



CITY OF EL MONTE
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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LANDSCAPE ORDINANCE

Effective January 1, 2010, the new Water Efficiency Landscape Ordinance became effective in the City of El Monte. The new Ordinance regulates several aspects of landscaping and irrigation of public and private landscaped areas. The State mandated this new law in all cities and counties in the State to save precious water resources expended on inefficient landscapes.

The requirements apply when a building project includes a landscaped area of at least 2,500 sq. ft. There are minor exceptions that would apply under certain conditions. It is recommended that the City's website be accessed for a downloadable package containing forms and details of the requirements of this new Ordinance. See "Information-Procedures" Form for details. In addition, the same package is available at the Building Division's counter, City Hall West, for a nominal fee.

The package includes forms to list the project's information, to calculate the maximum allowable water usage, to report the soil characteristics and to report compliance. The completed forms must be submitted to the Building Division for review and approval. In addition, formal landscape plan showing the type of proposed plants, along with an irrigation plan showing the landscape sprinkler system shall also be submitted for review and approval. The package contains reference documents, sample landscape and irrigation plans to help summarize the requirements, as well as recommended methods of irrigation and installation.

The building project, along with the landscaping, will be inspected, and before final approval is granted, an audit shall be conducted by a certified auditor (a list of recommended auditors are available on the City's website). The audit report shall be submitted for review and approval. Please note that the Building Division cannot approve a construction project until all the requirements of the Landscape Ordinance are met.

A fee deposit of \$300 shall be required at the time of submittal for plan check and another fee deposit of \$300 shall be required at the time of Landscape Permit issuance. The balance of the deposit shall be refunded to the applicant if the cost to the City is less than the deposit amount; or additional fees will be assessed if the cost to the City exceeds the deposit amount.

Please contact the Building Division at (626) 580-2051 with any questions or concerns.