City of Glendora | Community Development
116 E. Foothill Blvd.
Glendora, CA 91741

Water Efficient Landscape and Irrigation Application Package 2026

City of Glendora | Community Development
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Purpose

The primary purpose of this application is to provide procedural guidance for project applicants proposing landscape installation or rehabilitation projects that are subject to the requirements of the recently updated California Code of Regulations, Title 23. Waters, Division 2. Department of Water Resources, Chapter 2.7, Model Water Efficient Landscape Ordinance (MWELO). The City plan check fee for MWELO landscape plan review is $400.

The general purpose of the MWELO is to promote the design, installation, and maintenance of landscaping in a manner that conserves regional water resources by ensuring that landscaping projects are not unduly water-needy and that irrigation systems are appropriately designed and installed to minimize water waste.

Other regulations affecting landscape design and maintenance practices are potentially applicable and should be consulted regarding additional requirements.

These regulations include but may not be limited to:

1. State of California Assembly Bill 1668 and Senate Bill 606;
2. National Pollutant Discharge Elimination Permit for the Municipal Separate Storm Sewer System;
3. Los Angeles County Fire Authority Regulations for Fuel Modification in the Landscape;
4. Water Conservation and Drought Response Regulations of the City of Glendora;
5. Glendora Zoning Code and Building Code and Specific Plans, Master Plans, General Plan, or similar land use and planning documents; and
6. Conditions of approval for a specific project.

Applicability

Pursuant to the State Water Conservation in Landscaping Act (AB1881), and Glendora Municipal Code Section 21.03.060, the following projects shall comply with the Water Efficient Landscape and Irrigation Application requirements:

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

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

LA or "landscape area" means all the irrigated planting areas, turfgrass areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The irrigated planting 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.

RLA or "regular landscape area" is the portion of the irrigated landscape area that is not a special landscape area.

SLA or "special landscape area" means an irrigated area that may be all or part of the landscape project and is permanently and solely dedicated to edible plants such as orchards and vegetable gardens, recreational areas, areas irrigated with recycled water, or water features using recycled water.

This model ordinance does not apply to:

(1) Registered local, state, or federal historical sites.

(2) Ecological restoration projects that do not require a permanent irrigation system.

(3) Mined-land reclamation projects that do not require a permanent irrigation system.

(4) Existing plant collections, as part of botanical gardens and arboretums open to the public.

*Any new construction projects with a landscape area between 500 and 2,500 square feet or less may comply with either the performance requirements or the prescriptive measures of the model ordinance. Refer to the ordinance for details on prescriptive measures.

*For projects using treated or untreated gray water, or using rainwater captured on site, any lot or parcel within the project that has less than 2,500 square feet of landscape area and meets the lot or parcel's landscape water requirement (Estimated Total Water Use or ETWU) entirely with gray water or rainwater is subject only to the prescriptive measures of the model ordinance. *Refer to the ordinance for details on prescriptive measures.*

*A landscape design plan for development and construction in areas designated as Very High Fire Hazard Severity Zones by LA County Fire Department is required to comply with the California Fire Code. Fuel Modification Plans must first be approved by the LA County Fire Department prior to submittal for City review and approval.

See Appendix A for the Prescriptive Compliance Forms.

Documentation Packages

Landscape Documentation Package

Project applicants for any landscape project subject to the ordinance shall submit to the City's Planning Department a "Landscape Documentation Package" prior to landscape construction. See the Performance Compliance Landscape Documentation Package Checklist for a list of all elements required for submittal.

Upon approval of the Landscape Documentation Package, the project applicant shall:

(A) Record the date of the permit issuance in the Certificate of Completion; and

(B) 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.

Certificate of Completion Package

Project applicants for any landscape project subject to the ordinance shall submit to the City's Planning Department a "Certificate of Completion Package" once landscape construction has finished. See the Certificate of Completion Form for a list of all elements required for submittal.

Upon completion of the landscape construction, the project applicant shall:

(1) Submit the signed Certificate of Completion Package to the City for review; and

(2) Ensure that copies of the approved Certificate of Completion Package are submitted to the property owner or their designee unless the property owner is the project applicant.

