AGENDA

Water Demand Committee

Thursday, October 2, 2025, at 3:00 p.m. | *Virtual Meeting*

COMMITTEE MEMBERS	STAFF	Mission Statement
Alvin Edwards – Chair *Ian Oglesby* *Vacancy* *Karen Paull - Alternate*	*David J. Stoldt, General Manager* *Stephanie Locke, Water Demand Manager*	Sustainably manage and augment the water resources of the Monterey Peninsula to meet the needs of its residents and businesses while protecting, restoring, and enhancing its natural and human environments. **Vision Statement** Model ethical, responsible, and responsive governance in pursuit of our mission. **Board's Goals and Objectives** Are available online at https://www.mpwmd.net/who-we-are/mission-vision-goals/

Join the meeting at:
https://mpwmd-net.zoom.us/j/81303993980?pwd=smw0VCbh4E52U4vTkQguUBOW8o23bd.1

Webinar ID: **813 0399 3980** | Password: 1**00225** | To Participate by Phone: **(669) 900-9128**

For detailed instructions on how to connect to the meeting, please click the link below:
https://www.mpwmd.net/instructions-for-connecting-to-the-zoom-meetings/

Copies of the agenda packet are available for review on the District website (www.mpwmd.net) and at 5 Harris Court, Bldg. G, Monterey, CA.

Call to Order / Roll Call

Additions and Corrections to the Agenda

Comments from Public – *The public may comment on any item within the District's jurisdiction. Please limit your comments to three (3) minutes in length.*

Action Items – *Public comment will be received. Please limit your comments to three (3) minutes per item.*

1. Consider Adoption of Committee Meeting Minutes from June 5, 2025
2. Consider a Contribution of $8,000 Towards Restoration of Rosie's Garden", A Water Efficient Public Demonstration Garden in Carmel Valley
3. Consider Recommendation on First Reading of Ordinance No. 199 – Amending Rule 142.1, Water Efficient Landscape Ordinance

Discussion Items – *Public comment will be received. Please limit your comments to three (3) minutes per item.*

4. Overview of MPUSD Discussion Regarding Water for Teacher Housing
5. Update on AMBAG 2026 Regional Growth Forecast

Suggest Items to be Placed on Future Agendas

Adjournment

Accessibility

In accordance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), MPWMD will make a reasonable effort to provide written agenda materials in appropriate alternative formats, or disability-related modification or accommodation, including auxiliary aids or services, to enable individuals with disabilities to participate in public meetings. MPWMD will also make a reasonable effort to provide translation services upon request. Please send a description of the requested materials and preferred alternative format or auxiliary aid or service at least 48 hours prior to the scheduled meeting date/time. Requests should be forwarded to Sara Reyes by e-mail at sara@mpwmd.net or at (831) 658-5610.

Options for Providing Public Comment

Submission of Written Public Comment
Send written comments to District Office, 5 Harris Court, Building G, Monterey, CA or online at comments@mpwmd.net. Include the following subject line: "PUBLIC COMMENT ITEM #" (insert the agenda item number relevant to your comment). Written comments must be received by 12:00 PM on the day of the meeting. All submitted comments will be provided to the Committee, compiled as part of the record, and placed on the District's website as part of the agenda packet for the meeting. Correspondence is not read during public comment portion of the meeting.

Instructions for Connecting to the Zoom Meeting can be found at
https://www.mpwmd.net/instructions-for-connecting-to-the-zoom-meetings/

Refer to the Meeting Rules to review the complete Rules of Procedure for MPWMD Board and Committee Meetings: https://www.mpwmd.net/who-we-are/board-of-directors/meeting-rules-of-the-mpwmd/

WATER DEMAND COMMITTEE

ITEM: ACTION ITEM

1. CONSIDER ADOPTION OF COMMITTEE MEETING MINUTES FROM AUGUST 7, 2025

Meeting Date: October 2, 2025

From: David J. Stoldt,
General Manager

Prepared By: Sara Reyes

CEQA Compliance: This action does not constitute a project as defined by the California Environmental Quality Act Guidelines Section 15378.

SUMMARY: Attached as **Exhibit 1-A** are the draft minutes of the Public Outreach Committee meeting held on August 7, 2025.

RECOMMENDATION: Staff recommends that the Water Demand Committee review and adopt the draft minutes by motion.

EXHIBIT:
1-A Draft Minutes of the August 7, 2025 Water Demand Committee Meeting

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

EXHIBIT 1-A

Draft Minutes
Water Demand Committee Meeting
Thursday, June 5, 2025, at 1:30 p.m.
Meeting Location: Zoom

Call to Order / Roll Call
Chair Edwards called the meeting to order at 1:37 p.m.

Committee Members Present	Committee Members Absent
Alvin Edwards Amy Anderson (arrived at 1:42 p.m.) Ian Oglesby	None

District Staff Members Present	District Staff Members Absent
David Stoldt, General Manager Mike McCullough, Assistant General Manager Stephanie Locke, Water Demand Manager Sara Reyes, Board Clerk	None

District Counsel Present
Michael Laredo, De Lay & Laredo

Additions and Corrections to the Agenda
None

Comments from the Public
Chair Edwards opened the public comment period; however, no comments were made to the committee.

Action Items
Chair Edwards introduced the item.

1. **Consider Adoption of Committee Meeting Minutes from April 10, 2025**
   Chair Edwards opened public comment; no comments were received.

   On a motion by Oglesby, seconded by Edwards, the minutes of the April 10, 2025, committee meeting were approved by a roll call vote of 2 Ayes (Oglesby and Edwards), 0 Noes and 1 Absent (Anderson).

2. **Consider Recommendation to Board on Draft Ordinance No. 198, Amending Definitions and Permit Processes**

   Water Demand Manager Stephanie Locke presented an overview of Draft Ordinance No. 198, which proposes amendments to definitions and processes related to water permits. Key components include:
   - Updates to definitions
   - Revisions to Rule 23
   - Codification of the Second Bathroom Protocol

Ms. Locke noted the ordinance is scheduled for its first reading on June 16, 2025, with adoption planned for July 21, 2025. If adopted, it will take effect on August 21, 2025, aligning with the expiration of the 2024 urgency ordinance.

Chair Edwards opened public comment; no comments were received.

On a motion by Anderson, seconded by Oglesby, the Committee voted to recommend approval of Draft Ordinance No. 198 to the Board. The motion was approved by a roll call vote of 3 Ayes (Anderson, Oglesby, and Edwards); 0 Noes.

Discussion Items
Chair Edwards introduced this item.

3. Update on Summer Splash Water Challenge Giveaway 6

Water Demand Manager Stephanie Locke reviewed the updated *Summer Splash* game board, featuring new artwork by Aldo Crusher and a more flexible design. Ms. Locke described *Summer Splash* as a family-friendly online conservation game with prize eligibility upon completion. The 2025 program will run from July 1 to July 31.

Chair Edwards opened public comment; no comments were received.

4. Update on Proposed Decision for California Public Utilities Commission (CPUC) – Case No. A.21-11-024

General Manager David Stoldt provided an update on the CPUC proceedings. Key points included:
- All parties have submitted final comments. A final input meeting is scheduled for June 5, 2025, at 3:00 PM.
- A final decision from the CPUC is expected within a month.

Other Items Noted:
- The District prevailed on the supply side, receiving full credit for the Pure Water Monterey expansion and the Aquifer Storage and Recovery (ASR) project.
- Ongoing disputes remain regarding demand assumptions, including:
  - Double counting of demand
  - Use of outdated 2018 methodology
  - Inclusion of growth projections, vacant lots, and Pebble Beach build-out in a 20–25 year forecast

Suggest Items to Be Placed on a Future Agenda
Director Edwards requested updates on the following items to be included on a future agenda:
- Cease and Desist Order
- Amnesty Project

Adjournment
There being no further business, Chair Edwards adjourned the meeting at 2:03 p.m.

/s/ Sara Reyes

_____
Sara Reyes, Board Clerk to the
MPWMD Water Demand Committee

Approved by the MPWMD Water Demand Committee on _____.

Received by the MPWMD Board of Director's on _____.

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WATER DEMAND COMMITTEE

ITEM: ACTION ITEM

2. CONSIDER A CONTIBUTION OF $8,000 TOWARDS RESTORATION OF "ROSIE'S GARDEN," A WATER EFFICIENT PUBLIC DEMONSTRATION GARDEN IN CARMEL VALLEY

Meeting Date:	**October 2, 2025**	**Budgeted:**	**Yes**
From:	**David J. Stoldt, General Manager**	**Program/ Line Item No.:**	**Best Management Practices 4-2-2-A**
Prepared By:	**Kyle Smith**	**Cost Estimate:**	**$8,250**

General Counsel Approval: N/A
Committee Recommendation: The Water Demand Committee considered this item on October 2, 2025, and recommended _____.
CEQA Compliance: This action does not constitute a project as defined by the California Environmental Quality Act Guidelines Section 15378.

SUMMARY: The District received a request in September from the Rosie's Garden Advisory Committee for a contribution of $8,000 to $10,000 for the Carmel Valley Garden Club (a 501(c)(3) non-profit organization) to assist with the restoration of "Rosie's Garden" in Carmel Valley (**Exhibit 2-A**). District staff has been consulting with Sherie Dodsworth, chairperson of the advisory committee and Carmel Valley native, about the proposed project and recommends a contribution of $8,000 from the "Best Management Practices" fund, particularly as the District will benefit from a water efficient demonstration garden that is open to the public. In the past, the District has supported funding for gardens and demonstration projects at Garland Ranch Regional Park and other public properties.

Rosie's Garden is located on a 0.10-acre lot owned by the County on the northwest corner of Esquiline Road and Calle De Los Helechos in Carmel Valley (APN 189-311-015). In 2000, the Robles Del Rio residents took the flood-damaged dirt lot and transformed it into a neighborhood green space known as Rosie's Garden. The garden is located at the entrance to a vibrant neighborhood and across the street from the former "Rosie's Cracker Barrel," which is now the Carmel Valley Creamery where artisan cheese is made.

Few viable plants remain in Rosie's Garden 25 years after it was established, and the garden requires rehabilitation of both landscape and the irrigation system. Rosie's Garden Advisory Committee's vision is to offer more than a visually pleasant green space for the nearby residents: The goal is to provide an interactive and peaceful garden space with signage identifying the low water use and deer resistant plants.

Staff has reviewed the proposed project plans: The project is 3,300 square feet and will have four irrigation zones. All plants selected are climate appropriate with low water demand. The project complies with MPWMD Water Efficient Landscape requirements and will be utilizing low volume drip irrigation and an irrigation controller that includes a rain sensor. All planting and irrigation work will be completed by professional landscapers, and a final inspection by MPWMD will be required. The financial contribution will be used to pay for the restoriation project and signage around the site, and staff is also requesting a waiver of the processing fee for the Landscape Water Permit.

As the building jurisdictions start to allocate water from Pure Water Monterey, larger remodel projects will affect existing landscapes, requiring more landscape permits. Demonstration gardens such as Rosie's Garden provide the public with an opportunity to view climate-appropriate plants in a landscape. While much can be learned and viewed online, it still is helpful to see installations in person.

RECOMMENDATION: Staff recommends that the Water Demand Committee approve waiving the Landscape Water Permit fees of $250 and grant the project $8,000 for landscape rehabilitation. Staff also recommends that the District offer assistance from our public outreach contractor with development of the signage, if desired.

EXHIBIT

2-A Request for Funding

September 11, 2025

Mr. David Stoldt
General Manager
Monterey Peninsula Water Management District
5 Harris Court, Building G
Monterey, CA 93940

Dear Mr. Stoldt,

Rosie's Garden Advisory Committee respectfully requests your support for a project that holds significant value within our community: the refurbishment of Rosie's Garden.

We are seeking a $8,000 to $10,000 grant to fund essential irrigation improvements and educational signage as part of the garden's renovation. Established in 2000 by Robles Del Rio residents, Rosie's Garden transformed the northwest corner of Esquiline and De Los Helechos—previously a dirt lot damaged by the 1995 floods—into a vibrant green space cherished by the neighborhood. The garden is dedicated to the memory of Rosie, proprietor of Rosie's Cracker Barrel for 44 years. The garden is adjacent to the historical Cracker Barrel building, now home to Carmel Valley Creamery, which was recently featured in The New York Times as a recommended destination in Carmel Valley. The garden serves as the welcoming gateway to the Robles Del Rio neighborhood, home to approximately 310 households.

