



Water Efficient Landscape Ordinance Reporting Form

C1	Agency Name:	City of Pleasanton
C2	Address:	200 Old Bernal Avenue, PO Box 520, Pleasanton, CA 94566-0802
C3	Contact Name:	Matt Gruber
C4	Title:	City Landscape Architect
C5	Phone Number:	(925) 931-5672
C6	Phone Extention:	
C6	Email:	mgruber@cityofpleasantonca.gov
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:	11/17/2015
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://www.cityofpleasantonca.gov/civicax/filebank/blobdload.aspx?BlobID=26835
3e	List major changes from the State's MWELO	The City has adopted the States ordinance with minor modifications to incorporate Bay Friendly Planting Guidelines and Construction and Demolition requirements.
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.	N/A
3g	Have elements from other regulations been incorporated (e.g., tree shading percent coverage requirement, stormwater capture requirements).	Yes ▼
3h	If yes, describe:	see 3e above
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.):	There were no projects subject to the ordinance in which permits were finalized during this reporting period .
6a	Total landscape area subject to the ordinance over the reporting period:	-
6b	Unit of Measure (sq. ft. or acres)	Square Feet 1 ▼



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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	-
7c	new commercial projects	-
7d	landscape retrofits	-
8	Describe the procedure for review of projects subject to the ordinance:	Each project subject to the ordinance receives conditions of approval during the planning process specifying that the applicant must conform to the ordinance. The applicant is required to submit the landscape documentation package as part of their building permit submittal package. At that time the City landscape architect checks the documentation for conformance to the ordinance and requires revisions if necessary.
9a	Describe actions taken to verify compliance:	Upon completion of construction the applicant is required to submit the certification documents required by the ordinance. In addition to the applicants professional that verifies that the project was installed per plan, the City will back check a few projects for verification.
9b	Is a plan check performed?	Yes <input type="checkbox"/>
9c	If so, by what entity?	City of Pleasanton
10	Describe implementation and enforcement measures:	Construction is overseen by the City building inspectors who are familiar with the new ordinance, but the primary burden is placed on the licensed professionals that sign off on the drawings. The City may conduct irrigation surveys/audits if a violation of the ordinance is suspected. Violators of the ordinance will be penalized, but the City is yet to establish the specifics of the penalties for violation.
11	Explain challenges to implementing and enforcing the ordinance:	Implementing the ordinance, although potentially costly to applicants, is not a difficulty for the City. The difficulty will be in enforcing the ordinance. Although the responsibility for conformance lies with the professionals of record, and the required irrigation audits should verify conformance, the responsibility for enforcement lies with the City. The challenges that we foresee are twofold: 1) the short term challenge is making sure that applicants who had projects approved months or years before the new ordinance took effect submit their landscape documentation package even though it wasn't a condition of approval for the project at the time it was initially approved 2) the long term challenge is enforcement as plant material and irrigation components get switched out that don't trigger a permit.
12	Describe educational and other needs to properly apply the ordinance:	The drought, for the most part, has made people understand the value of water, but most people are not aware of AB 1881, or the consequences of it, until they submit an application for a permit. The City/State need to do what they can to ease the economic burden of the ordinance on homeowners doing small landscape projects.
13	Additional Comments:	None

[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)