If the Certificate of Completion Package is denied, the City will provide information to the project applicant regarding reapplication, appeal, or other assistance.

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Performance Compliance Landscape Documentation Package Checklist

□ Project is a new construction project with a landscape area over 2,500 square feet

□ Water Efficient Landscape & Irrigation Application

□ Site Plan with property lines, dimensions and locations of new and proposed trees and tree size and type

□ Soil Management Report

** If significant mass grading is not planned, the soil management report shall be submitted to the local agency as part of the Landscape Documentation Package.*

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

□ Landscape Design Plan including details and specifications

□ Grading Design Plan

** If no grading is proposed, elevation plans shall be provided showing elevations at 2-foot contour intervals and direction of drainage flow.*

□ Irrigation Design Plan including details and specifications

□ Water Efficient Landscape Worksheet

**1) Applicant may submit the attached water efficiency landscape worksheet or;*
2)May submit a City approved water budget calculator or;
3)May submit the designer of record's water efficiency landscape worksheet.

**Water efficient landscape workshop may be submitted as part of the landscape plan set or as a separate document.*

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Water Efficient Landscape & Irrigation Application

ELEMENT 1. PROJECT INFORMATION SHEET Plan Check Number WEL____-_____

Name of Project Applicant:	Project Name (if applicable):
Project type (e.g., new, rehabilitated, institutional (i.e., public), private, cemetery, homeowner-installed)	
Street Address:	Water Supply Type (circle): Potable / Recycled / Well / Other (specify):
City, State:	Water Purveyor: (circle) City of Glendora, City of Azusa, City of Covina, Suburban Water Systems, Golden State Water Co.
Zip Code:	Phone No.:
Name of Property Owner (if different):	Email:

Project Address and Location:

Street Address:	Parcel, tract, or lot number (if available):
City, State:	Meter number(s) (if available):
Zip Code:	Total Landscape Area (square feet):

"I agree to comply with the requirements for the performance compliance option of the MWELO and submit a complete Landscape Documentation Package."

_____ _____

Project Applicant Signature **Date**

To be completed by City staff

Received by:	Date:
Approved by:	Date:

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CERTIFICATE OF COMPLETION PACKAGE

This certificate package is to be completed by the project applicant upon conclusion of the landscape installation project to certify that the landscape project has been installed in accordance with the CA Model Water Efficient Landscape Ordinance. Please return this to the City's Planning Division or email to waterconservation@cityofglendora.gov and include the following six (6) elements:

ELEMENT 1. PROJECT INFORMATION SHEET Plan Check Number WEL___-_____

Name of Project Applicant:	Project Name:
Street Address:	Water Supply Type (Circle One): Potable / Recycled / Well / Other (specify):
City, State:	Water Purveyor: (circle) City of Glendora, City of Azusa, City of Covina, Suburban Water Systems, Golden State Water Co.
Zip Code:	Phone No.:
Name of Property Owner (if different):	Email:

Project Address and Location:

Street Address:	Parcel, tract, or lot number (if available):
City, State:	Meter number(s) (if available):
Zip Code:	Total Landscape Area (square feet):

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

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

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

(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**

ELEMENT 3. SOIL MANAGEMENT REPORT
Attach soil management report, if not previously submitted with the Landscape Documentation Package per model ordinance Section 491.4(b).
Attach documentation verifying implementation of recommendations from soil analysis management report per model ordinance Section 493.1.

ELEMENT 4. IRRIGATION SCHEDULING PARAMETERS
Attach irrigation scheduling parameters used to set the automatic irrigation controller per model ordinance Section 493.4.

ELEMENT 5. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
Attach landscape and irrigation maintenance schedule per model ordinance Section 493.5.

ELEMENT 6. IRRIGATION AUDIT REPORT
Attach Irrigation Audit Report, from the City of Glendora Water Division or a third-party vendor, per model ordinance Section 493.6.

