



City of La Quinta

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 La Quinta, California 92253
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FINAL LANDSCAPE PLAN

- Single-family tracts and multifamily projects
- New or rehabilitated landscapes for commercial or office projects

SECTION A - APPLICATION SUBMITTAL REQUIREMENTS

APPLICATION SUBMITTAL REQUIREMENTS – INITIAL (TO BE COMPLETED BY CITY STAFF)					
Submitted	Waived	Each of the following items is required for submittal unless a waiver is granted by City Staff. Any waiver must be confirmed by initialing of this form by the person granting the waiver prior to submittal. Please see Section B for the description and completion requirements of each item.	# of paper copies	# of E-copies in PDF format (on CD-ROM)	Waiver OK'd by (initials)
<input type="checkbox"/>	<input type="checkbox"/>	Filing Fees Paid			
APPLICATION INFORMATION					
<input type="checkbox"/>	NA	Application	0	1	NA
<input type="checkbox"/>	NA	Landscape Documentation Package	0	1	NA
PLAN SET					
<input type="checkbox"/>	NA	Index Sheet	0	1	NA
<input type="checkbox"/>	NA	Landscape Plan	0	1	NA
<input type="checkbox"/>	NA	Irrigation Plan	0	1	NA
GRADING PLAN					
<input type="checkbox"/>	<input type="checkbox"/>	Grading Plan (if not approved as part of Preliminary Landscape Plan review and approval)	0	1	

Submittal waivers may be obtained through staff consultation, a pre-submittal meeting, or a preliminary review application. **No applications will be accepted by mail.**

Approval of Preliminary Landscape Plans may have included a condition that the Final Landscape Plan be reviewed by the Planning Commission prior to Design and Development Director approval. If so, the following additional submittal materials are required as noted.

SUBMITTAL REQUIREMENTS - PRIOR TO PC REVIEW			
Submitted	The following items are to be submitted to the Planning Division at least five (5) working days prior to the scheduled or Planning Commission meeting date.	# of paper copies	# of E-copies in PDF format
<input type="checkbox"/>	Bound 11"x17" reduction of final Landscape Plan Sheets	TBD	1
<input type="checkbox"/>	Full size (24"x36") Color Presentation Exhibits (Landscape Plan Sheets) mounted on rigid foam core display boards for presentation purposes	1	NA

SECTION B – SUBMITTAL ITEM DESCRIPTIONS

FILING FEES

Filing Fees: Application related filing fees are to be paid at the time of application. As part of the submittal process the receipt showing payment of fees which will be copied and submitted along with the other application materials.

REQUIRED AT TIME OF APPLICATION SUBMITTAL

Final Landscape Plan Application Fee: See Master Fee Schedule

APPLICATION INFORMATION

Application: A City application form complete with all requested information and original signatures in Sections A and B provided.

Landscape Documentation Package: The following information shall be provided as part of the Landscape Documentation Package:

- 1. Water Conservation Statement** Each landscape documentation package shall include a cover sheet, referred to as the water conservation statement, an example of which can be obtained from either the Planning Division or the Coachella Valley Water District. It serves as a checklist to verify that the elements of the landscape documentation package have been completed and has a narrative summary of the project.
- 2. Water Efficient Landscape Worksheet.** Each landscape documentation package shall include a water efficient landscape worksheet, an example of which may be obtained from either the Planning Division or the Coachella Valley Water District. The water efficient landscape worksheet serves as a checklist to verify that the elements of the landscape documentation package have been completed and has a narrative summary of the project.
 - The water efficient landscape worksheet shall contain a hydrozone information table and a water budget calculation for the final landscaping plans. For the calculation of the maximum applied water allowance and the estimated total water use, the project applicant shall refer to the most current localized ETo value from the Coachella Valley Water District’s Reference Evapotranspiration Table, a copy of which may be obtained from either the planning division or the Coachella Valley Water District.
 - Water budget calculations shall adhere to the following requirements:

- The plant factor used shall be from the “Water Use Classifications of Landscape Species III” (WUCOLS III), prepared by the University of California Cooperative Extension and California Department of Water Resources. The plant factors range from 0 to 0.3 for the low use plants, from 0.4 to 0.6 for the moderate use plants, from 0.7 to 1.0 for the high use plants and 1.1 to 1.2 for water features;
- All water features shall be included in the 1.1 to 1.2 hydrozone and temporary irrigated areas shall be included in the low water use hydrozone.
- The Annual Maximum Applied Water Allowance; and
- A project’s annual maximum applied water allowance shall be calculated using the following formula:

$$\begin{aligned}
 \text{MAWA} &= (\text{ETo}) (0.5) (\text{LA}) (0.62) \text{ where:} \\
 \text{MAWA} &= \text{Maximum applied water allowance (gallons per year)} \\
 \text{ETo} &= \text{Reference evapotranspiration (i.e., seventy-five inches per year)} \\
 0.5 &= \text{ET adjustment factor} \\
 \text{LA} &= \text{Landscaped area (square feet)} \\
 0.62 &= \text{Conversion factor (to gallons per square foot)}
 \end{aligned}$$

- An example calculation of the annual maximum applied water allowance is:

Project site: Landscape area of fifty thousand square feet in Zone No. 3a of the Coachella Valley ETo Map.

$$\begin{aligned}
 \text{MAWA} &= (\text{ETo}) (0.5) (\text{LA}) (0.62) \\
 &= (75.0 \text{ inches}) (0.5) (50,000 \text{ square feet}) \\
 &\quad (0.62) \\
 \text{Maximum applied water allowance} &= 1,162,500 \text{ gallons per year, } 1,554 \text{ hundred cubic feet per year (billing units), } 3.56 \text{ acre feet/acre per year or } 42.7 \text{ inches of water per year.}
 \end{aligned}$$

3. Estimated Annual Applied Water Use

- The annual estimated applied water use shall not exceed the annual maximum applied water allowance.
- A calculation of the estimated annual applied water use shall be submitted with the landscape documentation package.
- For the calculation of the maximum applied water allowance and estimated total water use, the project applicant shall refer to the localized ETo value on the current Coachella Valley ETo Map, prepared by the Coachella Valley Water District.
- The estimated annual total water use for each hydrozone is calculated from the following formula:

=

EWU (hydrozones)

<i>(in 100 cubic feet)</i>		<u><i>(ETo) (PF) (HA) (0.62)/748</i></u>
<i>EWU (hydrozone)</i>	=	<i>(IE)</i>
<i>ETo</i>	=	<i>Estimated water use (gallons per year)</i>
<i>PF</i>	=	<i>Reference evapotranspiration</i>
<i>HA</i>	=	<i>(i.e., ETo Zone 3a = seventy-five inches per year)</i>
<i>(0.62)</i>	=	<i>Plant factor (see definitions)</i>
<i>(IE)</i>	=	<i>Hydrozone area (square feet)</i>
<i>748</i>	=	<i>Conversion factor</i>
	=	<i>Irrigation efficiency (see definitions)</i>
	=	<i>Conversion to billing units (one hundred cubic feet = 748 gallons = 1 CVWD billing unit)</i>

- Groundwater Water Specifications. Sites using groundwater irrigation water from wells are not exempted from the maximum annual applied water allowance, prescribed water audits or the provisions of these criteria.

4. Estimated Annual Total Water Use A calculation of the estimated annual total hydrozone water use shall be submitted with the final landscaping plan submittal. The estimated annual total water use for the entire landscaped area equals the sum of the estimated annual water use (EWU) of all hydrozones in that landscaped area.

5. Riverside County Agricultural Commissioner Letter The Riverside County Agricultural Commissioner’s letter of approval regarding the submitted Landscape Plan.