Originally, native drought- and deer-resistant species were planted and maintained by volunteers from both the Robles Community and the CV Garden Club. Over the past 25 years, however, plant vitality has declined, and the irrigation infrastructure has deteriorated, prompting the formation of the Rosie's Garden Advisory Committee. Our committee is responsible for developing a new garden design (Exhibit 1), selecting suitable plant species (Exhibit 2) and features, coordinating volunteer efforts for planting and ongoing maintenance, and securing necessary funds for supplies and operations.

Educational signage is a key component of the revitalized garden, aiming to inform visitors about native, drought-tolerant, deer-resistant, and pollinator-friendly plants, as well as water conservation strategies. Planned signage includes:

- Identification signage indicating the garden's name, a general description, and recognition of major sponsors. (Example picture 1)
- Storybook signage provides narratives about plant species, watershed information, and other relevant facts. (Example picture 2)
- Plant-specific signage detailing both common and scientific names, environmental benefits, and water usage. (Example picture 3)

Installation of a new irrigation system is critical to the garden's success. After consultation with Conservation Representative Kyle Smith, we identified the need for a four-zone system, as delineated in Exhibit 1. Planned components include a four-valve battery-powered controller, filtration system, drip irrigation lines, and emitters. The required Landscape Documentation Package Submittal Form is currently being prepared, with target for planting in November 2025.

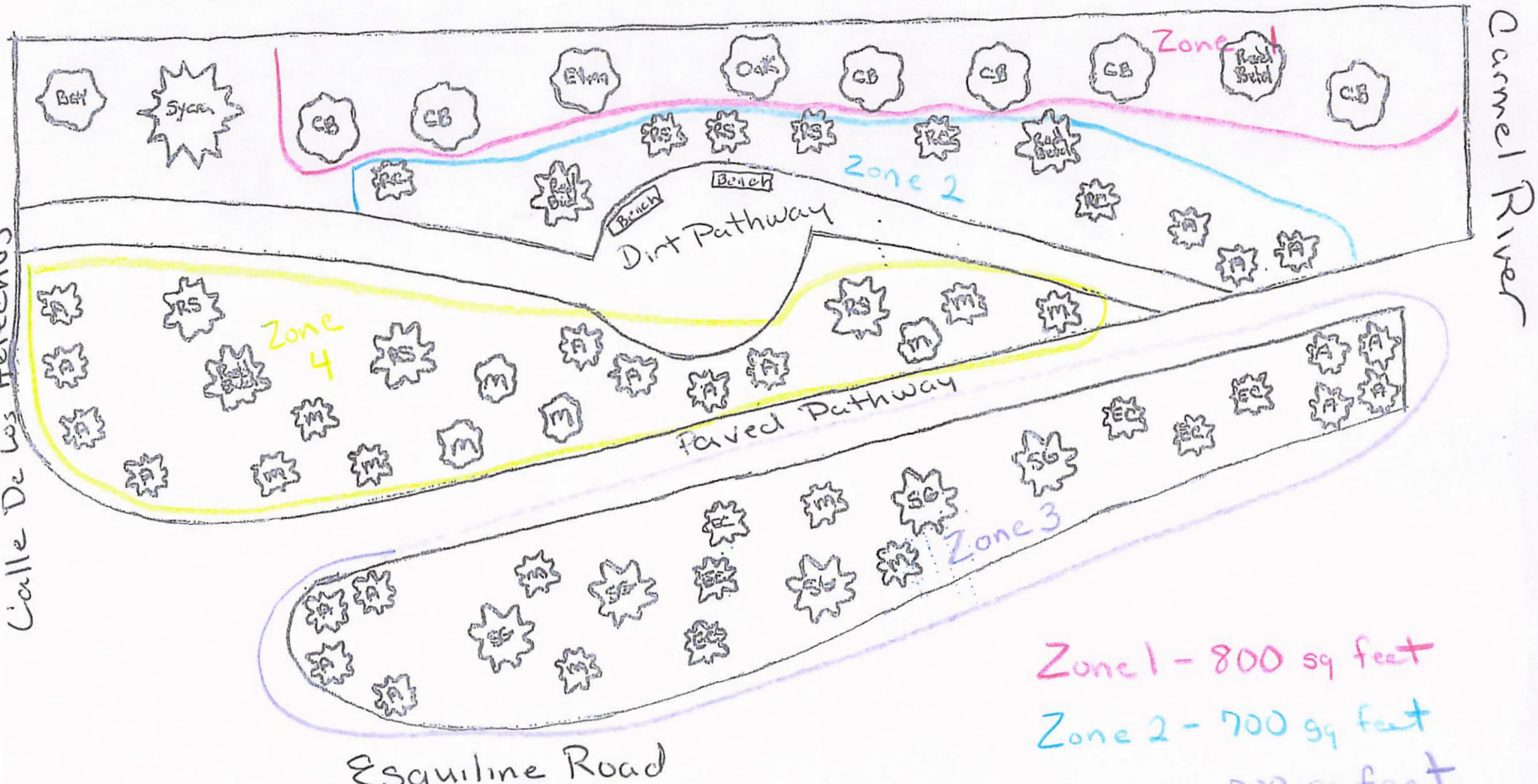
To date, we have secured considerable funding for these efforts, including a $3,000 grant from Cal Am, $500 from Carmel Valley Kiwanis, and $3,500 in private donations. Professional landscapers will handle the garden installation at an estimate cost of $5,500 (excluding irrigation) with irrigation costs anticipated between $900 and $1,500. Signage costs have not been determined and will be determined by the availability of funds. Rosie's Garden is fiscally sponsored by the Carmel Valley Garden Club, a registered nonprofit organization (501(c)(3), (Tax Exempt #65-1260835), any grants awarded from MPWMD will be managed through our Garden Club account. The Advisory Committee is actively fundraising to cover startup expenses and establish an operating fund for water, maintenance and volunteer activities.

We look forward to collaborating with MPWMD to develop impactful educational signage and a reliable irrigation system and would welcome opportunities for partnership activities highlighting this collaboration. For additional information, please contact me at sherie@rojassistance.com or 650-888-2610.

Thank you for your consideration of our request.

Sincerely,

Sherie Dodsworth
Chair, Rosie's Garden Advisory Committee



Zone 1 - 800 sq feet

Zone 2 - 700 sq feet

Zone 3 - 700 sq feet

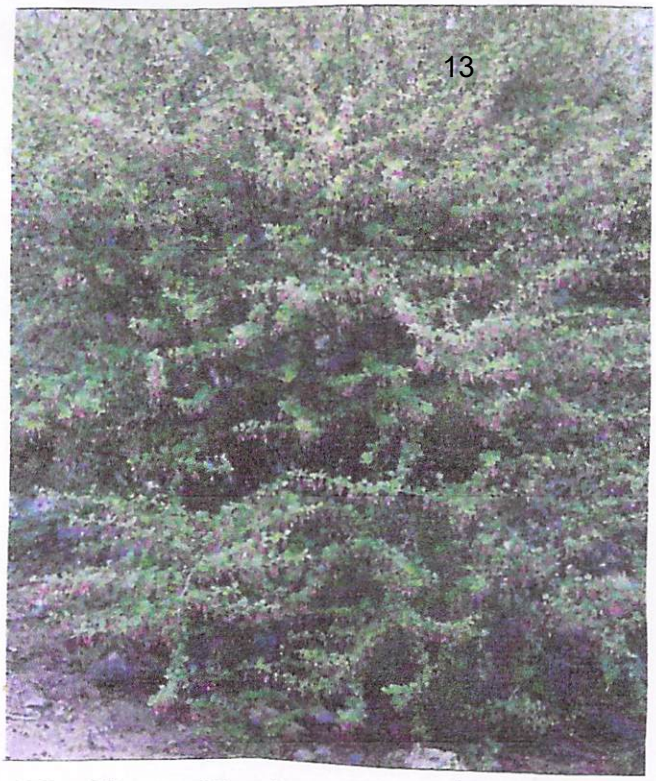
Zone 4 - 1100 sq feet

Exhibit 1

Symbol	Plant	Quantity	Size	Plant Factor
A	Arctostaphylos – green carpet	19	1 gal	0.10
CB	Rhamnus californica – coffeeberry	6	5 gal	0.10
EC	Epilobium Canum – CA fuchsia	6	1 gal	0.20
M	Mimulus – "vibrant red"	13	1 gal	0.10
RC	Ribes californicum - gooseberry	3	5 gal	0.10
RS	Ribes sanguineum – red current	6	5 gal	0.20
Redbud	Western Redbud	4	5 gal	0.20
SG	Salvia Greggii – "red" existing	5	existing	
	Total Plants	**62**		
Bay	Bay Tree	1	existing	
Syca	Sycamore Tree	1	existing	
Elm	Elm Tree	1	existing	
Oak	Oak Tree	1	existing	

Rosie's Garden Proposed Plants (may 2025)

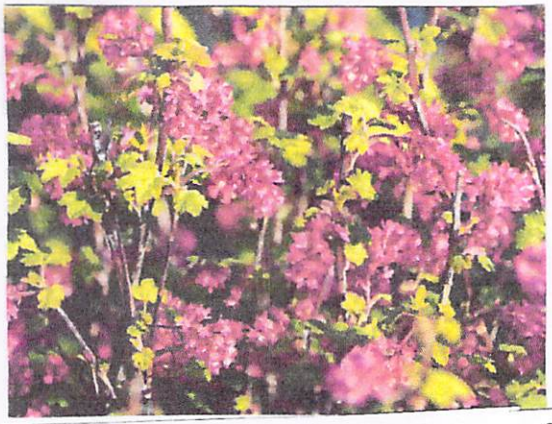
Redbud – Western Redbud 4 -5g



RC – Ribes californicum – gooseberry 6 -1g

M – Mimulus – 'vibrant Red' 13 – 1g

EC – Epilobium canum – CA fuchsia 3 – 5g

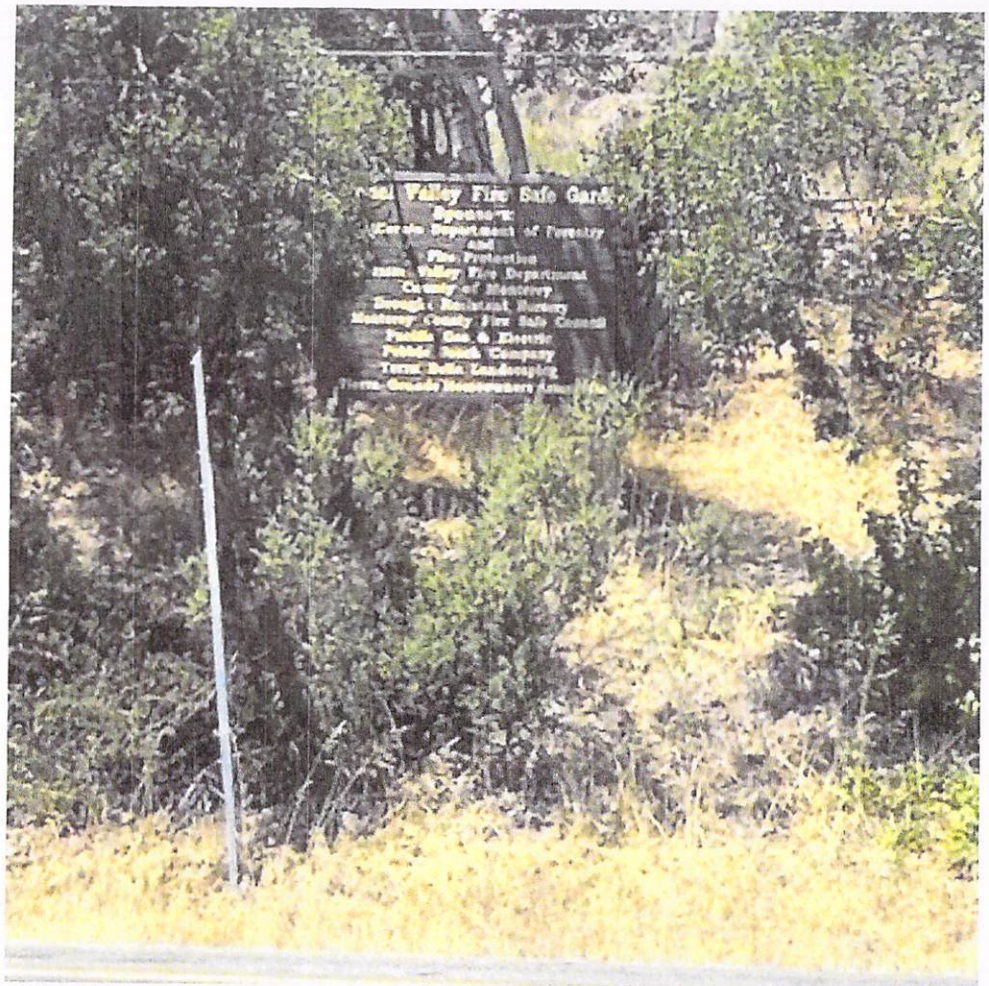


RS – Ribes sanguineum – red currant 8 -5g

SG – Salvia Greggii – 'Red' - existing

A – Arctostaphylos – green carpet 19 – 1g

CB – Rhamnus californica – coffeeberry 6 -5g



This signage is located across the street from mid-valley Safeway

Example picture 1

This is located at the entrance to Carmel River, from the Little League Park.
Content for our signage would be a collaboration with MPWMD

