



City of Monte Sereno

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WATER EFFICIENT LANDSCAPE REQUIREMENTS

On October 20, 2015, as required by the State of California, the City adopted the updated Model Water Efficient Landscape Ordinance, which increased water efficiency standards for new and rebuilt landscapes through more efficient irrigation systems, increased the use of greywater systems and onsite storm water capture, and limits on the amount of new turf areas.

Applicability

The Water Efficient Landscape Ordinance applies to the following projects:

- New construction projects with new or rebuilt landscape areas that exceed 500 square feet
- Remodels and/or additions to existing single-family houses with new or rebuilt landscape areas that exceed 2,500 square feet

Planning Review

Any application that is submitted for Planning review (e.g. Design Review, Variance) shall include a breakdown of the total hardscape area, existing landscape area to remain and new or rebuilt landscape area. If the new and rebuilt landscape area exceeds the threshold outlined above, the project will be subject to the requirements in the Water Efficient Landscape Ordinance.

Building Permit Review

In order to submit for a building permit, a project must provide a landscape documentation package that includes the following information:

- Cover Sheet with project information
- On the Cover Sheet, include the following statements:
 - *"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape and irrigation design plan,"* signed by the licensed landscape professional; and
 - *"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package,"* signed by the applicant and/or owner.
- Water Efficient Landscape Worksheet with hydro-zone information and water budget calculations
- Landscape Design Plan
- Irrigation Design Plan

For specific information about the requirements for each of these elements, refer to sections 492.3, 492.4, 492.6 and 492.7 in the Water Efficient Landscape Ordinance.

Landscape Installation

All landscaping and irrigation specified in the approved landscape documentation package shall be installed before a building permit can be signed-off and finalized. To verify that the landscaping and irrigation was installed per the approved plans, a certificate of completion shall be submitted to the City. A sample certificate of completion is included in Appendix C of the Water Efficient Landscape Ordinance.