6. Irrigation Schedule An annual irrigation program with monthly irrigation schedules shall be required for the plant establishment period, for the established landscape, and for any temporarily irrigated areas. The irrigation schedule shall:

- Include run time (in minutes per cycle), suggested number of cycles per day, and frequency of irrigation for the station;
- Provide the amount of applied water (in hundred cubic feet) recommended on a monthly and annual basis;
- Whenever possible, have irrigation scheduling that incorporates the use of evapotranspiration data such as those from the California Irrigation Management Information System (CIMIS) weather stations to apply the appropriate levels of water for different climates; and
- Whenever possible, have landscape irrigation scheduled between ten p.m. and five a.m. to avoid irrigating during times of high wind or high temperature.

7. Maintenance Schedule A regular maintenance schedule satisfying the following conditions shall be submitted as part of the landscape documentation package:

- Landscapes shall be maintained to ensure water efficiency. A regular maintenance schedule shall include but not be limited to checking, adjusting, cleaning and repairing equipment; resetting the automatic controller, aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; and weeding in all landscaped areas.
- Repair of irrigation equipment shall be done with the originally specified materials or their approved equivalents.

PLAN SET

Plan Set: A complete Plan Set shall contain one copy of each required sheet, map or plan in the order listed below, stapled together in the order prescribed as a comprehensive set. All maps/plans/sheets shall be drawn on uniform sheets 24"x36" in size. Each sheet shall be drawn clear and legible, be accurately scaled, fully dimensioned, drawn at the same scale unless otherwise instructed, and include all the information as described in this section for each particular item.

Order of Plan Set Contents

1. Index Sheet
2. Landscape Plan
3. Irrigation Plan
4. Grading Plan

1. Index Sheet The Index Sheet is the Plan Set's cover sheet and shall contain the following information:

- Title block located in the lower right-hand corner of the map which contains the following information and is readily visible when folded:
 - Name of project;
 - Plan sheet identification number (such as I1 for Index, Sheet 1);
 - Initial date of drawing and any subsequent revisions;
 - Name, address, and telephone number of person preparing map; and
 - Name, address, and telephone number of owner, applicant, and/or agent
- A data table formatted in the following order:
 - Assessors Parcel Number(s) (book, page and parcel number);
 - Total gross site area identified in square feet and acres;
 - Total net site area identified in square feet and acres; and
 - Total landscaping area identified in both square feet and percentage of net site area.
- List of Plan Set sheets
- Vicinity map identifying project boundary line and location within surrounding neighborhood.

2. Landscape Plan The Landscape Plan shall be prepared by a qualified Landscape Architect as stipulated by the California Business and Professions Code. The Plan shall be designed in accord with the requirements of the City of La Quinta and the Coachella Valley Water District. It shall be drawn on thirty-six inch by twenty-four inch project base sheets at a scale that accurately and clearly identifies the following information:

- Title block located in the lower right-hand corner of the map which contains the following information and is readily visible when folded:

- Name of project;
- Plan name and sheet identification number (such as L1 for Preliminary Landscape Plan Sheet 1);
- Initial date of drawing and any subsequent revisions;
- Name, address, telephone number, signature and credentials stamp and license number of person preparing map;
- Name, address, and telephone number of owner, applicant, and/or agent; and
- California License Stamp.
- Graphic scale (engineering scale not to exceed 1" = 40')
- North arrow (with North at the top of the drawing)
- Landscape legend which contains a key to the graphic symbols used in the drawing. A separate symbol shall be used to identify each proposed plant or tree variety by name (both common and botanical), its water use classification, container size (with caliper equivalent for trees), and spacing. The legend shall also include the following information:
 - Total square feet of proposed turf area and the percentage of the turf area within the total landscape area;
 - A reference to the proposed type of irrigation system (spray, emitter, and/or drip);
 - Proposed source of water for any water feature; and
 - A reference to compliance with the City of La Quinta Water efficiency Ordinance and the Coachella Valley Water District's Landscaping and Irrigation System Design Ordinance landscape design plan meeting the following requirements shall be submitted as part of the final landscaping plan submittal.
- Landscape materials, trees, shrubs, groundcover, turf and other vegetation.
- Designation of hydrozones, including the total estimated annual applied water use for each major plant group hydrozone and water feature hydrozone (if water features have been approved).
- Tree staking, plant installation, soil preparation details, and any other applicable planting and installation details.
- Designation of recreational turf areas.
- Location and dimension of all:
 - Property lines;
 - Structures;
 - Drive aisles, parking stalls;
 - Pedestrian pathways and lights;
 - Trash enclosures;
 - Storage areas;
 - Freestanding signs;
 - Overhead and underground utilities;
 - Walls and fences;
 - Natural features including but not limited to rock outcroppings, existing trees and shrubs that will remain;
 - Structures, driveways, parking areas, trees and property lines within 50' of project site's perimeter boundary;
 - Name, location and dimension of all adjacent public streets and ROWs; and
 - Location and dimension of all water features and decorative hardscape features.
- Plant Selection and Grouping:

- Any plants may be used in the landscape, providing the estimated annual applied water use recommended does not exceed the maximum annual applied water allowance and that the plants meet the specifications set forth in this section;
- Plants having similar water use shall be grouped together in distinct hydrozones;
- Plants shall be selected appropriately based upon their adaptability to the climate, geologic, and topographical conditions of the site. Protection and preservation of native species and natural areas is encouraged. The planting of trees is encouraged whenever it is consistent with the other provisions of this chapter;
- A landscape design plan for projects in fire-prone areas shall address fire safety and prevention. A defensible space or zone around a building or structure is required per Public Resources Code Section 4291(a) and (b). Avoid fire-prone plant materials and highly flammable mulches;
- The use of invasive and/or noxious plant species is strongly discouraged. Applicants should consult the Invasive Plant Inventory prepared by the California Invasive Plant Council prior to the selection of any plant species for landscaping;
- Applicants shall consult the most current list of prohibited and restricted plant species prepared by the Riverside County agricultural commissioner prior to the selection of any plant species for landscaping. Restricted plant species shall be approved or cleared by the agricultural commissioner and obtained from an authorized local supplier; and
- The architectural guidelines of a common interest development, which include community apartment projects, condominiums, property owners associations, planned developments, and stock cooperatives, shall not prohibit or include conditions that have the effect of prohibiting the use of low-water use plants as a group.
- Water Features:
 - Recirculating water shall be used for decorative water features;
 - Water features shall be appropriately sized and designed for functional and recreational purposes in conjunction with recreational amenities, placed at a location visible from adjacent residential or commercial uses, and serve a functional purpose such as stormwater retention, interactive play, irrigation storage, and/or wildlife habitat;
 - All water features shall be replenished by a nonpotable water supply unless otherwise conditioned or approved by the Planning Commission. Where available, recycled water shall be used as a source for decorative water features; and
 - Surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.
- Design and Placement of Turf:
 - Turf shall be placed within functional and accessible recreational areas. Turf placement is discouraged at locations adjacent to perimeter streets and sidewalks and those locations having limited visibility and/or pedestrian activity.
 - All typical landscaping plans for prototypical residential units (tract homes) shall include a no-turf option;

