



City of El Segundo

Planning and Building Safety
350 Main Street
El Segundo, CA 90245
(310) 524-2344; FAX: (310) 322-4167
www.elsegundo.org

Water Conservation in Landscaping Regulations

In 2006, [Assembly Bill 1881](#) was signed into law amending the Water Conservation in Landscape Act. This legislation required that the state update the original Water Efficient Landscape Model Ordinance, both of which amended existing municipal regulations pertaining to Water Conservation in Landscaping. The following regulations apply to all applicable landscaping projects in the City:

1. ESMC § 10-2 Water Conservation in Landscaping (Ordinance No. 1437).
2. ESMC § 15-2-14 Landscaping requirements for Vehicle Use Areas, Building Perimeter, and Property Perimeter areas.

Regulations apply to the following Projects:

- New multi-family developments involving 3 or more dwelling units.
- New landscape projects over 2,500 square feet in area for commercial, industrial, office, and institutional developments.
- Public parks, private parks, and City road medians.

Exempt Projects:

- Landscape projects for Single-Family Residential and Two-Family Residential zoned property.
- Projects with less than 2,500 square feet of landscape area.
- Any project utilizing one hundred percent (100%) reclaimed water.

PLAN REVIEW AND PERMIT SUBMITTAL REQUIREMENTS:

A **Landscape documentation package** must be submitted to the City for review and approval of all landscaping projects to which the regulations apply. The Landscaping documentation package includes the following items:

- Landscaping Design Plan:** describing the proposed trees, shrubs, and ground covers in compliance with ESMC 15-2-14 and the minimum required setbacks for the zoning district in which the property is located. The Landscaping Design Plan must also describe the spacing, number and container sizes of plant material proposed for the project.
- Irrigation System Design Plan and Schedule:** a site plan/landscaping plan describing the irrigation equipment, hydrozone locations, proposed planting areas, automatic sprinkler timer, rain sensor valves, water pressure regulators or other devices, estimated water calculations (water budget), and timer must water in the early morning or late hours of the day.
- Soils Management Report:** a site plan must be prepared describing the existing soil conditions at the site, soil texture, water holding capacity, proposed mulching and other soil amendments for the project.
- Grading Design Plan:** must be included if significant slope changes are proposed to the site for the project. The grading plan must control drainage, minimize soil erosion, minimize water runoff and water waste.
- Landscape Compliance Certificate:** must be signed by the licensed professional and submitted to staff before a Plumbing or Building permit is issued for the project. By signing the Certificate, the professional is certifying that: 1) the proposed planting design and planting areas meet state and

local zoning regulations, and 2) water calculations, soils report, and the irrigation system design were prepared by a licensed professional.

PERMIT COMPLETION REQUIREMENTS:

- Landscape Installation Certificate of Completion: must be signed by the licensed professional and submitted to staff before a Plumbing or Building permit is issued FINAL for the project. The signed Certificate is the licensed landscape professional's statement that the installation (landscape and irrigation) is in substantial compliance with the approved design and plans that were submitted to the City for the permit.
- Landscape maintenance schedule: must be submitted to the City describing the planned routine inspections that will be performed to maintain the landscaping areas, adjust and repair the irrigation system, replenish mulch, fertilize, prune and weed.
- Irrigation audit report: must be prepared by a certified Landscape Auditor, licensed by the state and must be submitted to the City. The irrigation audit report must document three months of water use after the installation of the plants and irrigation system is completed for the project. The water use must not exceed the approved water budget for the project.
- Landscape Inspection: staff must inspect the property to ensure plants are thriving, mulching is providing coverage to soil, irrigation system is operable and no water runoff is going into the storm drain.