



CITY OF SEBASTOPOL

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PLANNING DEPARTMENT INFORMATIONAL HANDOUT

Introduction to the Model Water Efficient Landscape Ordinance (MWELo) Toolkit

GENERAL

This tool kit is provided for use by local agencies when implementing the revised Model Water Efficient Landscape Ordinance (MWELo) recently updated by the California Department of Water Resources (DWR).

BACKGROUND

On April 1, 2015, Governor Brown issued Executive Order, EO B-29-15 (EO). The EO directed DWR to update the MWELo in response to the continued drought conditions California is facing.

Local agencies, which is defined as; “a city or county, including a charter city or charter county, that is responsible for adopting and implementing the ordinance. The local agency is also responsible for the enforcement of this ordinance, including but not limited to, approval of a permit and plan check or design review of a project”.

PURPOSE

The purpose of this summary is to provide applicants with basic information about MWELo. The chart below outlines what type of projects are subject to the MWELo.

REQUIRED DOCUMENTATION

Project Type	Acceptable Compliance Methods	Required Documents
New landscape areas for residential and non-residential projects less than 500 sq ft.	Exempt	N/A
Rehabilitated landscape areas for residential and non-residential projects less than 2500 sq ft requiring a building or landscape permit, plan check or design review.	Exempt	N/A
Landscape areas located at registered local, state or federal historical sites, ecological restoration projects that do not require a permanent irrigation system, mined-land reclamation projects that do not require a permanent irrigation system or existing plant collections, as part of botanical gardens and arboretums open to the public.	Exempt	N/A
New landscape areas for residential and non-residential projects between 500 and 2500 sq ft requiring a building or landscape permit, plan check or design review.	Performance <u>or</u> Prescriptive	Refer to the <u>MWELo Submittal Checklist</u> for required documentation for either the performance or prescriptive compliance method or use the <u>MWELo Project Information, Short Form for Prescriptive Compliance</u> .
New or rehabilitated landscape areas for residential and non-residential projects \geq 2500 sq ft requiring a building or landscape permit, plan check or design review.	Performance	Refer to the <u>MWELo Submittal Checklist</u> for the performance compliance method.
Any Residential and non-residential lot or parcel within the project that has less than 2500 sq. ft. of landscape using treated or untreated graywater or rainwater captured on site which meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with treated or untreated graywater or through stored rainwater captured on site.	Prescriptive	Subject only to Appendix D, Section (5). Refer to the <u>MWELo Submittal Checklist</u> prescriptive approach section titled "Irrigation (Title 23, Chapter 2.7, Appendix D (b) (5)).