



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)

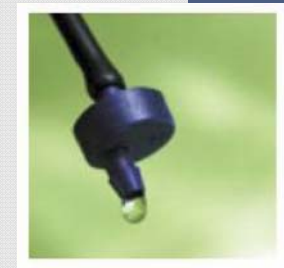
- **Smart Irrigation Controller: Sensor-Based**

- **Rain Sensor**



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

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

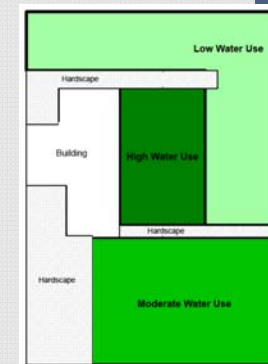
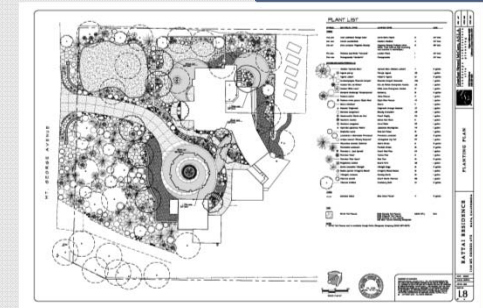




Plants



- 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)



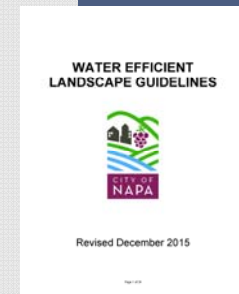
Graywater Incentive



- 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 MWELO 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





Muhlenbergia dubia

Calylophus drummondii

Silene uniflora 'Druett's Variegated'

Salvia 'May Night'



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

