



City of Hermosa Beach

Community Development Department | Planning Division
1315 Valley Drive, Hermosa Beach, CA 90254
o: 310-318-0242 e: planning@hermosabeach.gov
Office Hours: Monday – Thursday 7:00 AM – 6:00 PM

Water Efficient Landscape Ordinance (WELO) Requirements: Performance Compliance Option Landscape Documentation Package for Larger Landscape Projects

The State's revised Model Water Efficient Ordinance (MWELO) went into effect on December 1, 2015. The ordinance applies to all of the following landscape projects:

1. New construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check, or design review.
2. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review.
3. Existing landscapes (limited to Sections 493, 493.1 and 493.2 of the MWELO).
4. Cemeteries.

New and rehabilitated landscapes of 2,500 square feet or greater shall meet the full requirements of the Model Water Efficient Landscape Ordinance through this performance compliance approach. The following contains a checklist of the performance compliance requirements in accordance with the California Code of Regulations Title 23. Waters, Division 2. Department of Water Resources, Chapter 2.7, Model Water Efficient Landscape Ordinance.

For general questions regarding this ordinance, contact the Planning Division at (310) 318-0242, or planning@hermosabeach.gov.

Submittal Checklist for Performance Compliance Option

Minimum Requirements: All items listed below must be included in the landscape documentation package submittal, as required by the State Ordinance.

- Project Information
- Water Efficient Landscape Worksheets
 - Section A - Hydrozone Information Table
 - Section B - Water Budget Calculations (MAWA & ETWU)
- Soil Management Report
- Landscape Design Plan
- Irrigation Design Plan
- Grading Design Plan

The following certifications shall be submitted upon completion of the project:

- Certificate of Completion
- Certification of Installation



The following checklist provides a list of information that must be included on the plans before your permit application can be processed.

Landscape Documentation Package (Title 23, Chapter 2.7 §492.3)	
The project's address, total landscape area, water supply type, and contacts shall be stated on the plans.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Add, sign, and date the following statement on the plans: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Water Efficient Landscape Worksheet that includes a hydrozone information table and water budget calculations shall be submitted for plan check.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
A landscape design plan and irrigation design plan shall be submitted for plan check.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Water Efficient Landscape Worksheet (Title 23, Chapter 2.7 §492.4 and §492.13)	
Incorporate the Water Efficient Landscape Worksheet into plans. Show that the Maximum Applied Water Allowance (MAWA) meets or exceeds the calculated Estimated Total Water Use (ETWU).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
The evapotranspiration adjustment factor (ETAF) for the landscape project shall not exceed a factor of 0.55 for residential areas and 0.45 for non-residential areas.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
The plant factor used shall be from WUCOLS or from horticultural researchers with academic institutions. WUCOLS plants database can be found online at: http://ucanr.edu/sites/WUCOLS/	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
All water features shall be included in the high water use hydrozone. All temporary irrigated areas shall be included in the low water use hydrozone.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
All Special Landscape areas shall be identified on the plans. The ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
For the purpose of calculating ETWU, the irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Landscape Design Plan (Title 23, Chapter 2.7 §492.6)	
The landscape design plans, at a minimum, shall: <ul style="list-style-type: none"> Delineate and label each hydrozone by number, letter, or other methods. Identify each hydrozone as low, moderate, high water, or mixed water use. Identify recreational areas, areas solely dedicated to edible plants, areas irrigated with recycled water, type, and surface area of water features, impermeable and permeable hardscape, and any infiltration systems. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A



