



Water Efficient Landscape Ordinance Reporting Form

C1	Agency Name:	City of El Cajon
C2	Address:	200 Civic Center Way, El Cajon, CA 92020
C3	Contact Name:	Eric Craig, AICP
C4	Title:	Assistant Planner
C5	Phone Number:	619.441.1782
C6	Phone Extention:	
C6	Email:	ecraig@cityofelcajon.us
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:	4/1/2016
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:	a locally modified Water Efficient Landscape Ordinance (WELO) ▼
3b	For agencies who have adopted a modified WELO	
3c	Is it at least as efficient as MWELO?	Yes ▼
3d	URL for your WELO	http://qcode.us/codes/elcajon/
3e	List major changes from the State's MWELO	No audits or surveys are required. No administration of programs to audit, monitor, or analyze water use in existing landscapes outside the normal permit process. No requirement for dedicated landscape irrigation meters or check valves. Our water purveyors implement a tiered-rate structure to discourage overuse.
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.	The City does not administer programs to conduct water use analysis, irrigation surveys, and irrigation audits for existing landscapes over an acre as required by Section 490.1, and 493.1 of the MWELO.
3g	Have elements from other regulations been incorporated (e.g., tree shading percent coverage requirement, stormwater capture requirements).	Yes ▼
3h	If yes, describe:	Requirements for provision of landscaped areas; minimum standards for area of landscaping and contents of landscaped areas; general maintenance requirements; slope planting requirements
4	If other agencies are implementing the ordinance, explain their role:	Helix Water District and Padre Dam Municipal Water District, both sell water under a tiered rate structure that discourages waste. The water districts also conduct public outreach and education, implement the requirement for dedicated irrigation meters for landscapes over 5,000 s.f., and conducts enforcement activities.



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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.):	Not applicable. No permit were finalized during the reporting period for projects with a landscape documentation package.
6a	Total landscape area subject to the ordinance over the reporting period:	Zero
6b	Unit of Measure (sq. ft. or acres)	Square Feet ▼
7a	During the reporting period, how many of the following types of projects did your agency issue final permits on:	
7b	new housing starts	3 new housing units were finalized during the reporting period.
7c	new commercial projects	No new commercial buildings or additions were finalized.
7d	landscape retrofits	None
8	Describe the procedure for review of projects subject to the ordinance:	Applicants subject to the requirement for an LDP must submit an application form along with planting plans, irrigation plans, landscape grading plans (if necessary), soil amendment information, MAWA and ETWU calculations, and a corresponding water efficient landscape worksheet. Staff reviews, and if the application materials satisfy Municipal Code requirements, the permit is approved. Staff inspects the project when complete and requires the landscape professional of record to provide a signed Certificate of Completion prior to building permit final, or establishment of a conditionally approved use. Upon completion, staff reports the landscape project to the local water agency. The report includes the landscape area, MAWA, ETWU, and contact information for the property owner.
9a	Describe actions taken to verify compliance:	We inspect and we require a signed Certificate of Completion from the landscape professional of record.
9b	Is a plan check performed?	Yes ▼
9c	If so, by what entity?	Project planner
10	Describe implementation and enforcement measures:	Requirements for water efficiency in landscaping are implemented through the City's building permit, and discretionary land use and development permit processes. The City does not conduct enforcement activities. However, the City's water purveyors respond to reports of water waste. They typically work with the subject of the complaint to resolve the waste issue, but they do have the ability to issue administrative fines. They also assign water budgets to all sites with dedicated irrigation meters and charge higher water rates to those who exceed their budget each billing period under their tiered rate structure.



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11	Explain challenges to implementing and enforcing the ordinance:	<p>We are a City of over 100,000 residents with a very small staff. We do not have a landscape architect on staff. Moreover, our planners and Building Division staff lack the resources, training and expertise to fully implement the requirements of the MWELO. As a result, we are limited in what we can do and we trust the applicant's landscape professional to comply with ordinance requirements for water conservation in landscaping. Through our review, we check to ensure that MAWA and ETWU are accurately calculated. We verify plant factor for proposed species by consulting WUCOLS. We also assign prescriptive irrigation efficiency factors based upon proposed irrigation emitter type. However, beyond verifying the factors discussed above we trust the landscape professionals preparing landscape plans to comply with ordinance requirements for water efficiency in landscaping. We use the permit process, and we partner with our water purveyors, to comply with the MWELO requirements to the extent we are capable. However, we certainly do not have the staff resources to administer programs that identify, monitor, and regulate water use in existing landscaped areas over an acre, as required by Section 493.1 of the MWELO.</p>
12	Describe educational and other needs to properly apply the ordinance:	<p>The City provides a landscape design manual with useful information for property owners and residents. The manual provides basic information about water conservation, links to additional resources, examples illustrating how to calculate MAWA and ETWU, and a list of low water using drought tolerant plants appropriate for our region. Moreover, our local water purveyors administer programs to educate the public about water conservation.</p>
13	Additional Comments:	<p>The City of El Cajon takes water conservation seriously. We are doing all we can with the resources we have to educate the public and enforce water conservation standards through the permit process. We are currently in the process of revising our local water efficient landscape ordinance to reflect the new applicability thresholds, the revised irrigation efficiency factors, and the revised ETAF contained within the updated MWELO. We anticipate these changes becoming effective no later than April of 2016.</p>

[Please submit reports, including a copy of your local water efficient landscape ordinance, via email to \[WELO@water.ca.gov\]\(mailto:WELO@water.ca.gov\) 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.](#)