

PROJECT INFORMATION

JURISDICTION	Santa Cruz	PROJECT NAME	London Nelson Center
PROJECT ADDRESS	301 Center St, Santa Cruz, CA		
APPLICANT / DESIGNEE	City of Santa Cruz	CONTACT	831-420-5030
PREPARER / QUALIFIED PROFESSIONAL	MWELO Studio	CONTACT	831-555-0123

PROJECT BASIS

CLASSIFICATION Non-residential	CLIMATE REFERENCE 37.2 in/year · MWELO Appendix C: Santa Cruz, Santa Cruz County	WUCOLS REGION WUCOLS Region 1 — North-Central Coast
REGULAR LANDSCAPE AREA 19,220 sq ft	SPECIAL LANDSCAPE AREA 2,304 sq ft	TOTAL LANDSCAPE AREA 21,524 sq ft
MAWA ETAF ALLOWANCE 0.45	PROJECT ETAF 0.49	RULESET EFFECTIVE 2025-01-02

WATER BUDGET CALCULATION

MAWA — Maximum Applied Water Allowance $37.2 \text{ ETo} \times 0.62 \times [(19,220 \text{ RLA} \times 0.45) + (2,304 \text{ SLA} \times 1.00)] = 252,620 \text{ gal/yr}$

ETWU — Estimated Total Water Use

HYDROZONE	AREA	PF	IE	ETAF	ETWU
Hydrozone 1	16,762	0.30	0.81	0.37	143,185 gal/yr
Hydrozone 2	2,304	—	—	1.00	53,139 gal/yr
Hydrozone 3	1,704	0.80	0.75	1.07	41,921 gal/yr
Hydrozone 4	151	0.30	0.81	0.37	1,290 gal/yr
Hydrozone 5	603	0.30	0.81	0.37	5,151 gal/yr
TOTAL	21,524 sq ft				244,686 gal/yr

Water budget met — ETWU is 3% below MAWA (7,934 gallons/year).

CERTIFICATION / SIGNATURE

Applicant / designee	City of Santa Cruz
Signature	
Date	2026-08-29

PROJECT BASIS

PROJECT CLASSIFICATION	Non-residential MAWA ETAF allowance 0.45	JURISDICTION	Santa Cruz California statewide MWELO water-budget rules
CLIMATE REFERENCE	37.2 inches/year MWELO Appendix C: Santa Cruz, Santa Cruz County	PLANT WATER-USE REGION	WUCOLS Region 1 — North-Central Coast Assignment basis: Santa Cruz
LANDSCAPE AREA	21,524 sq ft total 19,220 sq ft Regular · 2,304 sq ft Special	PROJECT ETAF	0.49 Total ETWU ÷ (ETo × 0.62 × total landscape area)
RULESET	California MWELO statewide Effective 2025-01-02 · version 2025.1.0		

MAWA DERIVATION

Maximum Applied Water Allowance uses the non-residential Regular Landscape Area allowance of 0.45 and the Special Landscape Area allowance of 1.00.

37.2 ETo × 0.62 × [(19,220 sq ft RLA × 0.45) + (2,304 sq ft SLA × 1.00)] = **252,620 gal/yr**

HYDROZONE ETWU DERIVATION

Hydrozone 1 · 16,762 sq ft

Ornamental planting · PF 0.30 · IE 0.81 · ETAF 0.37

PF 0.30 — WUCOLS; highest applicable selected rating

37.2 ETo × 0.62 × 16,762 sq ft × 0.37 ETAF = **143,185 gal/yr**

Hydrozone 2 · 2,304 sq ft

Special Landscape Area · PF — · IE — · ETAF 1.00

Special Landscape Area; PF and IE not applicable; ETAF 1.00

37.2 ETo × 0.62 × 2,304 sq ft × 1.00 ETAF = **53,139 gal/yr**

Hydrozone 3 · 1,704 sq ft

Turf · PF 0.80 · IE 0.75 · ETAF 1.07

PF 0.80 — ruleset-assigned Turf; WUCOLS Turfgrass Plant Factors / Harivandi et al.

Turf type: cool season · Basis: Optimal irrigation factor for cool-season turfgrass

$37.2 \text{ ETo} \times 0.62 \times 1,704 \text{ sq ft} \times 1.07 \text{ ETAF} = \mathbf{41,921 \text{ gal/yr}}$

Hydrozone 4 · 151 sq ft

Ornamental planting · PF 0.30 · IE 0.81 · ETAF 0.37

PF 0.30 — WUCOLS; highest applicable selected rating

$37.2 \text{ ETo} \times 0.62 \times 151 \text{ sq ft} \times 0.37 \text{ ETAF} = \mathbf{1,290 \text{ gal/yr}}$

Hydrozone 5 · 603 sq ft

Ornamental planting · PF 0.30 · IE 0.81 · ETAF 0.37

PF 0.30 — WUCOLS; highest applicable selected rating

$37.2 \text{ ETo} \times 0.62 \times 603 \text{ sq ft} \times 0.37 \text{ ETAF} = \mathbf{5,151 \text{ gal/yr}}$

Total ETWU 244,686 gal/yr

COMPARISON AND RESULT

MAWA 252,620 gal/yr · ETWU 244,686 gal/yr · Project ETAF 0.49

ETWU is 97% of MAWA. The water budget is met, with estimated use 7,934 gal/yr below the allowance.