- Long, narrow or irregularly shaped turf areas shall not be designed because of the difficulty in irrigating uniformly without overspray onto hardscape areas, streets, and sidewalks. Landscape areas less than eight feet in width shall not be designed with turf. Turf will be allowed in these areas only if irrigation design reflects the use of subsurface irrigation or a surface flow/wick irrigation system;
- Turf areas irrigated with spray/rotor systems must be set back at least twenty-four inches from curbs, driveways, sidewalks or any other area that may result in runoff of water onto hardscape. An undulating landscape buffer area created by the setback shall be designed with rocks, cobble or decomposed granite and/or can be landscaped with drip irrigated shrubs/accents or covered with a suitable groundcover;
- Turf is prohibited on slopes greater than twenty-five percent where the toe of the slope is adjacent to an impermeable hardscape and where twenty-five percent means one foot of vertical elevation change for every four feet of horizontal length (rise divided by run x 100 = slope percent); and
- Turf grass coverage shall be limited to no more than fifty percent of any project's total landscaped area.
- Design and Placement of Groundcover and Mulch:
 - The use of a soil covering mulch or a mineral groundcover of a minimum two-inch depth to reduce soil surface evaporation is required around trees, shrubs, and on nonirrigated areas. The use of boulders and creek stones shall be considered to reduce the total vegetation area. These areas should have enough shade to avoid reflected or retained heat; and
 - Stabilizing mulching products shall be used on slopes. Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected.
- Stormwater Best Management Practices:
 - The landscaping plans shall identify the location and installation details of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater. Stormwater best management practices are strongly encouraged in the landscape design plan and examples include, but are not limited to:
 - Infiltration beds, swales, and basins, that allow water to collect and soak into the ground;
 - Constructed wetlands and retention ponds that retain water, handle excess flow, and filter pollutants;
 - Pervious or porous surfaces (e.g., permeable pavers or blocks, pervious or porous concrete, etc.) that minimize runoff; and
 - Any applicable rain harvesting or catchment technologies used (e.g., rain gardens, cisterns, etc.), and
 - All stormwater best management practices identified on the final landscaping plans shall be prepared by the landscape architect in conjunction with the engineer of record preparing the water quality management plan, grading plans, and other related engineering plans.

3. Irrigation Plan The Irrigation Plan sheets shall be consistent with the following requirements:

- For the efficient use of water, an irrigation system shall meet all the requirements listed in LQMC 8.13, CVWD’s Water Efficient Landscape and Irrigation Plan Ordinance, and the manufacturer’s recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the following criteria shall be submitted as part of the final landscaping plan submittal.
- Separate landscape water meters shall be installed for all projects except single-family homes. When irrigation water is from a well, the well shall be metered. The irrigation design plan shall be drawn on project base sheets. It should be on separate pages from, but use the same format as, the landscape design plans. The irrigation system specifications shall accurately and clearly identify the following:
 - Specifications for Irrigation Design.
 - Control valves, manufacturer’s model number, size and location;
 - Irrigation head manufacturer’s model number, radius, operating pressure, gallons per minute/gallons per hour (gpm/gph) and location;
 - Piping type, size and location;
 - Power supply/electrical access and location;
 - Plan scale and north arrow on all sheets;
 - Irrigation installation details and notes/specifications; and
 - Graphic scaling on all irrigation design sheets;
- The irrigation system shall be automatic, constructed to discourage vandalism, and simple to maintain. Irrigation equipment shall be screened from view when installed adjacent to pedestrian areas and public rights-of-way;
- All equipment shall be of proven design with local service available;
- Control valves shall be rated at two hundred psi;
- Visible sprinklers near hardscape shall be of pop up design;
- All heads should have a minimum number of wearing pieces with an extended life cycle;
- Sprinklers, drippers, valves, etc., must be operated within manufacturer’s specifications;
- Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency (such as a mainline break) or routine repair;
- High flow sensors that detect and report high flow conditions created by system damage or malfunction are recommended;
- The following statement “I have complied with the criteria of the ordinance and have applied them accordingly for the efficient use of water in the irrigation design plan” shall be identified on the irrigation plans and include the landscape architect’s signature.
- Specifications for Irrigation Efficiency. The minimum irrigation efficiency shall be seventy-one percent. Greater irrigation efficiencies are expected from well-designed and maintained systems. The following are required:
 - Design spray head and rotor head stations with consideration for worst wind conditions. Close spacing and low-angle nozzles are required in high and frequent wind areas (Coachella Valley Water District ETo Zone No. 5);