Example picture 2

Example Picture 3

WATER DEMAND COMMITTEE

ITEM: ACTION ITEM

3. CONSIDER RECOMMENDATION ON FIRST READING OF ORDINANCE NO. 199 – AMENDING RULE 142.1, WATER EFFICIENT LANDSCAPE ORDINANCE

Meeting Date:	**October 2, 2025**	**Budgeted:**	**N/A**
From:	**David Stoldt General Manager**	**Program/ Line Item No.:**	**N/A**
Prepared By:	**Stephanie Locke**	**Cost Estimate:**	**N/A**

General Counsel Review: To be completed prior to first reading
Committee Recommendation: The Water Demand Committee considered this item on October 2, 2025, and recommended _____.
CEQA Compliance: This ordinance is exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000 et seq.).

SUMMARY: Rule 142.1 *Water Efficient Landscape Requirements* was added to the Rules and Regulations in 2016 (Ordinance No. 172) to comply with state law and to provide landscape standards that minimize water use, eliminate Water Waste, and reduce stormwater runoff by requiring low water landscape plantings, design, and irrigation methods. The District's rule is more effective than the State's Model Water Efficient Landscape Ordinance, and the District regionally administers and enforces these requirements to ensure that landscapes are water efficient.

The requirements apply to:

1. New construction (including demolition projects) with a new or rehabilitated 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 a landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review;

3. Landscape projects with a new or rehabilitated landscape area equal to or greater than 500 square feet undertaken within one (1) year of completion of projects requiring a grading permit, building permit, or design review;

4. Landscape projects with a new or rehabilitated landscape area equal to or greater than 500 square feet undertaken to repair unintended damage from a project requiring a grading permit, building permit, or design review;

5. Existing non-rehabilitated landscapes limited to Rule 142.1-D.

Over the past several years, the Department of Water Resources has worked with local agencies, water suppliers, landscape industry groups, and public interested parties to prepare the current updated MWELO. Water Demand Manager Stephanie Locke participates in the Landscape Statewide Advisory Group (LSAG). The proposed amendments are updates to the ordinance that simplify and clarify the requirements of the ordinance to facilitate local implementation and improve compliance. The new MWELO is significantly improved as far as readability and clarity.

Staff has chosen to recommend an updated Rule 142.1 that is much easier to understand. The District is the regional landscape entity and regularly issues and enforces Landscape Water Permits for the Jurisdictions. MPWMD also is responsible for the annual reporting requirement. Proposed Ordinance No. 199 deletes the existing Rule 142.1 and replaces it with most of the text from the revised MWELO. The ordinance maintains the District's irrigation requirements and provides sample forms for compliance, along with updated evapotranspiration data.

Staff also added requirements for landscape projects undertaken within one (1) year of completion of projects requiring a grading permit, building permit, or design review and projects that are undertaken to repair unintended damage during construction. These requirements are needed due to the number of landscaping projects that are not completed during or immediately after construction that should meet the WELO efficiency requirements and projects that are not planned at the time the construction project is undertaken (i.e. to repair damage). These additions were discussed and supported by the Water Demand Committee in 2023.

RECOMMENDATION: The Water Demand Committee should discuss the proposed ordinance and recommend approval to the Board.

EXHIBIT

3-A Draft Ordinance No. 199

EXHIBIT 3-A

PRELIMINARY DRAFT
ORDINANCE NO. 199
AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA WATER MANAGEMENT DISTRICT AMENDING RULE 142.1, WATER EFFICIENT LANDSCAPE REQUIREMENTS

FINDINGS

1. The Monterey Peninsula Water Management District ("District") is organized and exists under the Monterey Peninsula Water Management District Law (Chapter 527 of the Statutes of 1977, and published at Water Code Appendix, Section 118-1, et seq.) ("District Law").

2. The District is charged under the Monterey Peninsula Water Management District Law with the integrated management of all ground and surface water resources in the Monterey Peninsula area.

3. Water savings can be gained by efficient landscape design, installation, management, and maintenance. This is accomplished by choosing climate adapted plants, improving soil conditions, using, and maintaining high efficiency irrigation equipment and managing the irrigation schedule to fit the plants' water needs as they are influenced by local climate.

4. To increase water efficiency and better use a valuable resource, rainwater and stormwater collection and graywater and recycled water can replace or augment potable water use in landscapes.

5. Water conservation in landscaping serves the public health, safety, and welfare by minimizing water use, eliminating Water Waste, and maximizing energy efficiency.

6. Assembly Bill 325 - The Water Conservation in Landscape Act of 1990 ("AB 325") was signed into law on September 29, 1990, requiring the California Department of Water Resources ("DWR") to develop and adopt a State Model Water Efficient Landscape Ordinance with provisions for water efficient landscape design, installation, and maintenance by January 1, 1992.

7. Assembly Bill 1881-The Water Conservation in Landscaping Act of 2006 ("AB 1881") required DWR to develop and adopt an updated State Model Water Efficient Landscape Ordinance ("MWELO"). Government Code Section 65595 as enacted by AB 1881 mandates that local governments either adopt the MWELO or a local ordinance that is at least as effective in water conservation by January 1, 2010. If neither has occurred by that date, the local agency is required to enforce the MWELO.

8. On January 29, 2010, MPWMD notified the DWR that the MPWMD intends to follow the MWELO.

9. On April 1, 2015, the Governor of the State of California issued Executive Order B-29-15 due to the continued severe drought conditions. This order required DWR to revise the MWELO through expedited regulation to increase water efficiency standards for new and retrofitted landscapes through more efficient Irrigation Systems, Graywater usage, onsite storm water capture, and by limiting the portion of landscapes that can be covered in tTurf.

10. On July 15, 2015, the California Water Commission approved the revised MWELO. Local governments are required to enforce the revised MWELO as of December 15, 2015, unless the local agency has adopted a local ordinance. The purpose of this ordinance is to adopt a local ordinance that is at least as effective in water conservation as the revised MWELO and accordingly enable the District to apply this ordinance in lieu of the revised MWELO.

11. In accordance with Section 490 of the California Code of Regulations Title 23 (Waters), Division 2, Chapter 2.7, the purpose of the MWELO is to establish a structure for planning, designing, installing, maintaining and managing water efficient landscapes in New Construction (including new buildings with landscape or other new landscape, such as a park, playground, or Greenbelt without an associated building) and rehabilitated projects by encouraging the use of a watershed approach. Subsection “c” further states that such landscapes will make the urban environment resilient in the face of climatic extremes and result in an improved urban setting. Consistent with the State’s purpose, this ordinance is intended to govern those types of landscapes that are ornamental in nature and typically found in urban settings.

12. New development and retrofitted landscape water efficiency standards are governed by the MWELO. The MWELO is also referenced by Title 24, Part 11, Chapters 4 and 5 CalGreen Building Code. All local agencies must adopt, implement, and enforce the MWELO or a

local Water Efficient Landscape Ordinance (WELO) that is at least as effective as the MWELO.

13. In accordance with Sections 65595(c)(1) and 65597 of the Government Code, the Board of MPWMD hereby finds that this ordinance is at least as effective in conserving water as the revised MWELO. Pursuant to Section 65596 of the Government Code, specific elements were identified to be included within the revised MWELO. These elements have been incorporated into this ordinance; therefore, it meets the minimum requirements of State law.

14. The purpose of water efficient landscape ordinances is to not only increase water efficiency but to improve environmental conditions in the built environment. Landscaping should be valued beyond the aesthetic because landscapes replace habitat lost to development and provide many other related benefits such as improvements to public health and quality of life, climate change mitigation, energy and materials conservation and increased property values.

15. The intent of the recent MWELO amendments was to improve the implementation and enforcement of MWELO by providing clarity, improving organization, and reducing ambiguities. The proposed amendments were needed to improve MWELO's clarity, and thus reduce ambiguity, so that regulated parties can understand what is required by MWELO and correctly guide project applicants. Because of the ambiguities in the MWELO, MWELO, local agencies and project applicants may have misinterpreted or not clearly understood what is required.

16. MPWMD as the regional agency responsible for compliance with the MWELO, adopted as Ordinance No. 172 in August 2016, that implemented a local version of the WELO that is more effective than the MWELO.

17. Ordinance No. 199 replaces the previous Water Efficient Landscape Requirements enacted by Ordinance No. 172 with the 2025 MWELO provisions, which are a simplified and clearer version of the previous MWELO.

18. Ordinance No. 199 maintains certain local provisions of its previous Rule 142.1, such as more stringent irrigation requirements than the MWELO.

19. This Ordinance is exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000 et seq.). Pursuant to State CEQA Guidelines section 15307 (14 Cal. Code Regs. §15307), this Ordinance is covered by the CEQA Categorical Exemption for actions taken to assure the maintenance, restoration, enhancement, or protection of a natural resource where the regulatory process involves procedures for protection of the environment.

NOW THEREFORE, be it ordained as follows:

ORDINANCE

Section One: Short Title

This ordinance shall be known as the Updated Water Efficient Landscape Ordinance of the Monterey Peninsula Water Management District.

Section Two: Purpose

This ordinance amends Rule 142.1 to reflect updates to the State of California's Model Water Efficient Landscape Ordinance (MWELO) adopted as Chapter 2.7 in the California Code of Regulations in 2025. Updates included extensive revisions to the original versions of the MWELO to simplify the language and process. These revisions are implemented by MPWMD with the replacement of former Rule 142.1 with a new Rule 142.1 that reflects the State's amendments.

Section Three: Amendments to MPWMD Rule 11, Definitions

Rule 11 shall be amended as shown in bold italics (additions) and strikeout (deletions) as follows:

LANDSCAPE AREA -- "Landscape Area" shall mean all the planting areas, Turf areas, and Water Features in a Landscape Design Plan subject to the Maximum Applied Water Allowance and the Estimated Applied Water Use 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-development (e.g., Open Spaces and existing Native Vegetation). ***The Landscape Area is the sum of the landscape projects' regular Landscape Areas (RLA) and Special Landscape Areas (SLA). LA = RLA + SLA.***

Section Four: Deletion and Replacement of MPWMD Rule 142.1

Rule 142.1 shall be deleted in its entirety and the following text shall be added as Rule 142.1:

RULE 142.1 – WATER EFFICIENT LANDSCAPE REQUIREMENTS

A. Purpose. The purpose of this Rule is to provide landscape standards that minimize water use, eliminate Water Waste, and reduce stormwater Runoff by requiring low water landscape plantings, design, and irrigation methods. Pursuant to California Government Code Section 65595, this Rule is intended to be at least as effective in water conservation and efficiency as the State's Model Water Efficient Landscape Ordinance.

B. General Requirements

1. Water Waste prohibitions remain in place according to MPWMD Rule 162.

2. Recycled Water.

   a. All recycled water use is subject to applicable provisions of the California Code of Regulations (Cal. Code Regs.), Titles 17 and 22, the California Plumbing Code (Cal. Code Regs., Title 24, Part 5, Chapter 15), and all applicable local and State laws.

   b. Landscape areas using recycled water are considered Special Landscape Areas.

