



## Town of Paradise & MWELO Landscape Application Checklist

- Completed **Landscape Application and Fee (\$318.20)** and Project Information should be filled out completely as possible
- Applicant Signature/ **Owner's Signature** or letter of authorization
- Water Budget/ Water Use Calculations:** example calculators can be found at: <https://data.cnra.ca.gov/dataset/water-budget-calculators>
- Tree Removal Plan** – Designate trees to be removed, size, location on the lot, and species of trees.
- Landscape Design Plan** (2 hard copies and 1 electronic copy)
  - Detail common and botanical name, size, number, and location of **existing and proposed** plant types, and include:
- Irrigation Plan & Schedule** – Detailing irrigation system location, equipment and watering schedule. (controllers, hoses, backflow, rain/snow sensors etc.)
- Landscape Lighting Plan** – Show size, type, and location if proposed.
- Hydrozones Plan** – Detailed zones of high, medium, and low water use plants
  - Property lines, setbacks, and street names
  - Existing and proposed structures, fences & retaining walls.
  - North arrow
- Soil Management Report**, preparation details (fertilizers, tilling etc.) and any other applicable planting and installation details.
- Grading Plan** (if applicable) – required if 50+ cubic yards of soil disturbed.

**THE APPLICATION SHALL BE CONSIDERED INCOMPLETE UNTIL ALL OF THE ABOVE REQUIRED INFORMATION IS SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT.**

## **Introduction:**

The purpose of a landscape plan is to provide for the placement and installation of water-efficient, fire-resistant landscaping for specified development projects within the town and to maintain the rural, wooded atmosphere of the community. Landscape plans apply to all development projects proposed to be established within the town requiring formal review and approval by the planning commission or the planning director and new or expanded commercial, professional, multifamily, public, quasi-public, industrial and mobile home park developments which may not require formal review and approval by the planning commission or the planning director.

## **Design Criteria:**

### Landscaping:

1. Plants having similar water use shall be grouped together in distinct hydrozones.
2. A top dressing of at least two inches in vertical depth shall be applied to and maintained in all planting areas except turf and areas immediately surrounding plant species that are intolerant to mulch. Areas to which a top dressing will be applied should be properly edged and scarified to retain top dressing.
3. For drought tolerant or native plantings only, temporary irrigation systems may be utilized and removed once plantings have become well-established (eighteen to twenty-four months after planting).
4. Turf areas shall be limited to thirty-five percent of the total landscaped area. This provision shall not apply to athletic fields and other recreational playing fields, community gardens, cemeteries and other land uses deemed to be similar by the planning director. The planning director may authorize a not-to-exceed turf area of one thousand square feet per unit as landscape materials within multiple residential land use developments.
5. All planting islands within parking areas shall be planted with drought-tolerant plant species.
6. Native plant species shall be protected and preserved to the maximum extent feasible.
7. Landscaped areas shall be designed and maintained in a manner that prevents the accumulation of dry grass, dead trees, cut limbs or branches that when dry constitute a fire hazard.
8. No vegetation or combustible materials shall exist within or overhang within five feet of any building or structure.

### Irrigation:

1. All irrigation systems, with the exception of temporary irrigation systems, shall be controlled automatically with cycling capacity and shall be designed to avoid irrigation of unplanted surfaces.
2. All planting areas where drought-tolerant plants are used or where any one dimension is five feet or less shall utilize drip/trickle/bubble or micro sprinklers.
3. Irrigation systems serving landscaped areas exceeding four hundred square feet in size (total size of all irrigated areas as shown on the landscape plan submitted for approval) shall utilize a rain-sensing device to avoid overwatering during periods of wet weather.
4. Recirculating water shall be used for decorative water features.
5. All irrigation systems shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
6. Whenever possible, landscape irrigation shall be scheduled to avoid irrigating during times of high wind or temperature (contact the local water purveyor for suggested or mandated watering periods).