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 Signature **Date**

To be completed by City staff

Received by:	Date:
Approved by:	Date:
Paid Receipt Number:	Date:

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Water Efficient Landscape Worksheet 2026

This worksheet is to be filled out by the project applicant and submitted as part of the Landscape Plan Set for City review. Multiple tables or rows should be used if there are more than 12 hydrozones. The Estimated Total Water Use (gallons per year) must be equal to or less than the Maximum Applied Water Allowance (MAWA or yearly gallons allowed) to comply with CA Model Water Efficient Landscape Ordinance (MWELO). Alternatively, a City approved Water Budget Calculator (fill-in Excel), or an applicant's own version, may be submitted.

WATER EFFICIENT LANDSCAPE WORKSHEET INSTRUCTIONS

1. Reference Evapotranspiration.
   - ☐ The Reference Evapotranspiration (ETo) is based on the ETo values from the Reference Evapotranspiration Table in Appendix C of MWELO using data from a nearby city in the same reference evapotranspiration zone. **56.77** inches per year is the Annual ETo value for Glendora. Use this value in the EWU and MAWA calculations.

2. Calculate the Maximum Applied Water Allowance (MAWA)
   - ☐ LA is the total Landscape Area in square feet, excluding Special Landscape Areas.
   - ☐ SLA is the total Special Landscape Area in square feet. Pools and spas are not SLA unless it is a non-residential site. Edible plant areas and non-residential recreation areas are SLA.
   - ☐ Effective Precipitation (Eppt). Eppt is based on rainfall values from Cal-SIMETAW, a model DWR uses to quantify urban water uses. Use of Eppt (25% of annual precipitation) is optional in calculating the MAWA. (Annual precip average = 10.6 inches; Eppt = **2.65** inches)

3. Calculate the Estimated Total Water Use (ETWU)
   - ☐ Column A – List each hydrozone using the same label as used in the Landscape Design Plan.
   - ☐ Columns B and C – Complete the ETWU table based on the Plant Factor (PF) and the average Irrigation system Efficiency (IE) for each hydrozone. Plant Factor is found in the Water Use Classification of Landscape Species (WUCOLS IV). The average IE for Overhead Irrigation = **0.75** and for Drip or Bubbler Irrigation = **0.81.**
   - ☐ Column D – Calculate the Evapotranspiration Factor (ETAF) for each hydrozone by dividing the PF (Column B) by the IE (Column C) and write the result in Column D.
   - ☐ Column E – Measure the landscape area of each hydrozone and write it in Column E. The sum of each hydrozone's landscape area is the total Landscape Area (LA) and does not include Special Landscape Areas (SLA), which are measured separately.
   - ☐ Column F – Calculate the Estimated Water Use (EWU) for each hydrozone by multiplying Columns D, E, ETo-Eppt and 0.62 (conversion factor) and write it in Column F. The EWU for the total SLA is calculated separately.
   - ☐ ETWU (gallons per year) - is the sum of each hydrozone's EWU and the EWU for total SLAs.

4. Compare ETWU with MAWA
   - ☐ The ETWU (gallons per year) must be equal to or less than the MAWA (yearly gallons allowed) to comply with MWELO.

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MAWA/ETWU Table 2026

Plan check number:	Project Address:

For single-family and multifamily residential areas landscapes the Maximum Applied Water Allowance (MAWA) = (ETo - Eppt) (0.62) [(0.55 x LA) + (1.0 x SLA)] = _____ (Yearly Gallons Allowed)

For non-residential and commercial areas landscapes the Maximum Applied Water Allowance (MAWA) = (ETo - Eppt) (0.62) [(0.45 x LA) + (1.0 x SLA)] =_____ (Yearly Gallons Allowed)

ETAF = 1.0 for Special Landscape Areas (SLA)

ETWU Calculations

A	B	C	D	E	F
Hydrozone (number, letter, or other designation)	Plant Factor (PF)	Irrigation System Efficiency (IE)	Evapotranspiration Factor **ETAF = B (PF) / C (IE)**	Hydrozone Landscape Area (sq. ft.)	Estimated Water Use (EWU) **= D x E x 54.12 x 0.62 (gallons/year)**
Total Landscape Area (LA)	N/A	N/A	N/A		
Total Special Landscape Area (SLA)	N/A	N/A	1.0		
Res Pools/Spas/ Water Features	N/A	N/A	1.0		
Estimated Total Water Use (ETWU)	N/A	N/A	N/A		
MAWA				≥	

Frequently Asked Questions

Where do I find plant factors for Glendora? In WUCOLS, which is the Water Use Classification of Landscape Species IV, maintained by the UC California Center for Urban Horticulture. WUCOLS IV is an online database that classifies and provides regional water needs for commonly available landscape plants. Search in Region 4, Glendora.