3. Graywater Systems. All graywater systems are required to conform to the California Plumbing Code (Cal. Code Regs., Title 24, Part 5, Chapter 15) and any applicable local ordinance standards.

a. Graywater systems promote the efficient use of water and are encouraged to assist in on-site landscape irrigation.

b. For projects using treated or untreated graywater, any lot or parcel within the project that has less than 2,500 sq. ft. of landscape area and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with graywater is subject only to Rule 142.1-H-1-b.

4. Stormwater Management and Rainwater Retention.

a. Project applicants shall refer to the local agency or Regional Water Quality Control Board for information on any applicable stormwater technical requirements.

b. All Non-Potable rainwater catchment systems are required to conform to the California Plumbing Code (Cal. Code Regs., Title 24, Part 5, Chapter 16).

c. All landscape areas are required to have friable soil to maximize water retention and infiltration. Refer to Rule 142.1-I-1.

d. For projects using rainwater captured on site, any lot or parcel within the project that has less than 2,500 sq. ft. of landscape area and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely through stored rainwater captured on site is subject only to Rule 142.1-H-1-b.

e. It is strongly recommended that landscape areas be designed for capture and infiltration capacity that is sufficient to prevent runoff from impervious surfaces (i.e., roof and paved areas) from either:

(1) the one inch, 24-hour rain event, or

(2) the 85th percentile, 24-hour rain event, and/or additional capacity as required by any applicable local, regional, state or federal regulation.

f. It is recommended that landscape projects incorporate any of the following elements to improve on-site storm water and dry weather runoff capture and use:

(1) Grade impervious surfaces, such as driveways, during construction to drain to vegetated areas.

(2) Minimize the area of impervious surfaces such as paved areas, roofs, and concrete driveways.

(3) Incorporate pervious or porous surfaces (e.g., gravel, permeable pavers or blocks, pervious or porous concrete) that minimize runoff.

(4) Direct runoff from paved surfaces and roof areas into planting beds or landscaped areas to maximize site water capture and reuse.

(5) Incorporate rain gardens, cisterns, and other rain harvesting or catchment systems.

(6) Incorporate infiltration beds, swales, basins, and drywells to capture storm water and dry weather runoff and increase percolation into the soil.

(7) Consider constructed wetlands and ponds that retain water, equalize excess flow, and filter pollutants.

5. Fire Safe Landscaping.

a. A landscape design plan for development and construction in Local Responsibility Areas designated as Very High Fire Hazard Severity Zones and areas designated by the Board of Forestry and Fire Protection as State Responsibility Areas are required to comply with the California Fire Code (Cal. Code Regs., Title 24, Part 9, Chapter 49) “Requirements for Wildland- Urban Interface Fire Areas.”

b. Public Resources Code section 4291(a) and (b) describes the requirements for a person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, shrub-covered lands, grass-covered lands, or land that is covered with flammable material to address fire safety and prevention by maintaining a defensible space or zone around a building or structure.

(1) Avoid fire-prone plant materials and highly flammable mulches.

c. Local Fuel Modification Plan guidelines may prescribe additional requirements per Public Resources Code section 4291(a) and (b).

6. Plant Selection.

a. Any plant may be selected for the landscape project provided that the requirements of the selected compliance option are met.

b. Select trees based on applicable local tree ordinances or tree shading guidelines, and size at maturity as appropriate for the planting area.

c. The use of invasive plant species, such as those listed by the California Invasive Plant Council, is strongly discouraged. Pursuant to Food and Agricultural Code section 52334, the declaration of a plant, seed, nursery stock, or crop as invasive is a power reserved for the Secretary of the California Department of Food and Agriculture.

7. The architectural guidelines of a common interest development, which include community apartment projects, condominium projects, planned developments, and stock cooperatives, shall not prohibit or include conditions that have the effect of prohibiting the use of low-water use plants as a group (Civil Code sections 4100 and 4735).

8. Environmental Review. The local agency must comply with the California Environmental Quality Act (CEQA), as appropriate.

9. Public Education. Education is a critical component to promote the efficient use of water in landscapes. The use of appropriate principles of design, installation, management, and maintenance that save water is encouraged in the community.

10. Local agencies shall provide information to owners of permitted renovations and new, single-family residential homes regarding the design, installation, management, and maintenance of water efficient landscapes based on a water budget.

11. Model Homes. All model homes that are landscaped shall display signs that provide information demonstrating the principles of water efficient landscapes described in this model ordinance.

    a. Signs shall be used to identify the model home as an example of a water efficient landscape. Signage shall include:

        (1) fundamental water efficient landscape elements such as hydrozones, irrigation equipment, native plants, gray water systems, rainwater catchment systems, and other elements as applicable that contribute to the overall water efficient theme.

        (2) information about the site water use budget as designed per the local ordinance; specify who designed and installed the water efficient landscape.

    b. Information shall be provided about designing, installing, managing, and maintaining water efficient landscapes.

C. <u>Applicability</u>

This ordinance shall apply to all of the following landscape projects:

1. New construction (including demolition projects) with a new or rehabilitated landscape area as defined equal to or greater than 500 square feet requiring a building or landscape permit, plan check, or design review;

2. Rehabilitated landscape projects with a landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review;

3. Landscape projects with a new or rehabilitated landscape area as defined equal to or greater than 500 square feet undertaken within one (1) year of completion of projects requiring a grading permit, building permit, or design review;

4. Landscape projects with a new or rehabilitated landscape area as defined equal to or greater than 500 square feet undertaken to repair unintended damage from a project requiring a grading permit, building permit, or design review;

5. Existing non-rehabilitated landscapes limited to Rule 142.1-D; and

6. Any project with a landscape area as defined of 2,500 square feet or less may comply with either the performance requirements of this ordinance, described in Rule 142.1-I, or conform to the prescriptive measures contained in Rule 142.1-H.

7. This model ordinance does not apply to:

   a. registered local, state, or federal historical sites;

   b. ecological restoration projects that do not require a permanent irrigation system;

   c. existing plant collections, as part of botanical gardens and arboretums open to the public.

D. <u>Requirements for Existing Non-Rehabilitated Landscapes</u>

This section shall apply to all existing non-rehabilitated landscapes that were installed before December 1, 2015 and are over one acre in size.

1. For all existing non-rehabilitated landscapes that have a water meter, the local agency shall administer programs that may include, but not be limited to, irrigation water use analyses, irrigation surveys, and irrigation audits to evaluate water use and provide recommendations as necessary to reduce landscape water use to a level that does not exceed the Maximum Applied Water Allowance for existing non-rehabilitated landscapes.

    a. The Maximum Applied Water Allowance for existing non-rehabilitated landscapes shall be calculated as: MAWA = (ETo) x (0.62) x (0.8 x RLA + 1.0 x SLA).

2. For all existing non-rehabilitated landscapes that do not have a meter, the local agency shall administer programs that may include, but not be limited to, irrigation surveys and irrigation audits to evaluate water use and provide recommendations as necessary in order to prevent water waste.

3. All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor.

E. <u>Requirements for New Construction or Rehabilitated Landscapes</u>

There are two options for compliance with the Model Water Efficient Landscape Ordinance:

1. Prescriptive compliance option as described in Rule 142.1-G-1, H, and J-1; or

2. Performance compliance option as described in Rule 142.1-G-2, H, and J-2.

3. An applicant may comply with either the prescriptive or performance compliance option for any new construction project with a landscape area between 500 and 2,500 square feet.

4. An applicant shall use the performance compliance option for any landscape project with a landscape area of 2,500 square feet, or greater.

F. Compliance Responsibilities

1. Designation of Responsibility. A local agency may, by mutual agreement, designate another agency, such as a water purveyor, to implement some or all of the requirements contained in this model ordinance. Local agencies may collaborate with water purveyors to define each entity's specific responsibilities relating to this model ordinance.

2. MPWMD is responsible for the enforcement of this ordinance in coordination with the local land use agency, including but not limited to, approval of a landscape Water Permit, plan check, and/or design review of a project. Prior to construction, the local agency shall:

    a. provide the project applicant with the model ordinance and procedures for permits, plan checks, or design reviews;

    b. review the Landscape Documentation Package submitted by the project applicant;

    c. approve or deny the Landscape Documentation Package;

    d. issue a landscape Water Permit; and

3. Project Applicant.

    a. Prior to construction, the project applicant shall submit a Landscape Documentation Package to the MPWMD.

    b. Upon approval of the Landscape Documentation Package by the local agency, the project applicant shall:

        (1) receive a permit or approval of the plan check or design review and record the date of the permit in the Certificate of Completion;

(2) submit a copy of the approved Landscape Documentation Package along with the record drawings, and any other information to the property owner or their designee unless the property owner is the project applicant; and

G. Elements of the Landscape Documentation Package

1. **Prescriptive Compliance**. The Landscape Documentation Package shall include:

a. A project information sheet with the following elements:

(1) date the project information sheet is completed;

(2) name of the project applicant;

(3) contact information for the project applicant and property owner;

(4) project address (if available, parcel number(s));

(5) total landscape area (square feet);

(6) project type (e.g., institutional (i.e., public), private, cemetery, homeowner-installed);

(7) water supply type (e.g., Potable, recycled, Well) and identify the local retail water purveyor if the applicant is not served by a private Well; and,

(8) applicant signature and date with statement: *"I agree to comply with the requirements of the prescriptive compliance option to the MPWMD WELO."*

b. A landscape design plan that includes:

(1) Total landscape area (square feet); and

(2) A breakdown of turfgrass and plant material (e.g., plant legend).

2. **Performance Compliance**. The Landscape Documentation Package shall include the following six (6) elements:

a. A project information sheet with the following elements:

(1) date the project information sheet is completed;

(2) name of the project applicant;

(3) contact information for the project applicant and property owner;

(4) project address (if available, parcel and/or lot number(s));

(5) total landscape area (square feet);

(6) project type (e.g., institutional (i.e., public), private, cemetery, homeowner-installed);

(7) water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well;

(8) checklist of all documents in Landscape Documentation Package; and,

(9) applicant signature and date with statement: "*I agree to comply with the requirements for the performance compliance option of the MPWMD WELO and submit a complete Landscape Documentation Package.*"

b. soil management report pursuant to Rule 142.1-I-1;

c. landscape design plan pursuant to Rule 142.1-I-2;

d. grading design plan pursuant to Rule 142.1-I-3;

e. irrigation design plan pursuant to Rule 142.1-I-4; and

f. Water Efficient Landscape Worksheet pursuant to Rule 142.1-I-5;

(1) Maximum Applied Water Allowance (MAWA);

(2) Estimated Water Use (EWU); and

(3) Estimated Total Water Use (ETWU).

H. <u>Prescriptive Compliance Option</u>

This section contains prescriptive requirements, which may be used as a compliance option for new construction projects with a landscape area between 500 and 2,500 square feet. Compliance with the requirements of this section is mandatory and must be documented in the Landscape Documentation Package pursuant to Rule 142.1-G-1 in order to use the prescriptive compliance option.

1. Landscape project requirements.

a. Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area (unless contra-indicated by a soil test). Soils with greater than 6% organic matter in the top six inches of soil are exempt from adding compost and tilling.

b. Irrigation systems shall comply with the following:

(1) For non-residential projects with landscape areas of 1,000 sq. ft. or more, a dedicated irrigation meter or private submeter(s) to measure landscape water use shall be installed.

(2) Automatic irrigation controllers are required and must use either evapotranspiration (weather-based) or soil moisture (sensor- based) data and utilize a rain sensor.

(3) Irrigation controllers shall use non-volatile memory.

(4) Pressure regulating devices, which may include pressure boosters or reducers, shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturers recommended pressure range.

(5) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.

(6) All irrigation emission devices must meet the requirements set by ANSI in the 2020 ASABE/ICC 802Landscape Irrigation Sprinkler and Emitter Standard, which is herein incorporated by reference. All sprinkler heads installed in the landscape must document a low-quarter distribution uniformity of 0.65 or higher using the protocol defined in 2020 ASABE/ICC 802 Standard.

