

PROPOSAL PAPER

Independent Technical Panel on Demand Management Measures Final Report on California Landscape Water Use

01-18-16 Draft

Section #: 5

Section Title: Required Improvements in Existing Landscapes

Recommendation #2: Multifamily and Commercial/Industrial Properties

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Background:

It is common knowledge that one of the most difficult aspects in the current and newly updated Model Water Efficient Landscape Ordinance (MWELO) is the ability to substantially reduce water use for existing landscapes. Existing landscapes account for the majority of potential for over watering and waste. Upwards of 45% or so of current urban water use is attributed to landscape irrigation usage (DWR CA Water Plan 2104). Therefore any process added to MWELO to manage and reduce the amount of water used and or wasted from existing landscapes will provide significant savings in resources to the State's water. It is often difficult for water providers to adequately account for and manage specific information about existing irrigation systems through out their service area due to staff limitations and processes to gather and disseminate information. In the future, when Automated Metering Infrastructure (AMI) becomes more normalized, water providers will have better access to real time water usage. Until then, a challenge remains in most of the state to identify irrigation systems, how much water is actually being used especially at peak demand and how that usage compares to the water needs of the associated plant material.

Recommended Action:

Conservation strategies should be applied to multifamily, commercial and industrial properties with large landscapes which include the following: reasonable regulation, conservation based pricing, and education and outreach. As such, reporting on the state and status of existing irrigation systems is crucial to managing landscape water use appropriately. Similar to California state-required smog checks for vehicles, inspections of existing landscape irrigation systems are necessary to determine those systems operating appropriately and those that are underperforming. Once identified, the local jurisdiction working with the property manager, owner and landscape company can determine best practice approaches for upgrades or compliance to local regulations. In the smog test example above the onus is upon the owner/driver to present the vehicle to be inspected. The responsibility of the

governing entity is to notify the owner of the need to perform the test. The third party, the mechanic is responsible to report the results and typically also performs necessary repairs.

Proposal:

DWR will work with the California Urban Water Conservation Council (CUWCC) and CLCA to first create and template an irrigation inspection report form to then require, beginning in January of 2017, all multifamily, commercial and industrial properties with irrigated landscapes of 1 acre or larger be required to submit an annual landscape irrigation report to the governing water provider consisting of a minimum of the following items:

- a) System overview: water meter # and type, irrigation zone map, zone description, plant factor by zone (MWELo defaults)
- b) Water budget as defined in MWELo: gallons per minute per zone, operating pressure by zone, expected peak month consumption
- c) Responsible parties: owner, landscape contractor, property manager and water provider in the following process:
 - Water provider notifies billing address
 - Billing address notifies property manager ,owner or landscape company
 - landscape company puts together report and submits to water provider