



City of Fontana
Planning Department
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Checklist for Landscape Plan Check Commercial/Industrial/Multi-Family (Performance)

SECTION 1: GENERAL REQUIREMENTS

- A. **Model Water Efficiency Ordinance (MWELo):** Fontana City Code (FCC) Section No. 28-91 through 28-120 (Ordinance No. 1734) requires that new development projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review (entitlement) shall comply with the performance requirements of Section 28-91 through 28-119.
- B. **Application Requirements:** The following is required with the Landscape Plan Check Submittal. Submittal of the application by delivery service or by mail such as FedEx, U.S. Postal, U.P.S., will not be accepted.

The following items are required for 1st submittal and can be uploaded to your Build Fontana Account after creating a PLSPC (Planning Landscape Plan Check). If you don't have an account for Build Fontana, please create one by going to <https://aca-prod.accela.com/FONTANA/Default.aspx>:

1. **Landscape and Irrigation Plans**
2. **Conceptual Landscape Plans Approved with Entitlements**
3. **Filing Fee:** Calculation based on site acreage.
4. **Water Efficiency Landscape Worksheet**
5. **Soils Management Report:** Prior to issuance of the Landscape Permit
6. **Other:** (if applicable) Arborist report; hardscape plan, etc.

SECTION 2: Plan Preparation Guidelines – Planting and Irrigation Plans

The final set of Landscape and Irrigation Plans shall bear the signature of a licensed landscape architect, licensed landscape contractor, certified irrigation designer, licensed architect, licensed engineer, licensed land surveyor, or property owner.

- All submitted plans can be uploaded to the PLSPC in your Build Fontana account and shall be collated as a complete set and uploaded as a PDF.
- All landscaped plans shall be drawn to an engineering scale of 1"=20', 1"=30', 1"=40', or 1"=50', with the scale clearly labeled.
- All plans shall be clear, legible and accurately scaled.
- All plans shall be clearly labeled with the title of each sheet and the address,

Assessor's Parcel Number, and/or Lot and Tract Number.

- All plans shall contain a north arrow, vicinity map and a legend identifying any symbols.
- A one-sheet index map shall be provided when a plan cannot contain the entire project on one sheet (not included in the per sheet filing fee).
- Existing or proposed improvements/structures shall be clearly identified.

SECTION 3: Contents of Planting and Irrigation Plans

The items listed below are considered a minimum. Additional information may be necessary for clarification during the review process.

Detailed Landscape Planting Plan: (show all of the following)

- Name, address of the property owner, phone number of the applicant and the author of the plan
- Address/location of the property.
- Assessor Parcel Number(s).
- Adjacent streets and alleys by name.
- Any legal easements that cross the property or other pertinent legal features.
- Property lines and dimensions.
- Location, size, and shape of any structures existing on the site.
- Location, size, and shape of any paved areas.
- Pedestrian access routes and all points of ingress and egress.
- All existing utilities and fire hydrants.
- Line-of-sight at all driveways and/or intersections from proposed landscaping.
- All proposed gate locations onsite.
- Location and type of required Water Quality Management BMPs (please coordinate with approved Water Quality Management Plans).
- All proposed plant material (trees, shrubs, groundcover):
 - A plant material inventory with legend shall be included on all pages displaying the planting plan. The inventory shall include the symbol, name (botanical and common), quantity, size, and Water Use Classification of Landscape Species (WUCOLS) plant factor and designation (VL, L, M, H, VH);
 - One-hundred percent (100%) of landscape, excluding edibles and areas using recycled water, shall consist of plants that average WUCOLS plant factor of 0.3. WUCOLS plants database can be found online at: <http://ucanr.edu/sites/WUCOLS/>; and,
 - Turf is prohibited.

Detailed Irrigation Plan: (show all of the following)

- Irrigation inventory with legend shall be included on all pages displaying the irrigation plan. The inventory shall include the symbol, manufacturer's model number and description, and detail reference on all pages displaying the irrigation plan.
- Hydrozone legend that includes the zone number or description and the maximum WUCOLS of each hydrozone (hydrozones containing a mix of low and high water use plants is not permitted).
- Table showing the Maximum Applied Water Allowance (MAWA) calculation and the final Estimated Total Water Use (ETWU). The ETWU shall not exceed the MAWA.
- Automatic weather or soil-moisture based irrigation controllers.
- Rain and Wind sensors specific to the local area climate.
- Irrigation controls shall be of a type which does not lose programming data when the primary power source is interrupted.
- Pressure regulators shall be installed on the irrigation system ensuring that dynamic pressure of the system is within the manufacturer's recommended pressure range.
- All irrigation emission devices shall meet the requirements set in the ANSI Standard "Landscape Irrigation Sprinkler and Emitter Standard" (ASABE/ICC 802-2014). All sprinkler heads installed in the landscape shall document a distribution uniformity low quarter of 0.65 or higher using the defined protocol in ASABE/ICC 802-2014.
- Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
- Overhead irrigation is not permitted within 24-inches of any non-permeable surface.

Required Statements and Certifications: (Show on set of plans, sign and date)

- "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"*
- "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape and grading design plans."*
- "Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per one-thousand (1,000) square feet of permeable area shall be incorporated to a depth of six inches into the soil."*
- "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."*

- “At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and maintenance.”*
- “Recirculating water systems shall be used for water features.”*
- “Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.”*
- “Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.”*
- “A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.”*
- “A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, or the licensed landscape contractor for the project.”*
- “No Certificate of Occupancy shall be issued until the City landscape inspector has verified that all irrigation, grading, and planting have been completed in accordance with the approved plans and specifications of FCC Section 28-117 at time of final inspection.”*
- “An irrigation audit report shall be completed per FCC Section 28-106 at time of final inspection.”*
- “With regard to Landscape Maintenance Districts (LMD) or public landscape, it shall be the responsibility of the developer to comply with FCC Section 28-118, Special Landscape District requirements.”*

SECTION 4: Water Efficiency Worksheet

- See attached Water Efficiency Worksheet.
- Show the Maximum Applied Water Allowance (MAWA) and the Estimated Total Water Use (ETWU). Ensure the MAWA meets or exceeds the calculated ETWU.
- The Reference Evapotranspiration (ETo) for Fontana is 55.6.
- The Evapotranspiration Adjustment Factor (ETAF) shall not exceed a factor of 0.45 (non-residential).
- The Plant Factor (PF) used shall be from WUCOLS (see <http://ucanr.edu/sites/WUCOLS/>).
- For the purpose of calculating the Estimated Total Water Use (ETWU), the irrigation efficiency is 0.75 for overhead spray devices and 0.81 for drip system devices.
- All water features shall be located in the high water use hydrozone. All temporary irrigated areas shall be in the low water use hydrozone (hydrozones containing a mix of low and high water use plants is not permitted).

- All Special Landscape Area (SLA) (edible plants, recreational areas, areas irrigated with recycled water, or water features using recycled water) shall be identified on the plans. The ETAF for new and existing (non-rehabilitated) SLAs shall not exceed 1.0.

SECTION 5: Soils Management Report

- A Soils Management Report shall be prepared in compliance with Section 28-99 of the FCC.
- If significant mass grading is not planned, the Soils Management Report shall be submitted to the City as part of the Landscape Documentation Package
- If significant mass grading is planned, the Soils Management Report shall be submitted to the City as part of the Certificate of Completion.

SECTION 6: Certificates and Compliances

The following Certifications shall be required at the time of final inspection:

- Certificate of Completion per FCC Section 28-103.
- Landscape and Irrigation Maintenance Schedule per FCC Section 28-105. Irrigation scheduling shall comply with FCC Section 28-104.