- Spacing of sprinkler heads shall not exceed manufacturer's maximum recommendations for proper coverage. The plan design shall show a minimum of seventy-five percent distribution uniformity;
- Only irrigation heads with matched precipitation rates shall be circuited on the same valve;
- Valve circuiting shall be designed to be consistent with hydrozones;
- Individual hydrozones that mix plants that are moderate and low water use may be allowed if the plant factor calculation is based on the proportions of the respective plant water uses and their plant factor, or if the plant factor of the higher water using plant is used for the calculations;
- Individual hydrozones that mix high and low water use plants shall not be permitted; and
- On the landscape design plan and irrigation design plan, hydrozone areas shall be designated by number, letter, or other designation. On the irrigation design plan, designate the areas irrigated by each valve, and assign a number to each valve. Use this valve number in the hydrozone information table. This table can assist with pre-inspection and final inspection of the irrigation system, and programming the controller.
- Irrigation System Design.
 - Point of connection or source of water and static water pressure;
 - Meter location and size (where applicable);
 - Pump station location and pumping capacity (where applicable);
 - Reduced pressure backflow prevention devices shall be installed behind meter at curb by the district;
 - Show location, station number, size and design gpm of each valve on plan;
 - Smart controller details shall be specified for all projects. This includes climate based or sensor based controllers, which can automatically adjust for local weather and/or site conditions;
 - High flow check valves shall be installed in or under all heads adjacent to street curbing, parking lots and where damage could occur to property due to flooding, unless controllers with flow sensor capabilities are specified that can automatically shut off individual control valves when excess flow is detected;
 - Pressure compensating screens/devices shall be specified on all spray heads to reduce radius as needed to prevent overthrow onto hardscape and/or to control high pressure misting;
 - All irrigation systems shall be designed to avoid runoff onto hardscape from low head drainage, overspray and other similar conditions where water flows onto adjacent property, nonirrigated areas, walks, roadways or structures;
 - Rotor type heads shall be set back a minimum of four feet from hardscape;
 - The use of drip, microirrigation or pressure compensating bubblers or other systems with efficiencies of ninety percent or greater is required for all shrubs and trees. Small, narrow (less than eight feet), irregularly shaped or sloping areas shall be irrigated with drip, microspray or PC (pressure compensating) bubbler heads; and
 - Trees in turf areas shall be on a separate station to provide proper deep watering.

- Street Median Irrigation System Design.
 - No overhead sprinkler irrigation system shall be installed in median strips or in islands; and
 - Median islands or strips shall be designed with either a drip emitter to each plant or subsurface irrigation. PC bubblers are acceptable for trees only.
- Drip Irrigation Design.
 - The drip system must be sized for mature-size plants.
 - The irrigation system should complete all irrigation cycles during peak use in about twelve hours. Normally, each irrigation controller should not have more than four drip stations that operate simultaneously;
 - Field installed below ground pipe connections shall be threaded PVC or glued PVC. Surface laid hose and tubing is not allowed. Microtube distribution is not allowed unless emitter/manifold is installed in an access box. Microtubing must be buried at least 6 inches below grade and the end of microtubing must be secured by a stake. The maximum length of microtubing must be specified on the plan to be ten feet or less; and
 - Proportion gallons per day per plant according to plant size. The following sizing chart is for peak water use. The low to high end of the range is according to the relative water requirements of the plants. The low end is for desert natives and the high end is for medium water use type plants.

