



Water Efficient Landscape Ordinance Reporting Form

C1	Agency Name:	City of Santa Monica
C2	Address:	1717 4th Street, Suite 100, Santa Monica, CA 90401
C3	Contact Name:	Russell Ackerman
C4	Title:	Sustainability Analyst
C5	Phone Number:	310 458 8405
C6	Phone Extention:	
C6	Email:	russell.ackerman@smgov.net
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:	10/27/2015
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.smgov.net/Departments/OSE/Categories/Landscape/Landscape_Requirements.aspx
3e	List major changes from the State's MWELO	http://www.smgov.net/uploadedFiles/Departments/OSE/Categories/Landscape/Summary_of_2015LandscapingRequirements.pdf
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.	Public agencies water features are exempt from Sec 492.6 2c - the water features are not limited by a water budget
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.):	All new development projects including, single family residences, commercial projects, landscape retrofits for which permits were finalized during the reporting period
6a	Total landscape area subject to the ordinance over the reporting period:	-
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	-
7c	new commercial projects	-
7d	landscape retrofits	-
8	Describe the procedure for review of projects subject to the ordinance:	<p>The Santa Monica permit process requires a complete landscape and irrigation plan submittal, plan check review and field inspection for all new landscapes associated with new development projects; initial plan review cycle is six weeks; changes to plans increase review time by up to three weeks; once plans are approved a building permit for construction is issued; construction time for these projects may take 1-5 years to complete; a final landscape field inspection by City staff is required to close the permit. Therefore there are no projects during this reporting period that were reviewed, approved, permitted, and finalised closing the permit.</p>
9a	Describe actions taken to verify compliance:	See section 8 and 10 and website link
9b	Is a plan check performed?	Yes <input type="button" value="▼"/>
9c	If so, by what entity?	Public Works Civil Engineering Division
10	Describe implementation and enforcement measures:	<p>For new development projects, approved plans must be on-site for the inspections performed by City staff; an open trench irrigation inspection is required to check pipe installation; a final landscape inspection is required to test irrigation system and show compliance with all items on the approved landscape plan set; on-going enforcement of the landscape standards is performed by our Code Compliance Division and by Office of Sustainability and the Environment staff.</p>
11	Explain challenges to implementing and enforcing the ordinance:	<p>Lack of knowledge within the landscape industry to understand and comply with regulations; No job classifications currently exist for landscape plan check and inspections within the Planning Department or Building and Safety Division. These tasks are performed by City Civil Engineers and City Sustainability staff. Lack of a State building code that has MWELo prescriptive measures which can be easily plan checked and inspected makes it difficult for building officials to require permits, plans and inspections.</p>
12	Describe educational and other needs to properly apply the ordinance:	<p>Licensed landscape professionals are not trained and tested nor are required to have continuing education on the design, installation and maintenance of watershed/water-efficient landscapes. Regulatory agency staff (building officials, plan checkers, inspectors), all lack knowledge and training in this subject matter. Manufacturers, nurseries and landscape/irrigation supply stores consistently fail to educate consumers and end users on water-efficient plants and devices.</p>
13	Additional Comments:	City staff will be on holiday vacation until January 4th, 2016 but do not anticipate any projects meeting reporting requirements before then.



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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.