RULES AND REPRODUCIBILITY

Area source: map-traced hydrozones.
Statewide irrigation efficiency is 0.75 for overhead and 0.81 for drip. SLA uses ETAF 1.00 directly.
Ruleset effective date: 2025-01-02. Climate reference: 37.2 in/year · MWELO Appendix C: Santa Cruz, Santa Cruz County. Plant water-use region: WUCOLS Region 1 — North-Central Coast.

LONDON NELSON CENTER

301 Center St, Santa Cruz, CA

Planting Schedule

Prepared by: MWELo Studio · Sitewater / MWELo

TREES

Botanical name	Common name	Hydrozone	Water use*	Qty.	Size	Notes
<i>Cercis occidentalis</i>	western redbud	Hydrozone 1	Low	5	15 gal	multi-trunk

SHRUBS

Botanical name	Common name	Hydrozone	Water use*	Qty.	Size	Notes
<i>Arctostaphylos densiflora</i> & <i>ssp.</i> & <i>cvs.</i>	manzanita cvs. e.g. Howard McMinn, Sentinel	Hydrozone 1	Low	5	5 gal	—
<i>Carpenteria californica</i>	bush anemone	Hydrozone 1	Low	5	5 gal	—
<i>Ceanothus 'Concha'</i>	Concha ceanothus	Hydrozone 1	Low	5	5 gal	—
<i>Cercocarpus betuloides</i> var. <i>blancheae</i>	island mountain mahogany	Hydrozone 4	Low	5	5 gal	—
<i>Eriogonum giganteum</i>	St. Catherine's lace	Hydrozone 4	Low	15	1 gal	—
<i>Heteromeles arbutifolia</i> <i>ssp.</i> & <i>cvs.</i>	toyon	Hydrozone 4	Low	5	15 gal	—

PERENNIALS

Botanical name	Common name	Hydrozone	Water use*	Qty.	Size	Notes
<i>Epilobium (Zauschneria)</i> <i>spp.</i> & <i>cvs.</i>	California fuchsia	Hydrozone 4	Low	25	1 gal	—
<i>Heuchera maxima</i>	island alum root	Hydrozone 5	Low	20	1 gal	—
<i>Iris Pacific Coast hybrids</i>	Pacific Coast hybrid iris	Hydrozone 5	Low	20	1 gal	—
<i>Penstemon heterophyllus</i> 'Margarita BOP'	Margarita B.O.P foothill penstemon	Hydrozone 5	Low	15	1 gal	—

ORNAMENTAL GRASSES

Botanical name	Common name	Hydrozone	Water use*	Qty.	Size	Notes
<i>Festuca californica</i> <i>ssp.</i> & <i>cvs.</i>	California fescue	Hydrozone 4	Low	35	1 gal	—
<i>Muhlenbergia rigens</i>	deer grass	Hydrozone 5	Low	40	1 gal	—

GROUND COVERS

Botanical name	Common name	Hydrozone	Water use*	Qty.	Size	Notes
<i>Ceanothus maritimus</i> 'Valley Violet'	Valley Violet ceanothus	Hydrozone 1	Low	15	5 gal	—
<i>Salvia spathacea</i> and cvs.	hummingbird/pitcher sage	Hydrozone 5	Low	25	1 gal	—

TURF

Botanical name	Common name	Hydrozone	Water use*	Area (sq ft)	Size	Notes
<i>Festuca arundinacea</i>	tall fescue	Hydrozone 2	High	2,304	sod	—

TURF

Botanical name	Common name	Hydrozone	Water use*	Area (sq ft)	Size	Notes
<i>Poa pratensis</i>	Kentucky Bluegrass	Hydrozone 3	High	1,704	sod	—

* Water-use classification from WUCOLS for the selected region. Turf water-use classification and PF are assigned by the applicable MWELO ruleset, not WUCOLS.



Hydrozone Exhibit

PROJECT	Project
ADDRESS	301 Center St, Santa Cruz, CA
PREPARED BY	-
FIRM / ORGANIZATION	-
DATE	8/29/2026

Hydrozone Legend

- Hydrozone 1
16,762 sq ft - Regular Landscape Area
- Hydrozone 2
2,304 sq ft - Special Landscape Area
- Hydrozone 3
1,704 sq ft - Regular Landscape Area
- Hydrozone 4
151 sq ft - Regular Landscape Area
- Hydrozone 5
603 sq ft - Regular Landscape Area

EXAMPLE