<u>Size of Plant</u>	<u>Gallons Per Day</u>
<i>Large trees (over 30-foot diameter)</i>	<i>58+ to 97+</i>
<i>Medium trees (about 18-foot diameter)</i>	<i>21 to 35</i>
<i>Small trees/large shrubs (9-foot diameter)</i>	<i>6 to 10</i>
<i>Medium shrubs (3.5-foot diameter)</i>	<i>0.8 to 1.3</i>
<i>Small shrubs/groundcover</i>	<i>0.5 or less</i>

- Plants with widely differing water requirements shall be valved separately. As an example, separate trees from small shrubs and cactus from other shrubs. Multiple emitter point sources of water for large shrubs and trees must provide continuous bands of moisture from the root ball out to the mature drip line plus twenty percent of the plant diameter.
- Most plants require fifty percent or more of the soil volume within the drip line to be wetted by the irrigation system.
- Recycled Water Specifications.
 - When a site has recycled water available or is in an area that will have recycled water available as irrigation water, the irrigation system shall be installed using the industry standard purple colored or marked “Recycled Water Do Not Drink” on pipes, valves and sprinkler heads;
 - The backup groundwater supply (well water or domestic water) shall be metered. Backup supply water is only for emergencies when recycled water is not available;
 - Recycled water users must comply with all county, state and federal health regulations. Cross connection control shall require a six-inch air gap system or a reduced pressure backflow device. All retrofitted systems shall be dye tested before being put into service;

- Where available, recycled water shall be used as a source for decorative water features;
- Sites using recycled water are not exempted from the maximum water allowance, prescribed water audits or the provisions of these criteria; and
- A recycled water checklist shall be submitted upon submittal of the first plan check of the final landscape plan submittal, an example of which may be obtained from the planning division or Coachella Valley Water District.
- Nonpotable Irrigation Water Specifications.
 - When a site is using nonpotable irrigation water that is not recycled water (from an on-site well, Bureau of Reclamation irrigation lines, or from canal water) all hose bibs shall be loose key type and quick coupler valves shall be of locking type with non-potable markings or signs to prevent possible accidental drinking of this water; and
 - Sites using nonpotable irrigation water are not exempted from the maximum annual applied water allowance, prescribed water audits or the provisions of these criteria.

4. Grading Plan Unless a Grading Plan consistent with the requirements noted below (and as listed in LQMC Chapter 8.13) has been approved as part of the Preliminary Landscape Plan review and approval, a Grading Plan consistent with the following requirements shall be submitted as part of this application. These requirements shall be in addition to the content requirements specified by the Public Works Department.

- For efficient use of water, grading of a project site shall be designed to minimize soil erosion, runoff, and water waste. If not previously approved, a landscape grading plan shall be submitted as a part of the final landscaping plan submittal package. A comprehensive grading plan prepared by a civil engineer in coordination with the landscape architect satisfies this requirement.
- The grading design plan shall indicate finished configurations and elevations of the landscaped area, including the height of graded slopes, drainage patterns, pad elevations, finish grade, and stormwater retention improvements, if applicable.
- To prevent excessive erosion and runoff, it is highly recommended that project applicants:
 - Grade so that all irrigation and normal rainfall remains within property lines and does not drain on to nonpermeable hardscapes;
 - Avoid disruption of natural discharge drainage patterns and undisturbed soil; and
 - Avoid soil compaction in landscape areas.
- The grading design plan shall contain the following statement: “I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the grading plan.”
- Slopes greater than twenty-five percent shall not be irrigated with an irrigation system with a precipitation rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the final landscaping plan submittal, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff must be confirmed during an irrigation audit.
- All grading must retain normal stormwater runoff and provide for an area of containment. All irrigation water must be retained within property lines and not allowed to flow into public streets or into the public right-of-way. Where appropriate, a simulated dry creek bed may be

used to convey storm drainage into retention areas. A drywell shall be installed if the retention basin is to be used as a recreational area.

- Avoid mounded or sloped planting areas that contribute to runoff onto hardscape. Sloped planting areas above a hardscape area shall be avoided unless there is a drainage swale at toe of slope to direct runoff away from hardscape.
- Median islands must be graded to prevent stormwater and excess irrigation runoff.

If you have any questions about this application, please contact the City's Planning Division at (760) 777-7125.