



Water Efficient Landscape Ordinance Reporting Form

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| C1 | Agency Name: | City of Alhambra |
| C2 | Address: | 111 S. First St., Alhambra CA 91801 |
| C3 | Contact Name: | Tara Schultz |
| C4 | Title: | Assistant City Manager/Development Services Director |
| C5 | Phone Number: | 626-570-5041 |
| C6 | Phone Extention: | |
| C6 | Email: | tschultz@cityofalhambra.org |
| 1a | Is your agency adopting a single agency ordinance OR a regional agency alliance ordinance? | Single Agency Ordinance ▼ |
| 1b | Date of adoption OR anticipated adoption: | First Reading was 12/14/15, Adoption is scheduled for 1/11/16 |
| 2a | Reporting period: | |
| 2b | December 1, 2015 through December 28, 2015 (all agencies) | <input checked="" type="radio"/> |
| 2c | February 1, 2016 through February 28, 2016 (additional reporting period for agencies crafting regional ordinances with other agencies) | <input type="radio"/> |
| 3a | Are you using: | the Model Water Efficient Landscape Ordinance (MWELo) ▼ |
| 3b | For agencies who have adopted a modified WELO | |
| 3c | Is it at least as efficient as MWELo? | ▼ |
| 3d | URL for your WELO | |
| 3e | List major changes from the State's MWELo | |
| 3f | If specific types of projects are exempt (other than those already specified in MWELo), state what they are and the sections of the ordinance that they are exempt from. | |
| 3g | Have elements from other regulations been incorporated (e.g., tree shading percent coverage requirement, stormwater capture requirements). | ▼ |
| 3h | If yes, describe: | |
| 4 | If other agencies are implementing the ordinance, explain their role: | This program will be implemented by the City of Alhambra. |
| 5 | Permitted projects subject to the ordinance during the reporting period (*e.g., single family residences, commercial projects, landscape retrofits for which permits were finalized during the reporting period, etc.): | As of December 23rd there are no permitted projects subject to the MWELo and none anticipated before Dec 28th. |
| 6a | Total landscape area subject to the ordinance over the reporting period: | 0 |
| 6b | Unit of Measure (sq. ft. or acres) | Square Feet ▼ |



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| 7a | During the reporting period, how many of the following types of projects did your agency issue final permits on: | |
| 7b | new housing starts | 0 |
| 7c | new commercial projects | 0 |
| 7d | landscape retrofits | 0 |
| 8 | Describe the procedure for review of projects subject to the ordinance: | All new projects must submit a Landscape Plan for initial review and approval by the City's Design Review Board and the Landscape Documentation Package when they submit for plan check following approval of their entitlements. |
| 9a | Describe actions taken to verify compliance: | No actions have been taken yet as no projects have gotten to that point. |
| 9b | Is a plan check performed? | Yes <input type="button" value="▼"/> |
| 9c | If so, by what entity? | The City Planning Staff, and eventually we hope to have the services of a landscape architect to assist with the review of the LDP and the audit and inspections. |
| 10 | Describe implementation and enforcement measures: | The City is currently working on adopting the new regulations. Staff is working with projects that are early in the approval process to inform them of the new State regulations and advising them that they should seek the assistance of a landscape architect to help them with the documentation they will need to submit. There are no projects at this time that have warranted the need for enforcement. |
| 11 | Explain challenges to implementing and enforcing the ordinance: | The first challenge is the review process. Staff does not have the expertise to review these projects and has had to seek the assistance of a landscape architect to assist. As this is an unfunded mandate, the challenge is finding the funding to provide the review and inspection services of the landscape architect which is needed to ensure the City's and applicant's compliance with these regulations. The second challenge is the education of the residents to let them know that if they are planning to do a substantial rehab of their property's landscaping that they need to submit their plans/LDP to the City for review and approval. We anticipate that the average homeowner, with or without the knowledge of the cost associated with the preparation of the LDP and the approval process for rehabing their landscape, will do the project on their own. Based on the size of the landscape areas of the average Alhambra lot, we don't anticipate that many will have to comply with these regulations, however, we don't think we will have many projects submitted. We haven't had to deal with enforcement yet. |
| 12 | Describe educational and other needs to properly apply the ordinance: | The Planning staff is not trained on landscaping, so it will be necessary to have an expert in that area to assist. So far we have not identified funding for these services. We need training for the staff to do some of the basics. We have prepared some drought materials for the residents, however, it would be great to have some outreach materials for the community from the State. |



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Additional Comments:

The City Council has expressed great concern over the cost to be imposed on the residents in order to comply with these regulations, i.e. professional services, reports, testing, audits, etc. In a built out community, the projects we receive are infill projects replacing one house for one house. It is very costly for the average homeowner who has managed to finally scrape together the money to build their dream home to take a substantial portion of that budget for a landscape architect to plan their plants and sprinklers and to prepare the required reports and calculations rather than spending it on the living space in their home.

[Please submit reports, including a copy of your local water efficient landscape ordinance, via email to WELO@water.ca.gov by December 31, 2015. Agencies preparing a regional ordinance must submit an additional report by March 1, 2016. For questions, please call Ms. Julie Saare-Edmonds at \(916\) 651-9676.](mailto:WELO@water.ca.gov)