(7) Non-rotating spray sprinkler bodies are required to meet the standards described in the California Code of Regulations, Title 20, Division 4, Chapter 4, Section 1605.3(x).

(8) Landscape areas less than 10 feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no water waste, runoff or overspray.

c. Plant material shall comply with all of the following:

(1) For residential landscapes, install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the landscape area

excluding areas permanently and solely dedicated to edible plants, and areas using recycled water;

(2) For non-residential landscapes, install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 100% of the landscape area excluding areas permanently and solely dedicated to edible plants, and areas using recycled water;

(3) Turfgrass shall comply with all of the following:

(a) Turfgrass shall not exceed 25% of the landscape area in residential landscapes;

(b) There shall be no turfgrass in non-residential landscapes; and

(c) Turfgrass shall not be planted on sloped areas which exceed a slope of one foot vertical elevation change for every four feet of horizontal length; and,

(d) Turfgrass is prohibited in parkways less than 10 feet wide, unless the parkway is adjacent to a parking strip and used to enter and exit vehicles. Any turfgrass in parkways must be irrigated by subsurface irrigation or by other technology that creates no water waste, overspray or runoff.

d. A minimum three-inch (3″) layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turfgrass areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

2. The designer of record shall make plants identifiable to an inspector during final inspection. Plants must be identifiable by botanical name, common name or cultivar as specified in Section 53481 of the Food and Agricultural Code.

3. At the time of final inspection, the permit applicant must provide the owner of the property and the local agency with a certificate of completion package pursuant to Rule 142.1-J-1.

I. Performance Compliance Option

The performance compliance requirements shall be used as the compliance option for any landscape project with greater than 2,500 square feet of area and documented in the Landscape Documentation Package, as described in Rule 1421.1-G-2, and the Certificate of Completion Package, as described in Rule 142.1-J-2.

1. **Soil Management Report**

   A soil management report shall be completed by the project applicant, or their designee, as follows:

   a. Submit soil samples to a laboratory for analysis and recommendations. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants. The soil analysis shall include:

      (1) soil texture;

      (2) infiltration rate determined by laboratory test or soil texture infiltration rate table;

      (3) pH;

      (4) total soluble salts;

      (5) sodium;

      (6) percent organic matter; and

      (7) recommendations.

b. In landscape projects with multiple landscape installations (i.e., production home developments) a soil sampling rate of 1 in 7 lots or approximately 15% of the total number of lots will satisfy this requirement.

(1) Large landscape projects shall sample at a rate equivalent to 1 in 7 lots.

c. The project applicant, or their designee, shall comply with one of the following:

(1) If significant mass grading is not planned, thereport shall be submitted to the local agency as part of the Landscape Documentation Package; or

(2) If significant mass grading is planned, the soil management report shall be submitted to the local agency as part of the Certificate of Completion.

(3) The soil management report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.

(4) The project applicant, or their designee, shall submit documentation verifying implementation of soil management report recommendations to the local agency with the Certificate of Completion.

2. **Landscape Design Plan**.

a. The landscape design plan, at a minimum, shall:

(1) delineate and label each hydrozone by number, letter, or other method;

(2) identify the plant factor for each hydrozone as very low, low, moderate, high, or mixed water use.

(a) Temporarily irrigated landscape areas shall use the low water use plant factor range in the water budget calculation specified in Rule 142.1-5-b-(1).

(3) identify special landscape areas, including:

(a) recreational areas;

(b) areas permanently and solely dedicated to edible plants; and,

(c) areas irrigated with or water features using recycled water;

(4) identify type of mulch and application depth;

(5) identify type and quantity of soil amendments;

(6) identify type and surface areas of water features;

(7) identify hardscapes (pervious and non-pervious);

(8) identify location, installation details, and 24-hour retention or infiltration capacity of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater. Project applicants shall refer to the local agency or regional Water Quality Control Board for information on any applicable stormwater technical requirements. Stormwater best management practices are encouraged in the landscape design plan and examples are provided in Rule 142.1-B-4 requirements.

(9) identify any applicable rain harvesting or catchment technologies and their 24-hour retention or infiltration capacity, if applicable;

(10) Identify any applicable graywater discharge piping, system components, and area(s) of distribution;

(11) Identify designated insect habitat;

(12) make plants identifiable to an inspector during final inspection;

(a) Plants must be identifiable by botanical name, common name or cultivar as specified in Section 53481 of the Food and Agricultural Code.

(13) contain the following statement: “I have complied with the performance compliance option criteria of the MPWMD WELO and applied them for the efficient use of water in the landscape design plan.”; and

(14) bear the signature of the designer of record as defined.

b. Plant Selection.

(1) Any plant may be selected for the landscape, providing the Estimated Total Water Use in the landscape area does not exceed the Maximum Applied Water Allowance.

(2) The architectural guidelines of a common interest development, which include community apartment projects, condominiums, planned developments, and stock cooperatives, shall not prohibit or include conditions that have the effect of prohibiting the use of low-water use plants as a group.

(3) Each hydrozone shall have plant materials with similar water use.

(a) Exceptions are allowed for hydrozones that use a mix of plant materials with low and moderate plant

factors or moderate and high plant factors, as specified in Rule 142.1-I-4-c-(7).

(4) High water use plants, characterized by a plant factor range of 0.7 to 1.0, are prohibited in street medians.

(5) Turfgrass is not allowed on slopes greater than 25% where the toe of the slope is adjacent to a non-pervious hardscape and where 25% means one (1) foot of vertical elevation change for every four (4) feet of horizontal length (rise divided by run x 100 = slope percent).

(6) Methods to achieve water efficiency shall include one or more of the following:

(a) protection and preservation of native species and natural vegetation;

(b) selection of plants based on local climate suitability, disease, and pest resistance;

(c) selection of water-conserving plant, tree, and turfgrass species, especially local native plants;

(d) Selection of trees based on applicable local tree ordinances or tree shading guidelines, and size at maturity as appropriate for the planting area;

(e) Selection of plants from local and regional landscape program recommended plant lists; and

(f) selection of plants from local Fuel Modification Plan Guidelines.

(7) Plants shall be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical

conditions of the project site. Methods to achieve water efficiency shall include one or more of the following:

(a) use the Sunset Western Climate Zone System, 2007, which is herein incorporated by reference, which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;

(b) recognize the horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure (e.g., buildings, sidewalks, power lines); allow for adequate soil volume for healthy root growth; and

(c) consider the solar orientation for plant placement to maximize summer shade and winter solar gain.

c. Water Features.

(1) Recirculating water systems shall be used for water features.

(2) Where available, recycled water shall be used for decorative water features.

(3) Surface area of a water feature shall use the high water use hydrozone plant factor in the water budget calculation.

(4) Pool and spa covers are highly recommended pursuant to subdivision (d) of Section 115921 of the Health and Safety Code.

d. Soil Preparation, Mulch, and Amendments.

(1) Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.

(2) Soil amendments shall be incorporated according to recommendations of the soil management report and what is appropriate for the plants selected (see Rule 142.1-I-1).

(3) For landscape installations, compost at a rate of a minimum of four cubic yards per 1,000 square feet of pervious area shall be incorporated to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top six inches of soil are exempt from adding compost and tilling.

(4) A minimum three-inch (3″) layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turfgrass areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

(a) To provide habitat for beneficial insects and other wildlife, up to 5% of the landscape area may be left without mulch and identified in the landscape design plan (see Rule 142.1-I-2-a-(11)).

(5) The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement in Rule 142.1-I-d-(4).

(6) Stabilizing mulching products shall be used on slopes that meet current engineering standards.

(7) Organic mulch made from recycled or post-consumer materials shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available.

(a) Organic mulches are not required where prohibited by local Fuel Modification Plan Guidelines or other applicable local ordinances. (Public Resources Code section 4291).

3. Grading Design Plan.

a. Grading of a project site shall be designed to minimize soil erosion, runoff, and water waste. A grading plan shall be submitted by the project applicant as part of the Landscape Documentation Package. A comprehensive grading plan approved by the local agency for other local agency permits satisfies this requirement.

(1) A landscape grading plan that indicates finished configurations and elevations of the landscape area, including:

(a) height of graded slopes;

(b) drainage patterns;

(c) pad elevations;

(d) finish grade; and

(d) stormwater retention improvements, if applicable.

(2) To prevent excessive erosion and runoff, it is highly recommended that project applicants:

(a) grade so that all irrigation and normal rainfall remains within property lines and does not drain on to non-pervious hardscapes;

(b) avoid disruption of natural drainage patterns and undisturbed soil; and

(c) avoid soil compaction in landscape areas.

(3) The grading design plan shall contain the following statement: “I have complied with the performance

compliance option criteria of the MPWMD WELO and applied them accordingly for the efficient use of water in the grading design plan." and shall bear the signature of a licensed professional as authorized by law.

4. Irrigation Design Plan.

a. This section applies to landscaped areas requiring permanent irrigation, not areas that require temporary irrigation solely for the plant establishment period. For the efficient use of water, an irrigation system shall meet all the requirements listed in this section and the manufacturers' recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.

b. Irrigation System Efficiency.

(1) The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria as described in Rule 142.1-I-5 regarding the Maximum Applied Water Allowance.

(2) For the purpose of determining Estimated Total Water Use, average irrigation system efficiency is assumed to be:

(a) 0.75 for overhead irrigation systems; and

(b) 0.81 for drip irrigation systems.

(3) Sprinkler head spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations. Head-to-head coverage is recommended.

c. The irrigation design plan, at a minimum, shall contain the following:

(1) location and size of separate water meters and submeters;

(2) location, type, and size of all components of the irrigation system, including controllers, main and lateral lines, valves, emission devices, moisture sensing devices, rain sensors, quick couplers, pressure regulating devices, and backflow prevention devices;

(3) static water pressure at the point of connection to the public water supply;

(4) flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for the emission devices controlled by each station;

(5) identification of special landscape areas irrigated with and water features using recycled water as specified in Rule 142.1-B-2;

(6) identification of any applicable graywater discharge piping, system components, and landscape areas where graywater is distributed;

(7) Identification of hydrozone areas shall be designated by number, letter, or other designation as identified on the landscape design plan. Designate the areas irrigated by each valve and assign a number to each valve using the Water Efficient Landscape Worksheet (see Appendix A). This table can also assist with the irrigation audit and programming the controller.

(a) Each valve shall irrigate a hydrozone, or part of a hydrozone, with similar site, slope, sun exposure,

soil conditions, and plant materials with similar water use.

(8) the following statement: “I have complied with the performance compliance option criteria of the MPWMD WELO and applied them accordingly for the efficient use of water in the irrigation design plan.”; and

(9) the signature of the designer of record. (See Division 3, Chapter 3.5, Article 3 of the Business and Professions Code).

d. General Design Criteria.

(1) Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system as specified in the California Plumbing Code (Cal. Code Regs., Title 24, Part 5, Chapter 6). A project applicant shall refer to the applicable local agency code (i.e., public health) for additional backflow prevention requirements.

(2) The design of the irrigation system shall conform to the hydrozones of the landscape design plan.

(3) Emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.

(4) Where feasible, trees shall be placed on separate stations from hydrozones that include shrubs, groundcovers, and turfgrass to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when designing irrigation for the tree.

(5) In mulched planting areas, the use of low-pressure and low volume irrigation systems is required to maximize water infiltration into the root zone.

(6) Areas less than 10 feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no water waste, runoff, or overspray.

(7) Individual hydrozones that use a mix plants of with low and moderate plant factors, or moderate and high plant factors, may be allowed if the plant factor used in the calculation of the estimated water use (EWU) is either:

(a) plant factor calculation is based on the proportions of the respective plant factors; or

(b) the highest plant factor is used.

(8) Individual hydrozones that use a mix of plants with high and low plant factors shall not be permitted.

(9) Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.

(10) Overhead irrigation shall not be permitted within 24 inches of any non-pervious surface. Allowable irrigation within the setback from non-permeable surfaces may include drip irrigation, or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:

(a) no runoff occurs; or

(b) the adjacent non-pervious surfaces are designed and constructed to drain entirely to landscaping; or

(c) the irrigation designer specifies an alternative design or technology, as part of the Landscape Documentation Package, and clearly demonstrates

strict adherence to the prevention of water waste. Prevention of overspray and runoff must be confirmed during the irrigation audit.

