Water Efficient Landscape Ordinance Update

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Public Works-Water

December 1, 2015
State Constitution
Article X Section 2

...the right to use water does not extend to waste or unreasonable use or unreasonable method of use...

• Promote the values and benefits of landscaping practices that integrate and go beyond the conservation and efficient use of water.

• Establish structure for planning, designing, installing, and maintaining water efficient landscapes in new construction and rehabilitated projects.

• Reduce water use to lowest practical amount and set upper limit that shall not be exceeded.

STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
MWELO History

• **AB 325 (1990) → 1993 MWELO**
  – deemed ineffective, unenforced

• **AB 1881 (2006) → 2010 MWELO**
  – updated based on Stakeholder Task Force
  ➢ **City of Napa** adopted North Bay Regional
  2010 WELO “at least as effective as” MWELO

Gov’s Executive Order B-29-15
(April 1, 2015)

  – directed DWR to update State MWELO
  – approved by CA Water Commission 7/15/15
  ➢ **2015 MWELO** in effect December 1, 2015
Covered Projects

• Projects requiring Building/Grading Permit, Plan Check, or Design Review

Rehabilitated Landscape

>2,500 sq. ft. Landscape Area

New Construction

>500 sq. ft.* Landscape Area

*Key Change – was 2,500 (Developer), 5,000 (Homeowner)

- 500-2,500 sq. ft. Projects:
  Simplified Alternative Compliance Option (Appendix D)
  (e.g., Maximum Turf Area 25% for Residential)

• Exemptions
  - Historical sites, Ecological restoration, Arboretums
Water Budget

Estimated Total Water Use (ETWU) must not exceed Maximum Applied Water Allowance (MAWA)

Residential
MAWA = 55%* of ETo (Reference Evapotranspiration)

Non-Residential
MAWA = 45%* of ETo

*Key Change – was 70% (2010 MWELO), 60% (Napa WELO)

• Special Landscape Areas (SLAs)
  - Allowed 100% of ETo
  - Edible plants, Recreational areas, Recycled Water

Calculation Worksheets on-line at www.cityofnapa.org/water
Irrigation

- Minimum **24-inch setback** of overhead (spray) irrigation from non-permeable surface unless runoff drains to landscaping

- **Irrigation Efficiency (IE)** in ETWU calculation **0.75*** for spray, **0.81*** for drip
  
  *Key Change – was **0.71** (2010 MWELO)

- **Smart Irrigation Controller**: Sensor-Based

- **Rain Sensor**

- **Areas less than 10 feet*** width require drip or subsurface irrigation only

  *Key Change – was **8 feet** (2010 MWELO)
Plants

• Any plant may be used as long as project MAWA (water budget) not exceeded
  – Preserve native species and natural vegetation
  – Water-conserving plant, tree, turf species adapted to local climate
  – Disease and pest resistant

• **Hydrozones**: High-water-use plants shall not be mixed with low-water-use plants in same hydrozone (irrigation valve)

• **No Turf** (high-water-use) in these areas:
  – **Slopes >25%**, adjacent to impermeable hardscape
  – **Street Medians**
  – Less than **10 feet** width (unless subsurface drip)
Graywater Incentive

• Projects <2,500 sq. ft. Landscape Area using Graywater or Captured Rainwater to meet entire water requirement (ETWU):
  – do not need to meet full MWELO
  ➢ are subject only to Irrigation System requirements of Appendix D Section 5
• e.g., Smart Controller/Rain Sensor
City of Napa WELO Update

• Amend **NMC 17.52.520** and **Water Efficient Landscape Guidelines**
  – to conform to 2015 MWWELO requirements

• **Stakeholder Outreach**
  – Bay-Friendly Workshops, October 2015
  – Professional Societies in the loop (e.g, CLCA)
  – DWR Workshops for Landscapers, early 2016
  – Napa-Solano Bay-Friendly Design Training, March 2016

• Continue existing **Plan Review/Inspection Procedures** (Water Division)
  ➢ Update Landscape **Review Fees** ($225/$400)

• Annual WELO **Reporting** to State
Recommended Action
December 1, 2015

• Approve first reading of Ordinance amending Napa Municipal Code Section 17.52.520

• Adopt Resolution adopting new set of Water Efficient Landscape Guidelines

• Adopt Resolution updating Water Efficient Landscape Review Fee