

Moraga Town Council

Model Water Efficient Landscaping Ordinance

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OVERVIEW OF PRESENTATION

- 1. REQUEST**
- 2. ORDINANCE BACKGROUND**
- 3. DISCUSSION**
- 4. CEQA**
- 5. RECOMMENDATION**

REQUEST

Consider Waiving the First Reading and Introducing by Title Only an Ordinance Amending Title 8, Planning and Zoning, Establishing Chapter 8.178 – Model Water Efficient Landscaping Ordinance, in Order to Require Water Efficient Landscaping Design and Irrigation Practices Consistent with the Requirements of The State of California

ORDINANCE BACKGROUND

The MWELO was created in 1993 from the 1990 Water Conservation and Landscaping Act

In 2015, the State of California adopted Executive Order B-29-15 which tasked the Department of Water Resources to update the MWELO regulations to increase water efficiency standards for new and existing landscapes through more efficiency irrigation system, graywater usage, onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf.

In 2016, Senate Bill 1383 (SB 1383) California's Short-Lived Climate Pollutant Reduction Law requires MWELO to be adopted and enforced.

California Code of Regulations Title 23, Division 2, Chapter 2.7 and Section 65595

House the Model Water Efficient Landscaping Ordinance.

DISCUSSION

Requirements for MWELO Review:

New Construction projects:

Aggregate landscape area equal to or greater than 500 s.f..

New construction: new building with a landscape or other new landscape, park, playground, or greenbelt.

Or

Rehabilitated landscape projects:

aggregate landscape area equal to or greater than 2,500 s.f.

Rehabilitated landscape: any relandscaping project that requires a permit, plan check, or design review, and the modified landscape area (all planting areas, turf areas, and water features).

DISCUSSION

Planning Commission January 4, 2022 Approved 7-0

Requested Clarification:

- Point of Clarification regarding the types of projects that include the installation of new irrigation features of 500 square-feet or more that fall under MWELO.
 - The installation of irrigation on a preexisting landscape would not trigger MWELO. MWELO is only triggered on landscapes with preexisting landscapes when a project proposes 2,500 square-feet of modified landscaping project area as part of a permit, plan check, or design review.
- Clarification regarding the requirements for Stormwater Control Plans (C.3).
 - MWELO applies to landscaped areas while the C.3. thresholds consider all impervious surfaces.

4. CEQA:

The proposed Municipal Code Amendments are exempt from the provisions of the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h).

4. Recommendation:

Staff recommends:

Town Council Consider Waiving the First Reading and Introducing By Title Only an Ordinance Establishing Chapter 8.178 – Model Water Efficient Landscaping, of Title 8, Planning and Zoning, in Order to Require Water Efficient Landscaping Design and Irrigation Practices Consistent with The Requirements of The State of California. (CEQA Determination: Exempt Pursuant to CEQA Guidelines Section 15061[b][3] - General Rule Exemption)

Questions



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Thank you!