



Water Efficient Landscape Ordinance Reporting Form

C1	Agency Name:	Mountain House Community Services District
C2	Address:	230 S. Sterling Drive Suite 100, Mountain House CA 95391
C3	Contact Name:	Doug Louie
C4	Title:	Operations and Maintenance Superintendent
C5	Phone Number:	Cel: 209-480-7395 Office 209-831-2300
C6	Phone Extension:	
C7	Email:	dlouie@sigov.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:	Adoption of the MHWEL0 is tentatively scheduled for July 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:	the Model Water Efficient Landscape Ordinance (MWEL0) ▼
3b	For agencies who have adopted a modified WELO	
3c	Is it at least as efficient as MWEL0?	Yes ▼
3d	URL for your WELO	
3e	List major changes from the State's MWEL0	NONE
3f	If specific types of projects are exempt (other than those already specified in MWEL0), state what they are and the sections of the ordinance that they are exempt from.	NONE
3g	Have elements from other regulations been incorporated (e.g., tree shading percent coverage requirement, stormwater capture requirements).	No ▼
3h	If yes, describe:	
4	If other agencies are implementing the ordinance, explain their role:	N/A
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.):	In 2015 a total of 332 building permits were issued for single family residences. Only 1 commercial permit was approved.
6a	Total landscape area subject to the ordinance over the reporting period:	4.42M
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	332
7c	new commercial projects	1
7d	landscape retrofits	-
8	Describe the procedure for review of projects subject to the ordinance:	<p>Upon the submission of the application and Document Package, Our Code Enforcement Officer conducts a review of the application and Document Package worksheets, review of the water allowance estimates and water budgets. Review of the site plan, irrigation design, plant usage and grading plans. For areas that are alternative to the requirements, our engineering staff is summoned to examine the design and calculations. MHCS D Reviews and approves submitted application and plans according to State MW ELO requirements. If revisions are needed they are requested and guidance provided by District staff.</p>
9a	Describe actions taken to verify compliance:	<p>Inspections are conducted during and upon completion of the project to assure proper installation and operation of the irrigation system according to MW ELO guidelines. MHCS D collects certificate of completion after all requirements are met. Scheduled site inspections are conducted on request during the construction and mandatory at the completion of the project.</p>
9b	Is a plan check performed?	Yes <input type="button" value="▼"/>
9c	If so, by what entity?	MHCS D Engineering Staff
10	Describe implementation and enforcement measures:	<p>Engineering and Code Enforcement work together to guide, inspect and enforce compliance. No punitive measures are practiced. Guidance and education is used to enforce the new requirements and maintain compliancy. Punitive measures are in place for activity that is discovered without proper permits, applications and documents.</p>
11	Explain challenges to implementing and enforcing the ordinance:	<p>Challenges have been very few. Mountain House is a community that was developed starting in 2003. Residential landscape was originally designed very water efficient. When the MW ELO was passed, all new construction was require to follow the mandate. As the new landscapes age and renovations become more common, we anticipate issues with subsurface near large trees due to roots and typical issues with installations related to a mature landscape.</p>
12	Describe educational and other needs to properly apply the ordinance:	<p>All MW ELO documents are available at our District Office. Guidelines are provided in the Document Package to help homeowners fill out the application and estimate water usage requirements, etc. The MHCS D conducted workshops to educate residents on available irrigation products , the MW ELO State mandate and How to fill out the MW ELO Document Package. This is all available to all residents at any time on the Districts web site. We also routinely provide helpful hints and practices for saving water in our community newsletter.</p>



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Additional Comments:

The Mountain House Board of Directors approved the installation of smart meters, these meters provide real time usage information for home owners and businesses, e. g., alerts sent for non-scheduled or excessive use of water, Reports that show hourly, weekly and monthly use. In addition to smart meters, synthetic turf products have been approved for installation as well.

[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)