



City of Sonoma
No. 1 The Plaza, Sonoma, CA 95476
Planning Department, (707) 938-3681

MODEL WATER-EFFICIENT LANDSCAPE ORDINANCE (MWEL0)

City Staff Checklist

Revised 08/29/17

The Model Water-Efficient Landscape (Title 23, Division 2, Chapter 2.7 (Model Water Efficient Landscape Ordinance) of the CA Code of Regulations) and the City of Sonoma Water-Efficient Landscape Ordinance (Chapter 14.32) can be found in the following website link:

<http://www.SonomaCity.org/>.

This checklist will assist the City Reviewer in reviewing the Landscape Documentation Package.

Step 1 – Review Applicability of WEL0

- Is this a new construction project as defined in Section 14.32.020.A.1 of the MWEL0? (A new construction project means a new building or new development with associated landscaping and subject to Planning Department review and/or subject to a City permit, with a landscape area equal to or greater than 500 square feet.) *Note: The MWEL0 does not apply to backyard areas.*
- Is this a rehabilitated landscape project as defined in Section 14.32.020.A.2 of the MWEL0? (A rehabilitated landscape project means a project with associated re-landscaping or replacement landscaping greater than or equal to 2,500 SF and subject to Planning Department review and/or subject to a City permit.)
- Is either of the above-two boxes checked? If yes, proceed to Step 2. If no, DOES NOT APPLY.

Step 2 – Exceptions for Applicability of WEL0 (Section 14.32.020.B of the MWEL0)

- Is the building or property being developed or redeveloped a registered historical site?
- Is the building or property being developed or redeveloped ecological restoration project that does not require a permanent irrigation system site?
- Is the building or property being developed or redeveloped a part of a botanical garden or arboretum open to the general public site?
- Is the building or property being developed or redeveloped a cemetery site?
- Are any of the above-boxes checked? If yes, end of review process. MWEL0 does not apply. If no, proceed to Step 3.

Step 3 – Landscape Documentation Package Completeness Review

- Is the Water Efficient Landscape Worksheet form included as defined in Section 14.32.060.A.1.a.ii of the MWEL0?



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- Is the soil analysis report included (if mass grading is not planned) as defined in Section 14.32.060.A.1.a.i of the MWELO?
- Is a landscape design plan included (prepared by a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape) and signed as defined in Section 14.32.060.A.1.a.iii of the MWELO?
- Is a conceptual irrigation design plan or statement which describes irrigation methods and design actions that will be employed to meet the irrigation specifications included as defined in Section 14.32.060.A.1.a.iv of the MWELO?
- Are all of the above-boxes checked? If yes, then proceed to Step 4. If no, contact applicant to resubmit deficient items.

Step 4 – Landscape Documentation Package Completeness Review

- Is the project a new or rehabilitated landscape project for a single family home that is not part of a planned development and not located in the Historic Overlay Zone?
- Is the project a rehabilitated landscape project for an existing multi-family development with a landscaped area less than or equal to 2,500 SF?
- Is either of the above-boxes checked? If yes, then City staff will make final determination of MWELO compliance. If no, then the DRHPC will make final determination of MWELO compliance (see City of Sonoma Municipal Code Section 14.32.070.A.1).

Step 5 – MWELO Determination by City Staff

- Was the Water Efficient Landscape Worksheet form checked for technical correctness?
- Is the Soil Analysis Report consistent with the Water Efficient Landscape Worksheet form submitted?
- Are the Landscape design plans consistent with the Water Efficient Landscape Worksheet form submitted?
- Is the average ETAF for Regular Landscape Areas 0.55 or below for residential areas, and 0.45 or below for non-residential areas and the ETWU less than or equal to Maximum Allowed Water Allowance? If yes, then project is deemed by staff to be in compliance with MWELO. If no, notify applicant to resubmit Landscape Documentation to meet MWELO requirements.



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- Does the connection serve property with more than 5,000 square feet of irrigated landscape or serves more than 15 or more service connections? If so, a separate water meter is required. (Water Code Section 535.)

Step 6 – MWELO Determination by DRHPC (if required)

- Has the DRHPC meeting for the project been scheduled?
- Has the applicant been notified of the DRHPC meeting date?
- Does the connection serve property with more than 5,000 square feet of irrigated landscape or serves more than 15 or more service connections? If so, a separate water meter is required. (Water Code Section 535.)

Step 7 – Completion of Installation

- Has the applicant submitted the Certificate of Completion?
- Is the Certificate of Completion accompanied by an irrigation audit that contains the following:
 - A. *Operating pressure of the irrigation system.*
 - B. *Distribution uniformity of overhead irrigation.*
 - C. *Precipitation rate of overhead irrigation.*
 - D. *Report of any overspray or broken irrigation equipment.*
 - E. *Irrigation schedule including:*
 - 1. *Plant establishment irrigation schedule.*
 - 2. *Regular irrigation schedule by month including: plant type, root depth, soil type, slope factor, shade factor, irrigation interval (days per week), irrigation run times, number of start times per irrigation day, gallons per minute for each valve, precipitation rate, distribution uniformity and monthly estimated water use calculations.*
 - 3. *Verification that a diagram of the irrigation plan showing hydrozones is kept with the irrigation controller for subsequent management purposes.*
 - ii. *All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.*



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iii. In large projects or projects with multiple landscapes an auditing rate of one in seven lots or approximately 15 percent will satisfy this requirement.

iv. An irrigation maintenance schedule time line must be attached to the certificate of completion that includes routine inspections, adjustment and repairs to the irrigation system, aerating and dethatching turf areas, replenishing mulch, fertilizing, pruning and weeding.

v. A final inspection shall be performed by city staff to verify policy compliance. Advanced notice is required for all inspections. Building permit final approval shall not be completed until the landscape inspection is approved.

Signature

Date

Printed Name: _____

Company Name (if applicable): _____