



City of Fontana
Planning Department
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Checklist For Landscape Plan Check **Commercial/Industrial/Multi-Family (Prescriptive)**

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 500 square feet and less than 2,500 square feet requiring a building or landscape permit, plan check, or design review (entitlement) may comply with the prescriptive performance requirements of Section 28-120.
- B. **Application Requirements**: The following is required with the Landscape Plan Check application. 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**: Cost based on site acreage.
 4. **Water Efficiency Landscape Worksheet**: See attached.
- * **After installation of the permitted landscaping, a landscape inspection shall be required. The fee for the inspection is based upon the submitted Cost Estimate for Stock and Installation. See *Development Services Organization, Planning Department Fee Schedule* for exact amounts.**

SECTION 2: Plan Preparation Guidelines – Planting and Irrigation Plans

- ☐ 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.
- ☐ 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/>;
 - ☐ 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.
- ☐ For landscape areas between one-thousand (1,000) square feet and two-thousand four-hundred and ninety-nine (2,499) square feet, private sub-meter(s) shall be installed to measure landscape water use.
- ☐ Overhead irrigation shall not be 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 Section 28-120 of the Fontana Municipal Code, also known as the prescriptive compliance option of the State Model Water Efficient Landscape Ordinance."*
- ☐ *"I have complied with the criteria of the ordinance and applied them 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.”*

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 (ET_o) 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.