What is an irrigation emission device? It is part of an irrigation system component that dispenses water to the landscape.

How do I find the precipitation rates or application rates of emission devices? Irrigation precipitation rates or application rates are often published in the irrigation manufacturer's catalog or on their website. It is a calculation of the rate at which the emission device applies water to a given area. It is expressed as depth per unit time (i.e., inches per hour).

What is an overhead irrigation system, more commonly referred to as a sprinkler system? Overhead irrigation systems deliver water through the air. Sprinklers are emission devices that apply water by converting water pressure to a high velocity discharge stream or stream(s) through the air by a nozzle (e.g., spray, rotors, and rotators). Sprinklers have a manufacturer specification for flow rate measured in gallons per minute.

What is drip irrigation? Drip irrigation means any non-spray low volume irrigation system utilizing emission devices where water is slowly applied at or below the soil surface and at or near the root zone of plants. Drip irrigation emission devices have a manufacturer specification for flow rate measured in gallons per hour.

Are bubblers overhead irrigation emission devices? Bubblers apply water at or near the soil surface and root zone of plants. They are classified as having the same irrigation efficiency as drip irrigation, 0.81.

Are there standards for irrigation systems? 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." 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. 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).

What kind of irrigation emission devices are acceptable in parkways, medians, along sidewalks and in parking lot planting strips? Areas less than 10 feet in width in any direction shall be irrigated with subsurface irrigation or other means that produce no water waste, runoff, or overspray. Overhead irrigation shall not be permitted within 24 inches of any non-pervious surface. Allowable irrigation within the 24-

inch setback from non-permeable surfaces may include drip irrigation, or other low flow non-spray technology.

What is a single-family residential landscape? It is defined as the landscape areas surrounding or associated with a one or two-family dwelling or townhouse. Swimming pools of single-family residential landscapes are water features and not special landscape areas. Single family landscapes do not have designated recreation areas because the water budget already allows for 25 percent high water plants (i.e., lawn).

What is a Special Landscape Area? A Special Landscape Area (SLA) is an irrigated area that may be all or part of the landscape project and is permanently and solely dedicated to edible plants such as orchards and vegetable gardens, recreational areas, areas irrigated with recycled water, or water features using recycled water.

What is a water feature? It is a design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of water features is included in the high-water use hydrozone of the landscape area.

How are pools calculated in the MAWA budget? A single-family residential pool would be calculated in the regular landscape area calculations and have a plant factor of 1.0 and irrigation efficiency of 1.0 or an ETAF of 1.0. A non-residential pool would be considered a special landscape area with an ETAF of 1.0.

What is considered a recreational area? Areas designated for active play, recreation or public assembly in parks, sports fields, picnic grounds, amphitheaters, or golf course tees, fairways, roughs, surrounds and greens. Private single-family residential landscapes are not recreational areas.

Who is the designer of record? The person, professional practitioner, or project applicant functioning and providing services in compliance with Division 3, Chapter 3.5, Article 3 of the Business and Professions Code.

Where do the Evapotranspiration (Eto) and Effective Precipitation (Peff) values come from? The ETo data that Department of Water Resources (DWR) provides to urban retail water suppliers is derived from the California Irrigation Management Information System (CIMIS) program (https://cimis.water.ca.gov/). CIMIS is a network of over 150 automated weather stations throughout the state that measure weather data that are used to estimate ETo. To Calculate Effective Precipitation, DWR uses a soil water balance model, known as Cal-SIMETAW, to estimate daily Peff at a 4-km grid and an area weighted average value is calculated at the service area level. Cal-SIMETAW is a model that was developed by UC Davis and DWR and it is widely used to quantify agricultural, and to some extent urban, water uses for the publication of DWR's Water Plan Update. Peff from Cal-SIMETAW is capped at 25% of total precipitation to account for potential uncertainties in its estimation.