### **Estimated Processing Time:**

A landscape plan shall be formally reviewed by Town staff within ten days of receipt of the required processing fee and a landscape plan application deemed complete for processing by the town. Town staff, using the standards identified in this chapter, shall make a final determination regarding the landscape plan not later than twenty days from the date the landscape plan is deemed complete for processing.



**TOWN OF PARADISE**  
**Development Services Department**  
**6295 Skyway, Paradise CA 95969**

**WATER EFFICIENT LANDSCAPE APPLICATION**

TO BE COMPLETED BY OWNER OR APPLICANT

<b>PROPERTY OWNER</b>	<b>APPLICANT/PRIMARY CONTACT</b>
Name	Name
Address	Address
City, State/Zip	City, State/Zip
Phone	Phone
Email	Email
 <b>Owner's signature</b> _____	 <b>Applicant's signature</b> _____
APN No:	<b>Total turf area:</b> _____ <b>square feet</b>
	<b>Total landscaped area:</b> _____ <b>square feet</b>
Site Address:	<b>Total water feature area:</b> _____ <b>square feet</b>
	<b>Water supply type:</b> _____
	<b>Pressure at meter:</b> _____

Project description (attach supplemental statement if necessary):

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**↓ FOR OFFICE USE ONLY ↓      ↓ FOR OFFICE USE ONLY ↓      ↓ FOR OFFICE USE ONLY ↓**

X-Ref. Files:	<b>TYPE OF FEE</b>	<b>FEE</b>	Zoning District:
	Processing Fee	\$318.20	General Plan:
	<b>TOTAL</b>	<b>\$</b>	Received by:
	<b>Receipt</b>	<b>#</b>	Date Filed:
			Permit No.:

**Certification Statement:**

I/We certify that the landscape plans for the above-listed project comply with the Landscape Design Standards and requirements for the State Model Water Efficient Landscape Ordinance.

\_\_\_\_\_  
PRINT NAME – PROPERTY OWNER

\_\_\_\_\_  
SIGNATURE – PROPERTY OWNER      DATE

\_\_\_\_\_  
PRINT NAME  
LANDSCAPE ARCHITECT OR DESIGNER\*

\_\_\_\_\_  
SIGNATURE      DATE  
LANDSCAPE ARCHITECT OR DESIGNER\*

\_\_\_\_\_  
PRINT NAME  
QUALIFIED IRRIGATION DESIGNER\*\*

\_\_\_\_\_  
SIGNATURE      DATE  
QUALIFIED IRRIGATION DESIGNER\*\*

\*The landscape design plan, at a minimum, shall bear the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape. (See Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agriculture Code.).

\*\*The irrigation design plan, at a minimum, shall contain the signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system. (See Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agriculture Code.

## Appendix B –Water Efficient Landscape Worksheet.

### WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo)

Hydrozone # /Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>e</sup>
<b>Regular Landscape Areas</b>							
				Totals	(A)	(B)	
<b>Special Landscape Areas</b>							
				1			
				1			
				1			
				Totals	(C)	(D)	
				<b>ETWU Total</b>			
				<b>Maximum Allowed Water Allowance (MAWA)<sup>e</sup></b>			

<sup>a</sup>Hydrozone #/Planting Description  
E.g  
1.) front lawn  
2.) low water use plantings  
3.) medium water use planting

<sup>b</sup>Irrigation Method  
overhead spray  
or drip

<sup>c</sup>Irrigation Efficiency  
0.75 for spray head  
0.81 for drip

<sup>d</sup>ETWU (Annual Gallons Required) =  
 $Eto \times 0.62 \times ETAF \times Area$   
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year

**MAWA (Annual Gallons Allowed) =  $(Eto) ( 0.62) [ (ETAF \times LA) + ((1-ETAF) \times SLA)]$**

where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non- residential areas.

### ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)
Total Area	(A)
<b>Average ETAF</b>	<b>B ÷ A</b>

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential are**

All Landscape Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)
<b>Sitewide ETAF</b>	<b>(B+D) ÷ (A+C)</b>



**Town of Paradise**  
Community Development Department  
6295 Skyway  
Paradise, CA 95969  
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