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For hydrozone with a mix of both low and moderate water use plants or both moderate and high water use plants, the higher plant factor or the plant factor based on the proportions of the respective plant water uses shall be used. Hydrozones containing a mix of low and high water use plants is not permitted.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Add note to plans: "Recirculating water systems shall be used for water features."	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Add note to plans: "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Add note to plans: "For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil."	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Irrigation Design Plan (Title 23, Chapter 2.7 §492.7)	
The irrigation plans, at a minimum, shall contain the following: <ul style="list-style-type: none"> • Location and size of spate water meters for landscape. • Location, type, and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices. • Static water pressure at the point of connection the public water supply. • Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
A dedicated water service meter or private submeter shall be installed for all non-residential irrigated landscapes of at least 1,000 square feet and residential irrigated landscape areas of at least 5,000 square feet.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Add note to plans: "Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Manual shut-off valves shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Add note to plans: "Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Areas less than 10 feet in width in any direction shall be irrigated with subsurface or drip irrigation.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A



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Required Statements and Certification (Title 23, Chapter 2.7 §492.6, §492.7, and §492.9)	
Add the following statement on the landscape and irrigation plans: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans."	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
The final set of landscape and irrigation plans shall bear the signature of a licensed landscape architect, licensed landscape contractor, certified irrigation designer, licensed architect, licensed engineer, licensed land surveyor, or personal property owner.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Add note to plans: "A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Add note to plans: "A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project."	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Add note to plans: "An irrigation audit report shall be completed at the time of final inspection."	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A



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Project Information

Date:	Project Number:
Project Name:	
Project Address:	
Name of Project Applicant:	
Telephone Number:	Email Address:
Total Landscaped Area (in square feet) including breakdown of turf and plant material (must be 2,500 square feet or greater):	
Project Type (Residential, Commercial, New, Rehabilitated):	
Water Supply Type (potable, recycled, well) and Purveyor:	
Number of New Residential Units:	

Certification

"I agree to comply with the requirements of the Water Efficient Landscape Ordinance and submit a Landscape Documentation Package."

Applicant Signature

Date



Water Efficient Landscape Worksheet

This worksheet is to be completed by the project applicant and is a required element of the Landscape Documentation Package. Please complete all sections (A and B) of the worksheet.

Section A. Hydrozone Information Table

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the square footage of landscape area per hydrozone.

Hydrozone*	Zone or Valve	Irrigation Method**	Area (square feet)	% of Landscape Area
Total				100%

- *Hydrozone
- HW = High Water Use Plants
 - MW = Moderate Water Use Plants
 - LW = Low Water Use Plants

- **Irrigation Method
- MS = Micro-spray
 - S = Spray
 - R = Rotor
 - B = Bubbler
 - D = Drip
 - O = Other

Section B. Water Budget Calculations

Note: Hermosa Beach ETo = 42.6



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Certificate of Completion

This certificate is filled out by the project applicant upon completion of the landscape project.

Project Information	
Date:	
Project Name:	
Name of Project Applicant:	
Telephone Number:	Fax Number:
Email Address:	Title:
Company:	
Street Address:	
City and State:	Zip Code:

Project Address and Location	
Street Address:	
City and State:	Zip Code:
Parcel, Tract, or Lot Number (if available):	
Latitude/Longitude (optional):	

Property Owner or Designee	
Name:	
Telephone Number:	Fax Number:
Email Address:	Title:
Company:	
Street Address:	



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City and State:	Zip Code:
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Property Owner

“I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule.”

_____	_____
Property Owner Signature	Date

Please answer the questions below:

Date the Landscape Documentation Package was submitted to the local agency: _____

Date the Landscape Documentation Package was approved by the local agency: _____



**Certification of Installation According to the Landscape Documentation Package
 (required prior to final)**

“I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package.”

 Signature* _____ Date

Name:	
Telephone Number:	Fax Number:
Email Address:	Title:
License Number or Certification Number:	
Company:	
Street Address:	
City and State:	Zip Code:

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor

- Irrigation Scheduling**
 Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

- Schedule of Landscape and Irrigation Maintenance**
 Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

- Landscape Irrigation Audit Report**
 Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

- Soil Management Report**
 Attach Soil Analysis Report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.6.
 Attach documentation verifying implementation of recommendations from Soil Analysis Report per ordinance Section 492.6.