(11) Restrictions regarding overspray and runoff in any irrigation system may be modified if:

(a) the landscape area is adjacent to pervious surfacing and no runoff occurs; or

(b) the adjacent non-pervious surfaces are designed and constructed to drain entirely to landscaping; or

(12) Slopes greater than 25% shall not be irrigated with an irrigation system using an application rate exceeding 0.75 inches per hour.

(a) This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the Landscape Documentation Package, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.

(13) It is highly recommended that the project applicant or local agency inquire with the local water purveyor about peak water operating demands (on the water supply system) or water restrictions that may impact the effectiveness of the irrigation system.

e. Irrigation System Components.

(1) Meters.

(a) Pursuant to California Water Code section 535, a water purveyor with 15 or more service connections shall install a dedicated irrigation meter(s) for new

retail water service to a property with more than 5,000 sq. ft. of irrigated landscape excluding single-family residential connections and connections for the commercial production of agricultural crops or livestock.

(b) For the purposes of this model ordinance, a submeter or dedicated irrigation meter shall be installed and may be used to assist with leak detection and water management for:

(i) non-residential landscapes with an irrigated landscape of 1,000 sq. ft. but not more than 5,000 sq. ft.

(ii) residential landscapes with an irrigated landscape of 5,000 sq. ft. or more.

(2) Water Pressure.

(a) Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.

(b) If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.

(c) If the water pressure is below or exceeds the recommended pressure range of the specified

emission devices, the installation of a pressure-regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.

(3) Water Waste Prevention Equipment.

(a) The irrigation system shall be designed to prevent water waste.

(b) Master shut-off valves are required on all projects except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.

(c) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) 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 (such as a break in the pressurized pipeline that delivers water from the water source to the valve or outlet) or routine repair.

(d) Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.

(e) Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turfgrass.

(f) Flow sensors that detect high flow conditions created by system damage or malfunction are required for all

on non- residential landscapes and residential landscapes of 5000 sq. ft. or larger.

(4) Emission Devices.

(a) Emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.

(b) All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2020 "Landscape Irrigation Sprinkler and Emitter Standard," which is herein incorporated by reference.

(i) All overhead irrigation systems installed in the landscape must document a low quarter distribution uniformity of 0.65 or higher using the protocol defined in ASABE/ICC 802-2020.

(c) Non-rotating spray sprinkler bodies are required to meet standards described in California Code of Regulations, Title 20, Division 2, Chapter 4, Section 1605.3(x).

(5) System Controls.

(a) Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be required for scheduling irrigation events.

(b) Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.

5. Water Efficient Landscape Worksheet.

a. A project applicant shall complete the Water Efficient Landscape Worksheet in Appendix A, which compares the landscape project's Estimated Total Water Use (ETWU) with the Maximum Applied Water Allowance (MAWA). ETWU must be equal to or below the MAWA.

(1) The MAWA is calculated based on the maximum ETAF allowed for the landscape project and is expressed as annual gallons allowed. The maximum ETAF allowed is:

(a) 0.55 for residential regular landscape areas,

(b) 0.45 for non-residential regular landscape areas,

(c) 1.0 for new and existing (non-rehabilitated) Special Landscape Areas.

(2) The ETWU is the sum of estimated water use (EWU) for each hydrozone. The evapotranspiration adjustment factor (ETAF) for each hydrozone is based on the plant factor and the average irrigation system efficiency. EWU is calculated using the ETAF, regular landscape areas, and the special landscape areas.

(3) In calculating the Maximum Applied Water Allowance and Estimated Total Water Use, a project applicant shall use the ETo values from the Reference Evapotranspiration Table

(Table 142.1-1). For geographic areas not covered in Appendix C, use data from other cities located nearby in the same reference evapotranspiration zone, as found in the CIMIS Reference Evapotranspiration Zones Map, Department of Water Resources, 1999, which is herein incorporated by reference.

b. Water budget calculations shall adhere to the following requirements:

(1) The plant factor used shall be from WUCOLS or from horticultural researchers with academic institutions or professional associations as approved by the California Department of Water Resources. The plant factor ranges are:

(a) less than 0.1 for very low water using plants,

(b) 0.1 to 0.3 for low water use plants,

(c) 0.4 to 0.6 for moderate water use plants,

(d) 0.7 to 1.0 for high water use plants.

(2) All water features hall use the high water use plant factor in the water budget calculations.

(3) Temporarily irrigated areas shall use the low water use plant factor in the water budget calculations.

(4) All Special Landscape Areas (SLA) shall be identified in the Landscape Design Plan (Rule 142.1-2) and the Irrigation Design Plan (Rule 142.1-4) and their water use calculated as shown in Appendix A.

(5) A local agency may consider Effective Precipitation (Eppt), (25% of annual precipitation) in tracking water use and may

use the following equation to calculate Maximum Applied Water Allowance:

(a) Residential landscapes:

MAWA = (ETo - Eppt) x (0.62) x [0.55 x RLA + 1.0 x SLA].

(b) Non-residential landscapes:

MAWA = (ETo - Eppt) x (0.62) x [0.45 x RLA + 1.0 x SLA].

6. Irrigation Scheduling.

a. All irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health and prevent water waste. Irrigation schedules shall meet the following criteria:

(1) Irrigation scheduling shall be regulated by automatic irrigation controllers.

(2) Parameters used to set the automatic irrigation controller shall be developed and submitted with the Certificate of Completion for each of the following:

(a) the plant establishment period;

(b) the established landscape; and

(c) temporarily irrigated areas.

(3) Each irrigation schedule shall consider for each station all of the following parameters that apply:

(a) irrigation interval (days between irrigation events);

(b) irrigation run times (hours or minutes per irrigation event to avoid runoff and prevent water waste);

(c) number of cycle starts required for each irrigation event to avoid runoff and prevent water waste;

(d) amount of applied water scheduled to be applied on a monthly basis;

(e) application rate setting;

(f) root depth setting;

(g) plant type setting;

(h) soil type;

(i) slope factor setting;

(j) shade factor setting; and

(k) distribution uniformity or irrigation efficiency setting.

(4) Irrigation systems shall be scheduled between 8:00 p.m. and 9:00 a.m. on Saturdays and Wednesdays only, unless weather conditions prevent it, except for irrigation overseen by a professional gardener or landscaper who is available on Site and that is not exceeding a maximum two watering days per week. If the local agency or water purveyor has watering windows that are different or longer, the stricter of the two shall apply. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.

(5) Total annual applied water shall be less than or equal to Maximum Applied Water Allowance (MAWA).

(a) Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data.

(b) For implementation of the irrigation schedule, carefully consider the irrigation run times, emission device, flow rate, and current reference evapotranspiration, so that applied water does not exceed the Estimated Total Water Use.

7. Landscape and Irrigation Maintenance Schedule.

a. Landscapes shall be maintained to ensure water use efficiency. A regular landscape and irrigation maintenance schedule shall be submitted with the Certificate of Completion Package.

b. A regular maintenance schedule shall include, but not be limited to, routine inspection; auditing, adjustment, and repair of the irrigation system and its components; aerating and dethatching turfgrass areas; topdressing with compost, replenishing mulch; fertilizing; pruning; weeding in all landscape areas; and removing obstructions to emission devices.

(1) Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.

c. Repair of all irrigation equipment shall be done with replacement parts for the originally installed components or their equivalents, or with components that improve the average irrigation system efficiency.

d. A project applicant is encouraged to implement established landscape industry sustainable Best Practices for all landscape maintenance activities.

8. Irrigation Audit.

a. All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor. Landscape irrigation audits shall not be conducted by the person who designed the landscape or installed the landscape.

b. In large landscape projects or landscape projects with multiple landscape installations (i.e., production home developments) an auditing rate of 1 in 7 individual lots or approximately 15% of the total number of individual lots will satisfy this requirement.

c. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in Rule 142.1-I:

(1) the project applicant shall submit an irrigation audit report with the Certificate of Completion Package to the local agency that may include, but is not limited to, inspection, system tune-up, system test with distribution uniformity, and reporting overspray or run off that causes overland flow; and

(2) the local agency shall administer programs that may include, but not be limited to, irrigation water use analysis, irrigation audits, and irrigation surveys for compliance with the Maximum Applied Water Allowance.

J. <u>Certificate of Completion Package</u>

The Certificate of Completion Package is completed by the project applicant or their designee to certify that the landscape project has been installed in accordance with the Model Water Efficient Landscape Ordinance.

1. Prescriptive Compliance Option. The Certificate of Completion Package (see Appendix B for a sample certificate) shall include a certificate of completion limited to:

a. Project Information Sheet (Appendix B -- Element 1);

b. Certificate of Installation according to the Landscape Documentation Package (Appendix B -- Element 2);

c. addressing applicable parameters as described in Rule 142.1-I-6-a-(3) (Appendix B -- Element 4); and

d. landscape and irrigation maintenance schedule (Appendix B - Element 5).

2. Performance Compliance Option. The Certificate of Completion Package (see Appendix B for a sample certificate) shall include the following six (6) elements:

a. project information sheet that contains:

(1) date the project information sheet is completed;

(2) project name;

(3) project applicant name, telephone, and mailing address;

(4) project address and location; and

(5) property owner name, telephone, and mailing address.

b. certification by the designer of record that the landscape project has been installed per the approved Landscape Documentation Package (see Rule 142.1-G);

(1) where there have been significant changes made in the field during construction, the “as-built” or record drawings shall be included with the certification;

(2) A diagram of the irrigation plan showing hydrozones shall be kept with the automatic irrigation controller for subsequent management purposes.

c. soil management report, if not submitted with Landscape Documentation Package, and documentation verifying implementation of soil report recommendations (see Rule 142.1-I-1);

d. irrigation scheduling parameters used to set the automatic irrigation controller (see Rule 142.1-I-6);

e. landscape and irrigation maintenance schedule (see Rule 142.1-I-7);

f. irrigation audit report (see Rule 142.1-I-8); and

3. The project applicant shall:

a. submit the signed Certificate of Completion Package to the local agency for review; and

b. ensure that copies of the approved Certificate of Completion Package are submitted to the local water purveyor and property owner or their designee, unless the property owner is the project applicant.

4. The local agency shall:

a. receive the signed Certificate of Completion Package from the project applicant; and

b. approve or deny the Certificate of Completion Package. If the Certificate of Completion Package is denied, the local agency shall provide information to the project applicant regarding reapplication, appeal, or other assistance.

K. Reporting

1. Local agencies shall submit annual reports to the Department of Water Resources by January 31st for the previous calendar year (January 1 to

December 31). Local agencies shall report on implementation and enforcement and address the following:

a. State whether you are adopting a single agency WELO or a regional agency alliance WELO, and the date of adoption or anticipated date of adoption.

b. State the entity responsible for implementing the WELO.

c. State if using a locally modified Water Efficient Landscape Ordinance (WELO) or the MWELO. If using a locally modified WELO, describe how is it different than MWELO, is it at least as efficient as MWELO, and are there any exemptions specified?

d. Provide the total number of new construction projects, as defined, with construction initiated during the reporting period for:

(1) multifamily residential landscape projects, as defined;

(2) single-family residential landscape projects, as defined;

(3) non-residential landscape projects, as defined; and,

(4) rehabilitated landscape projects, as defined.

e. State the number and types of completed projects subject to the WELO during the specified reporting period:

(1) multifamily residential landscape projects, as defined;

(2) single-family residential landscape projects, as defined;

(3) non-residential landscape projects, as defined; and,

(4) rehabilitated landscape projects, as defined.

f. State the total landscape area (in square feet or acres) subject to the WELO over the reporting period, if available.

g. Describe enforcement measures.

h. Describe actions taken to verify compliance:

(1) Is a plan check performed; if so, by what entity?

(2) Is a site inspection performed; if so, by what entity?

(3) Is a post-installation audit required; if so, by whom?

i. Describe educational and other needs to properly apply the WELO.

j. Explain challenges to implementing and enforcing the MWELO.

L. Sample Water Efficient Landscape Worksheet.

M. Sample Certificate of Completion Package.

N. Table 142.1 Reference Evapotranspiration (ETo) Table.

Section Five: Effective Date

This ordinance shall take effect at 12:01 a.m. thirty days following adoption after second reading.