Appendix A - Prescriptive Compliance Forms

Only applicable to the following projects:

1) New construction projects with a landscape area between **500 and 2,500** square feet or less; and

2) Projects using treated or untreated gray water, or using rainwater captured on site, which meet the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with gray water or rainwater.

Please submit to the City's Planning Department a Water Efficient Landscape & Irrigation Application – Prescriptive Compliance prior to landscape construction.

Upon approval of the application the project applicant shall:

(A) Record the date of the permit issuance in the Certificate of Completion;

(B) Submit a copy of the approved application 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

(C) For the performance-compliance option only, submit a copy of the Water Efficient Landscape Worksheet to the City.

Upon completion of the landscape construction the project applicant shall:

(1) Submit the signed Certificate of Completion Package to the City for review; and

(2) Ensure that copies of the approved Certificate of Completion Package are submitted to the property owner or their designee unless the property owner is the project applicant.

If the Certificate of Completion Package is denied, the City will provide information to the project applicant regarding reapplication, appeal, or other assistance.

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Water Efficient Landscape & Irrigation Application – Prescriptive Compliance

PROJECT INFORMATION SHEET Plan Check Number WEL___-_____

Name of Project Applicant:	Project Name (if applicable):
Project type (e.g., new, rehabilitated, institutional, public, private, cemetery, homeowner-installed)	
Street Address:	Water Supply Type (circle): Potable / Recycled / Well / Other (specify):
City, State:	Water Purveyor: (circle) City of Glendora, City of Azusa, City of Covina, Suburban Water Systems, Golden State Water Co.
Zip Code:	Phone No.:
Name of Property Owner (if different):	Email:
Project Street Address:	Parcel, tract, or lot number (if available):
City, State:	Meter number(s) (if available):
Zip Code:	Total Landscape Area (square feet):

"I agree to comply with the requirements for the prescriptive compliance option of the MWELO and submit a complete Landscape Documentation Package."

Project Applicant Signature **Date**

Please attach a landscape design plan with:

1) Total Landscape Area (square feet)
2) Plant legend with WUCOLS designation for all plant materials

To be completed by City staff

Received by:	Date:
Approved by:	Date:

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CERTIFICATE OF COMPLETION PACKAGE - Prescriptive Compliance

This certificate package is to be completed by the project applicant upon conclusion of the landscape installation project to certify that the landscape project has been installed in accordance with the CA Model Water Efficient Landscape Ordinance. Please return this to the City's Planning Division or email to waterconservation@cityofglendora.gov and include the following four (4) elements:

ELEMENT 1. PROJECT INFORMATION SHEET Plan Check Number WEL___-_____

Name of Project Applicant:	Project Name (if applicable):
Street Address:	Water Supply Type (circle): Potable / Recycled / Well / Other (specify):
City, State:	Water Purveyor: (circle) City of Glendora, City of Azusa, City of Covina, Suburban Water Systems, Golden State Water Co.
Zip Code:	Phone No.:
Name of Property Owner (if different):	Email:
Project Street Address:	Parcel, tract, or lot number (if available):
City, State:	Meter number(s) (if available):
Zip Code:	Total Landscape Area (square feet):

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 any of the following applicable documents attached:

(A) Where there have been significant changes made in the field during construction, these "as-built", or record drawings shall be included; and
(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**

ELEMENT 3. IRRIGATION SCHEDULING PARAMETERS
Attach irrigation scheduling parameters used to set the automatic irrigation controller per model ordinance Section 493.4.

ELEMENT 4. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
Attach the landscape and irrigation maintenance schedule per model ordinance Section 493.5.

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 Signature **Date**

To be completed by City staff

Received by:	Date:
Approved by:	Date:
Paid Receipt Number:	Date: