SUBMITTAL GUIDELINES: OUTDOOR WATER EFFICIENCY PLAN REVIEW

EFFECTIVE: January 1st, 2017

SCOPE: RESIDENTIAL AND COMMERCIAL

CODES ENFORCED: CURRENT CALIFORNIA CODE OF REGULATIONS
                    AND PALO ALTO MUNICIPAL CODE

The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may be enforced as deemed appropriate.

INSTRUCTIONS:
1. Complete this worksheet to determine if an Outdoor Water Efficiency Plan Review is triggered.

PROJECT ADDRESS: ___________________________________________________________

TOTAL LANDSCAPE AREA (sq.ft): ___________________ PERMIT NUMBER: ________________

SECTION 1: RESIDENTIAL PROJECT TRIGGERS

If any of the answers below are yes, then the project is subject to the Model Water Efficient Landscape Ordinance (MWELO). See the MWELO Submittals and Guidelines.

Yes  No
☐  ☐ 1a. Does the new residential development project have an aggregate (combined) landscape area equal to or greater than 500 square feet? (CGBC 4.304.1)

☐  ☐ 1b. Does the rehabilitated project have an aggregate (combined) landscape area of greater than 2,500 square feet? (MWELO 490.1, Chap 2.7, Title 23, CA Code of Regulations)

SECTION 2: NON-RESIDENTIAL TRIGGERS

Yes  No
☐  ☐ 2a. Does the new nonresidential development project have an aggregate (combined) landscape area equal to or greater than 500 square feet? (CGBC 5.304.2)

☐  ☐ 2b. Does the rehabilitated nonresidential project have an aggregate (combined) landscape area of greater than or equal to 2,500 square feet? (CGBC 5.304.3)
ALL LANDSCAPE MEASURES ARE SUBJECT TO FIELD INSPECTION

* landscape area- means all the planting areas, turf areas, and water features in the landscape design plan subject to the Maximum Applied Water Allowance calculations. The landscape area does not include footprints, of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-developments (e.g., open spaces and existing native vegetation.)