

Planning, Building & Environmental Services

Zoning Text Amendment

Chapter 18.118 Water Conservation Regulations for Landscape Design



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Agenda

- Introduction – State MWELO
- Background – Current County Code
- Proposed Ordinance – Text Amendment
- Planning Commission Recommendation and Board Action



Introduction

- The California Department of Water Resources (DWR) Model Water Efficient Landscape Ordinance (MWELO) is a statewide water efficiency regulation for new development and retrofitted landscapes requiring a building or landscape permit, plan check, or design review.
- California Code of Regulations (CCR) Title 23, Division 2, Chapter 2.7 Model Water Efficiency Landscape Ordinance



Background – Current County Code

- In 1992 the Napa County Board of Supervisors adopted Ordinance No. 1029 to add Napa County Code (NCC) Chapter 18.118 Water Conservation Regulation for Landscape Design.
- This local program was implemented through Landscape Guidelines, adopted by Resolution No. 92-161.



Background – Current County Code

- Chapter 18.118 of the NCC and the Landscape Guidelines have not been amended since 1992.
- DWR amended portions of the MWELO in 2009, 2015, and 2025.
- MWELO is comprehensive and contains more up to date practices and data sources.



Proposed Ordinance – Text Amendment

- Primary proposed change - Include direct reference to California Code of Regulations.
- Standardized documents simplifies review process for staff and the annual reporting to DWR.
- Code language does not become inconsistent with State regulation and removes the need to go through the text amendment process in the future.



CEQA – Categorically Exempt

- Class 8 (“Actions by Regulatory Agencies for the Protection of the Environment”) which may be found in the Guidelines for the Implementation of the CEQA 14 CCR §15308; and
- The General Rule in that it can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore the CEQA is not applicable. See Guidelines for the Implementation of the CEQA 14 CCR §15061(b)(3).



Recommendation and Board Action

- On December 17, 2025, the Napa County Planning Commission considered this item and recommended that the Board of Supervisors adopt the proposed revisions.
- Find the proposed amendments exempt from the California Environmental Quality Act pursuant to Categorical Exemptions.
- Adopt the ordinance amending Chapter 18.118 (Water Conservation Regulations for Landscape Design) of Title 18 (Zoning).



Thank you

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