

CITY OF
HAYWARD
HEART OF THE BAY

Bay-Friendly Water Efficient Landscape Ordinance Implementation and Enforcement

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Implementation Tool - Policies

Prior to 1992 - Zoning Ordinance

1992 – State Model WELO, and Hayward Landscape Design Guidelines

2008 – Bay-Friendly Landscape Ordinance for civic projects

2009 – Bay-Friendly (BF) WELO, and BF Landscape Guidelines & Checklist

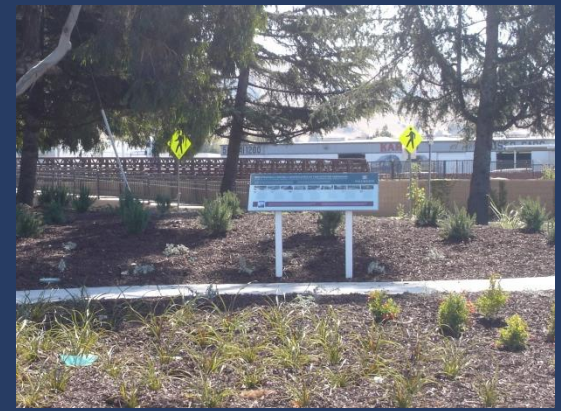
2015 –State's Model WELO Updates



Sara Conner 2006



Costco 2009



Civic Project since 2009



Why Bay-Friendly?



Less to landfill



Landscape locally



Nurture the soil



We are ...

Water and Air Quality

Conserve water and Energy

Wildlife habitat



GO GREEN



City Landscape Architect

A full time staff in Development Services from the late 1960s

Integral part of design, implementation and enforcement

- Planning Permit Process
- Building Permit Process
- Inspection
- Code Enforcement



Implementation – Planning Permit

Introduction

- Pre-Application Meeting
- Inter-Departmental Coordination
 - Development Services Department – Planning & Building
 - Public Works Department - Engineering & Transportation
 - Safety – Fire, Hazardous Material & Police
 - Utilities – Water, Sewer, Solid Waste & Source Control
 - Other public agencies

Planning Permit – plan review and approval

- Concept Design (Site Planning)
- Precise Plan (Design Development)
- Improvement Plan (Construction Documentation)



Implementation & Enforcement - Building Permit

Building Permit - plan review and approval

- New permits
- Continuation of Planning Permit

Required Inspection for Certificate of Occupancy

- Certificate of Completion by Project Landscape Architect
- Soil amendment
- Irrigation
- Planting
- Mulch

Re-inspection – additional fee and Delayed Occupancy

Code violations



Tools and Resources

TOOLS

- Ordinances and Guidelines
- Checklist for Design Compliance
- Checklist for Inspection Compliance
- Public Outreach Programs for Homeowners

RESOURCES

- Staff
- Public Outreach Workshops and Programs



2015 Updated Model WELO

Redefining Landscape

- Design
- Construction
- Maintenance & Management
- Alternative