Section Six: Severability

If any subdivision, paragraph, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity shall not affect the validity or enforcement of the remaining portions of this ordinance, or of any other provisions of the Monterey Peninsula Water Management District Rules and Regulations. It is the District's express intent that each remaining portion would have been adopted irrespective of the fact that one or more subdivisions, paragraphs, sentences, clauses, or phrases be declared invalid or unenforceable.

PASSED AND ADOPTED on this _____ day of _____ on a motion by Director _____, with a second by Director _____, by the following vote:

AYES:

NAYS:

ABSENT:

I, David J. Stoldt, Secretary to the Board of Directors of the Monterey Peninsula Water Management District, hereby certify the foregoing ordinance was duly adopted on the ___ day of _____ 2025.

Dated:_____

_____
David J. Stoldt,
Secretary to the Board

U:\staff\Board_Committees\WaterDemand\2025\10022025\Action Items\03\Item-3-Exh-3-A.docx

Rule 142.1-L. Sample Water Efficient Landscape Worksheet

Sample Water Efficient Landscape Worksheet

When the performance compliance option is selected, this worksheet is to be filled out by the project applicant or their designee and is required to be submitted with the Landscape Documentation Package. Additional rows or multiple sheets should be used if there are more than 12 hydrozones. The ETWU (gallons per year) must be equal to or less than the MAWA (annual gallons allowed) to comply with the MPWMD WELO.

Project Applicant: _____	**Phone Number:** _____	
Email Address: _____		
Project Address: _____	**Date:** _____	**(ETo [a])** (in./year): _____

Maximum Applied Water Allowance (MAWA):

MAWA = ETo [a] x 0.62 x [ETAF x RLA + 1.0 x SLA] = _____(Annual Gallons Allowed)

The maximum ETAF allowed in the MAWA equation must be equal to or below:

0.55 -- for residential regular landscape areas (RLA)

0.45 -- for non-residential regular landscape areas (RLA)

1.0 -- for special landscape areas (SLA)

Estimated Total Water Use (ETWU) Table: (see instructions)

A	***B***	***C***	***D***	***E***	***F***
Hydrozone (Number, letter, or other designation)	***Plant Factor [b] "PF"***	***Irrigation Efficiency [c] "IE"***	***Evapotranspiration Adjustment Factor ETAF = PF / IE***	***Hydrozone Area (sq.ft.)***	***Estimated Water Use "EWU" = D x E x ETo [a] x 0.62 (gallons/year)***
SLA -	NA	NA	1.0		
SLA -	NA	NA	1.0		
SLA -	NA	NA	1.0		
ETWU Total	NA	NA	NA	NA	
MAWA	NA	NA	NA	NA	

[a] Annual ETo for the nearest City	[b] Plant Factor (PF) from WUCOLS:		[c] Average Irrigation System	
from Table 142.1-1	Very Low	= -less than 0.1	Efficiency (IE):	
	Low	= 0.1 - 0.3	Overhead Irrigation	= 0.75
	Moderate	= 0.4 - 0.6	Drip Irrigation	= 0.81
	High	= 0.7 - 1.0		

WATER EFFICIENT LANDSCAPE WORKSHEET INSTRUCTIONS

1. Reference Evapotranspiration.

   a. Lookup the Annual ETo [a] value for the nearest City using the Reference Evapotranspiration (ETo) Table provided in Table 142.1-1 and use this value in the EWU and MAWA calculations.

2. Calculate the Maximum Applied Water Allowance (MAWA).

   a. RLA is the total regular landscape area in square feet.

   b. SLA is the total special landscape area in square feet.

   c. MAWA is calculated based on the maximum ETAF allowed for the type of landscape areas for the landscape project and is expressed as annual gallons allowed.

   d. Effective Precipitation. Per Section 493.3(b)(5), a local agency may consider Effective Precipitation (Eppt), (25% of annual precipitation) in tracking water use and may use the following equation to calculate MAWA:

      1. Residential landscapes:

         MAWA = (ETo - Eppt) x (0.62) x [0.55 x RLA + 1.0 x SLA]

      2. Non-residential landscapes:

         MAWA = (ETo - Eppt) x (0.62) x [0.45 x RLA + 1.0 x SLA]

3. Calculate the Estimated Total Water Use (ETWU).

   a. Column A -- List each hydrozone using the label corresponding to the Landscape Design Plan.

   b. Columns B and C -- Complete the ETWU table for each hydrozone based on the plant factor (PF) and the average irrigation system efficiency (IE). The plant factor is found in Water Use Classification of Landscape Species (WUCOLS).

   c. Column D -- calculate the ETAF for each hydrozone by dividing the PF (Column B) by the IE (column C); write the result in column D.

   d. Column E -- for each hydrozone measure and report:

      i. Regular landscape area (RLA) as defined in Section 490.2(a)(72).

      ii. Special landscape areas (SLA), as defined in Section 490.2(a)(79), are not included in RLA measurements.

   e. Column F -- calculate the Estimated Water Use (EWU) for each hydrozone by multiplying columns D, E, ETo [a] and 0.62 (conversion factor) and write the result in column F.

   f. ETWU -- is the sum of EWU for each hydrozone and is expressed as gallons per year.

4. Compare ETWU with MAWA.

The ETWU (gallons per year) must be equal to or less than the MAWA (annual gallows allowed) to comply with MWELO.

Rule 142.1-M. Sample Certificate of Completion Package

Sample Certificate of Completion Package

This certificate is filled out by the project applicant to certify that the landscape project has been installed in accordance with the Model Water Efficient Landscape Ordinance.

(a) Prescriptive Compliance Option is limited to elements 1, 2, and 4.

(b) Performance Compliance Option shall include all six (6) elements.

ELEMENT 1. PROJECT INFORMATION SHEET

Project Applicant Information:

Name of Project Applicant (or designee if applicable):	Project Name:
Name of Property Owner (if different):	Title:
Street Address:	Water Supply Type (Circle One):
	Potable / Recycled / Well / Other (specify):
City, State:	Water Purveyor:
Zip Code:	Phone No.:
Fax Number:	Email:
Company:	

Project Address and Location:

Street Address:	Parcel Number:
City:	Meter number(s) (if available):
Zip Code:	

ELEMENT 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

Certification by the designer of record that the landscape project has been installed per the approved Landscape Documentation Package per Section 491.4 and the applicable documents:

(A) Where there have been significant changes made in the field during construction, these “as-built” or record drawings shall be included.

(B) A diagram of the irrigation plan showing hydrozones shall be kept with the automatic irrigation controller for subsequent management processes.

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

Primary Designer of Record Signature		Date
Secondary Designer of Record Signature		Date

ELEMENT 3. SOIL MANAGEMENT REPORT

Attach soil management report, if not previously submitted with the Landscape Documentation Package per MPWMD Rule 142.1-I-1.

Attach documentation verifying implementation of recommendations from soil analysis management report.

ELEMENT 4. IRRIGATION SCHEDULING PARAMETERS

Attach irrigation scheduling parameters used to set the automatic irrigation controller per MPWMD Rule 142.1-I-6.

ELEMENT 5. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE

Attach landscape and irrigation maintenance schedule per MPWMD Rule 142.1-I-7.

ELEMENT 6. IRRIGATION AUDIT REPORT

Attach Irrigation Audit Report per MPWMD Rule 142.1-I-8.

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

Project Applicant (or designee) Signature		Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency _____

2. Date the Landscape Documentation Package was approved by the local agency _____

3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor _____

This database is current through 9/12/25 Register 2025, No. 37.

Table 142.1-1. Monterey County Reference Evapotranspiration (ETo) Table [FN1], [FN2]
(All values shown in inches)

Monterey County	*Jan*	*Feb*	*Mar*	*April*	*May*	*Jun*	*July*	*Aug*	*Sept*	*Oct*	*Nov*	*Dec*	*Annual*
													ETo
Bradley	1.7	2.3	3.7	4.8	6.3	7.1	7.5	6.8	5.5	3.9	2.3	1.6	53.6
Carmel Valley Village	1.7	2.0	3.0	3.7	4.4	4.9	4.9	4.6	3.9	3.1	2.0	1.4	39.7
Carmel-by-the-Sea	1.7	2.0	2.9	3.5	3.9	4.0	3.9	3.7	3.4	2.9	2.0	1.5	35.4
Castroville	1.6	2.0	3.1	3.9	4.6	5.0	4.8	4.5	4.0	3.1	1.9	1.4	39.8
King City	1.7	2.2	3.5	4.7	6.0	6.7	6.9	6.3	5.2	3.8	2.3	1.5	50.9
Marina	1.6	2.0	3.1	3.8	4.4	4.7	4.5	4.3	3.8	3.1	2.0	1.4	38.7
Monterey	1.7	2.0	2.9	3.6	4.0	4.3	4.2	4.0	3.6	3.0	2.0	1.4	36.7
Moss Landing	1.6	2.0	3.1	3.9	4.6	4.8	4.6	4.3	3.9	3.1	1.9	1.4	39.1
Pacific Grove	1.7	1.9	2.9	3.5	3.9	4.1	3.8	3.6	3.4	2.9	1.9	1.4	35.1
Salinas	1.6	2.0	3.2	4.1	4.9	5.4	5.5	5.1	4.3	3.3	2.0	1.4	42.8
Seaside	1.7	2.0	3.0	3.7	4.3	4.6	4.5	4.2	3.8	3.1	2.0	1.4	38.2
Soledad	1.6	2.1	3.4	4.4	5.6	6.3	6.4	5.9	4.9	3.6	2.2	1.5	47.8

[FN1]
The defined boundaries of each city and place are from the California Open Data website. The shapefiles and description can be found at (https://data.ca.gov/dataset/ca-geographic-boundaries/resource/436fc714-831c-4070-b44b-b06dcde6bf18).

[FN2]
The ETo values are monthly averages of Spatial California Irrigation Management Information System (CIMIS) for the 2004 to 2021 period. The Annual ETo is the sum of the monthly averages. ETo is expressed in inches.

This database is current through 9/12/25 Register 2025, No. 37.

Cal. Admin. Code tit. 23, Div. 2 Ch. 2.7 App. C, 23 CA ADC Div. 2 Ch. 2.7 App. C

ITEM: DISCUSSION ITEM

4. OVERVIEW OF MPUSD DISCUSSION REGARDING WATER FOR TEACHER HOUSING

Meeting Date:	**October 2, 2025**	**Budgeted:**	**N/A**
From:	**David Stoldt General Manager**	**Program/ Line Item No.:**	**N/A**
Prepared By:	**David Stoldt**	**Cost Estimate:**	**N/A**

General Counsel Review: N/A.
Committee Recommendation: N/A
CEQA Compliance: This does not constitute a project as defined by the California Environmental Quality Act Guidelines Section 15378.

SUMMARY: On August 20,2025 District staff met with Monterey Peninsula Unified School District (MPUSD) Superintendent PK Diffenbaugh and MPUSD housing consultant Betsy Wilson to discuss water availability for MPUSD teacher housing initiatives.

Two of the sites identified by MPUSD are within the Cal-Am Monterey service territory. Five additional school locations were also discussed.

One area of concern expressed is whether a local jurisdiction would prioritize MPUSD projects to receive water allocations. The Committee should discuss whether it would consider recommending to the Board that if a local jurisdiction is unable or unwilling to allocate water from its available allocation, would the District consider an allocation from the District Reserve Allocation?

Under Rule 33.B. The District Reserve Allocation shall refer to a quantity of water available for use at the District's discretion. The District Reserve Allocation can be augmented by dedications of water from a Water Entitlement, Water Use Credit, Water Credit, or a new Source of Supply.

EXHIBIT
4-A MPUSD Teacher Housing Opportunity Sites

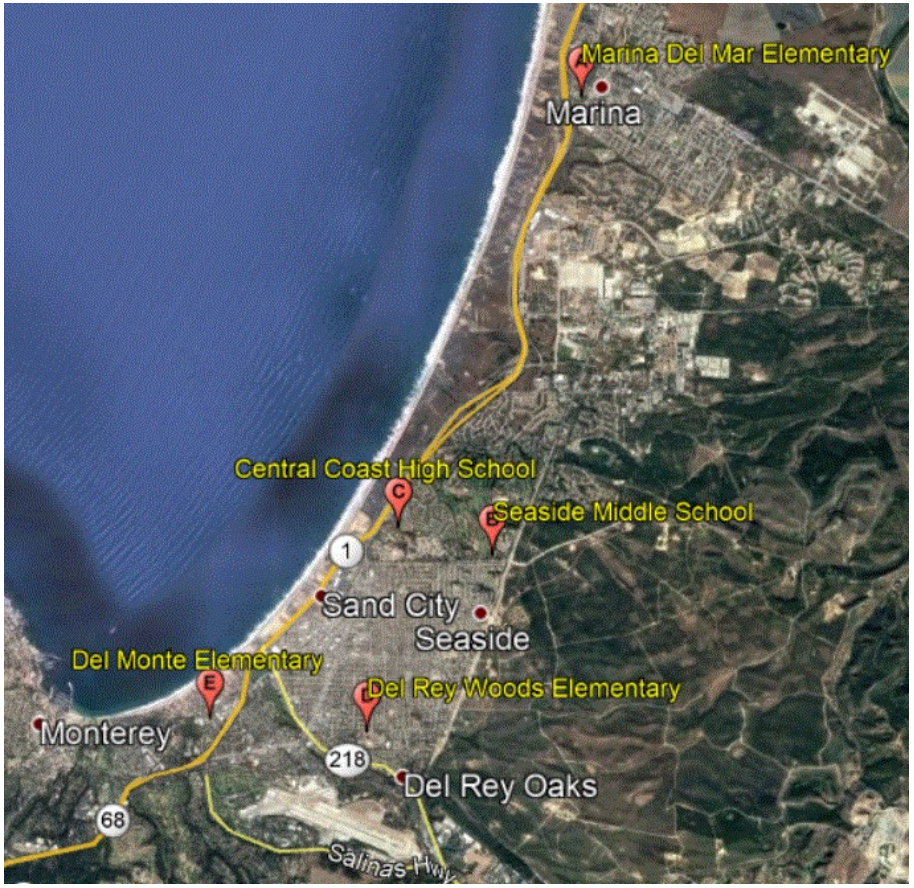
Sites

Marina del Mar Elementary
(Child Development Center)
3066 Lake Drive, Marina

Seaside Middle School
999 Coe Avenue, Seaside

Central Coast High School
200 Coe Avenue, Seaside

Del Rey Woods Elementary
1281 Plumas Avenue, Seaside



Del Monte Elementary (Bay View Academy)
222 Casa Verde Way, Monterey

Del Rey Woods Site

12+ FOR-SALE UNITS

THACHER & THOMPSON ARCHITECTS

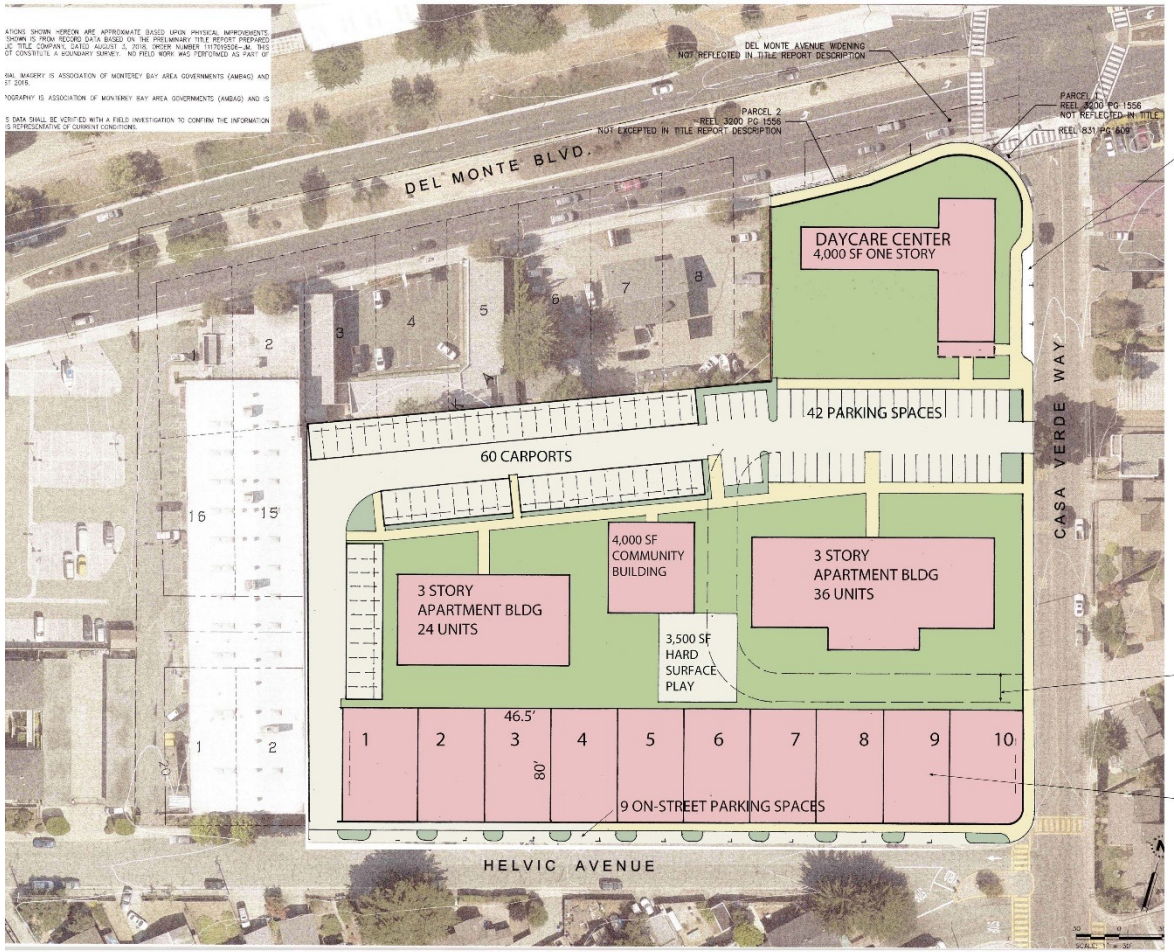
MID PEN HOUSING STUDY
MPUSD SITES

SITE4: 1281 PLUMAS AVE.
SEASIDE CA

APRIL 2, 2019

4

Del Monte Site



3 DROP-OFF SPACES

60 MULTI-FAMILY APARTMENTS

THREE STORY BUILDINGS

55,000 TOTAL GROSS
BUILDING AREA

15 STUDIO UNITS
15 ONE BEDROOM
15 TWO BEDROOM
15 THREE BEDROOM

CARPORTS LOCATED TO
BUFFER ADJACENT USES
AND TRAFFIC

20' WIDE POTENTIAL
EMERGENCY VEHICLE
DRIVEWAY IF REQ'D

10 SINGLE FAMILY LOTS
3,720 SF

THACHER &
THOMPSON
ARCHITECTS

MID PEN HOUSING STUDY
MPUSD SITES

SITE 1: 222 CASA VERDE WAY
MONTEREY CA

APRIL 16, 2019

ITEM: DISCUSSION ITEM

5. UPDATE ON AMBAG 2026 REGIONAL GROWTH FORECAST

Meeting Date:	**October 2, 2025**	**Budgeted:**	**N/A**
From:	**David Stoldt General Manager**	**Program/ Line Item No.:**	**N/A**
Prepared By:	**David Stoldt**	**Cost Estimate:**	**N/A**

General Counsel Review: N/A.
Committee Recommendation: N/A
CEQA Compliance: This does not constitute a project as defined by the California Environmental Quality Act Guidelines Section 15378.

SUMMARY: At its November 13, 2024 meeting the Association of Monterey Bay Area Governments (AMBAG) adopted its **Final Draft 2026 Regional Growth Forecast** (RGF.)

Heather Adamson, Director of Planning and Beth Jarosz, PRB gave a presentation of the final draft 2026 Regional Growth Forecast. The Forecast for the tri-county area includes population, housing, and employment for the base year of 2020 through horizon year of 2050. It's the basis for planning growth in the MTP/SCS, transportation project level analysis, corridor studies, and economic analysis.

The 2026 Regional Growth Forecast will be the basis of the Water Management District's 2026 25-year Water Supply and Demand Forecast and its Urban Water Management Plan. The 2022 RGF was the basis of the District's previously adopted Water Supply and Demand Forecast.

Exhibit 5-A, attached, compares the 2022 Adopted RGF to the Final Draft 2026 RGF in the areas of population growth and job creation. These serve as indicators to future residential and non-residential water demand growth.

The 2026 RGF ends in 2050, but the prior 2022 RGF ended in 2045. For better basis of comparison, they are compared out through 2045.

- Total population growth for the service area is revised downward to 9.32% by 2045 versus 9.76% in the 2022 RGF.

- Monterey and Pacific Grove are expected to see increased population growth versus the 2022 RGF.

- Total employment growth is also revised downward to 5.24% by 2045 versus 8.83% in the 2022 RGF.

- All cities other than Pacific Grove have downward revised employment.

These results are likely to translate into a reduced water demand forecast for the service area when revised for 2026.

EXHIBIT

5-A Comparison of 2022 and 2026 Regional Growth Forecasts

EXHIBIT 5-A

AMBAG Draft Final 2026 RGF and Adopted 2022 RGF

POPULATION

		2025*	2030	2035	2040	2045	2050	# Change by 2045	Growth % to 2045
Carmel-by-the Sea	2026 RGF	3,105	2,881	2,961	3,018	3,057	3,082	(48)	-1.55%
	2022 RGF	3,942	3,954	3,964	3,974	3,984		42	1.07%
Del Rey Oaks	2026 RGF	1,559	1,670	1,782	1,850	1,912	1,958	353	22.64%
	2022 RGF	1,693	1,734	1,859	2,330	2,650		957	56.53%
Monterey	2026 RGF	27,189	28,714	29,428	29,995	30,526	30,859	3,337	12.27%
	2022 RGF	28,044	28,650	29,032	29,342	29,639		1,595	5.69%
Pacific Grove	2026 RGF	14,872	15,223	15,404	15,602	15,768	15,894	896	6.02%
	2022 RGF	15,290	15,395	15,530	15,676	15,817		527	3.45%
Sand City	2026 RGF	378	1,025	1,068	1,092	1,113	1,121	735	194.44%
	2022 RGF	430	516	756	1,012	1,198		768	178.60%
Seaside (excl. Fort Ord)	2026 RGF	30,187	30,507	30,906	31,521	32,120	32,626	1,933	6.40%
	2022 RGF	27,285	27,850	28,317	29,205	30,881		3,596	13.18%
TOTAL	2026 RGF	77,290	80,020	81,549	83,078	84,496	85,540	7,206	9.32%
	2022 RGF	76,684	78,099	79,458	81,539	84,169		7,485	9.76%

EMPLOYMENT

		2025*	2030	2035	2040	2045	2050	# Change by 2045	Growth % to 2045
Carmel-by-the Sea	2026 RGF	3,523	3,629	3,656	3,676	3,689	3,703	166	4.71%
	2022 RGF	3,593	3,674	3,752	3,833	3,915		322	8.96%
Del Rey Oaks	2026 RGF	738	766	772	771	770	771	32	4.34%
	2022 RGF	753	774	794	815	834		81	10.76%
Monterey	2026 RGF	37,776	38,707	39,105	39,471	39,763	40,021	1,987	5.26%
	2022 RGF	41,527	42,506	43,452	44,465	45,509		3,982	9.59%
Pacific Grove	2026 RGF	7,815	8,069	8,163	8,247	8,324	8,396	509	6.51%
	2022 RGF	8,061	8,152	8,244	8,343	8,445		384	4.76%
Sand City	2026 RGF	2,086	2,164	2,160	2,164	2,173	2,173	87	4.17%
	2022 RGF	2,102	2,151	2,188	2,224	2,259		157	7.47%
Seaside	2026 RGF	10,026	10,266	10,350	10,430	10,492	10,548	466	4.65%
	2022 RGF	10,589	10,833	11,062	11,290	11,543		954	9.01%
TOTAL	2026 RGF	61,964	63,601	64,206	64,759	65,211	65,612	3,247	5.24%
	2022 RGF	66,625	68,090	69,492	70,970	72,505		5,880	8.83%

*: Year labelled 2025 is actually 2023 as reported by AMBAG.