a new irrigation system must be installed.

### **Guidelines for Promoting Ground Water Recharge and Controlling Erosion – Refer to City of Big Bear Lake and County of San Bernardino Building Codes for additional details.**

- A. All new and retrofitted landscapes must identify potential erosion problems and ground water recharge opportunities. Often, these issues are one and the same (e.g., roof runoff through downspouts).
- B. All slope and soil conditions, that may cause excessive runoff, must be identified and clearly resolved by producing a runoff control plan during the planning and installation process.
- C. Capturing runoff and promoting infiltration.
  - 1) All building roof runoff must be captured in infiltration systems. Roof drip line runoff must be captured in trenches that promote infiltration. Downspout runoff must be directed to a dry well system.  
The capacity of infiltration trenches and dry wells must be designed to accommodate normal storm runoff.
- D. Preventing erosion.
  - 1) All slopes and areas of bare soil must be evaluated for their erosion potential.
  - 2) All areas that are susceptible to erosion must be addressed with an erosion prevention plan (e.g., groundcovers, non-erodible mulches, retaining walls, terraces, etc.).
  - 3) Areas that contain running water from adjoining properties during rain showers or snow melt must be prepared to minimize additional erosion from the immediate property (e.g., dry stream beds, erosion resistant vegetation, etc.).

### **Guidelines for Installing Water Features**

- A. Decorative fountains and landscape water features must use re-circulating systems.
- B. The size of all water features (ponds, fountains, streams, etc.) combined will be limited to 500 square feet of total surface area.