

DISCRETIONARY PERMIT APPLICATION PACKAGE - ADMINISTRATIVE REVIEW



City of Imperial Beach Community Development Dept.
825 Imperial Beach Blvd, Imperial Beach, CA 91932
Phone 619.628.0858
Fax 619.424.4093



Planning Division Submittal Requirements:

The required items must be included at the time of project submittal. Projects will not be taken in for review should any of the required items not be included at the time of submittal. All project submittals must include the following:

1. An electronic copy of **all** documents, plans, and technical reports
2. Completed Planning Permit Application Package
 - a. Planning Permit Application
 - b. Environmental Information form
 - c. Instructions for the Public Notice Package
 - d. Storm Water Management Plan form
3. Preliminary Title Report - (must be dated within 90 days and is obtained from a Title Company)
4. Grant Deed - (obtained from the property owner or the County of San Diego Assessors Office)
5. Topography Map - (required for new two-story buildings)
6. Site Plan
7. Elevation Plans
8. Floor Plans (existing and proposed)
9. Roof Plans
10. Landscape Plans (Must meet MWELO requirements)
 - a. Please know that new construction projects with an aggregate landscape area (proposed) equal to or greater than 500 sq. ft are required to follow the Model Water Efficient Landscape Ordinance (MWELO) and must be reflected on the landscaping plan. Total landscape area equals all the irrigated planting areas, turf and water features. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).
11. Public Notice Package (refer to page 9 of this document)
You can attention the package to:
Reyna Ayala - rayala@imperialbeachca.gov
Ryan Pua - rpua@imperialbeachca.gov
Drop off times are Monday to Thursday (7:30 AM – 9:00 AM and 3:30 PM to 5:00 PM).
12. Contact staff to determine if your project requires the following items:
 - a. Grading Plans
 - b. Tentative Parcel Map (required for condo conversion, urban lot splits, and lot combinations - typically created by a licensed land surveyor)
 - c. Final Parcel Map (required for condo conversion, urban lot splits, and lot combinations - typically created by a licensed land surveyor)
 - d. Soils Report (typically obtained from a Soils Engineer)

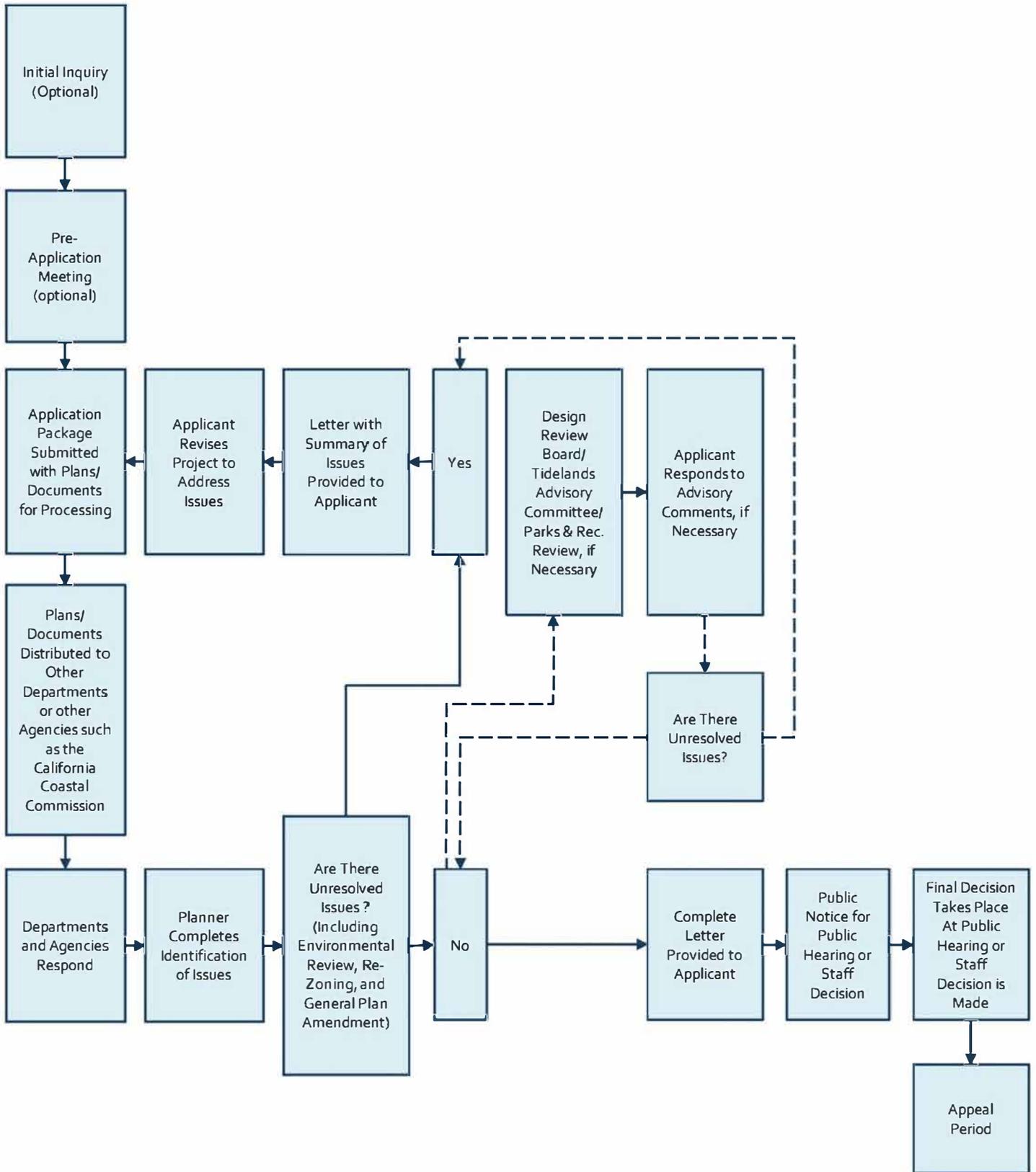
Each project may require different planning permits. Different permits have additional submittal requirements in addition to the above listed items. If it is unclear which permits your project requires, contact City Planning staff at (619) 628-0858 or rayala@imperialbeachca.gov

Discretionary Permits Required by Project Type

Provided below is a table that includes common scenarios "Project Types" that developers propose in the City of Imperial Beach. The table is intended to help applicants determine the discretionary permits that are required for different types of projects. If you need assistance with determining the type of permits needed for your project, contact City Planning staff.

Project Type	Abbreviations used:										
	CUP - Conditional Use Permit					GPA- General Plan Amendment					
	Regular Coastal Permit	Admin Coastal Permit	CUP	Design Review Case	GPA	Zone Change	Admin Sign Permit	Site Plan Review	Tentative Parcel Map	Tentative Map	Variance
New Detached or Attached ADU		Yes (if within Coastal Zone)									
Unhabitable conversion to ADU		Yes (if within Coastal Zone)									
Single Family Residence		Yes (if within Coastal Zone)									
2-4 Residential Units		Yes (if within Coastal Zone)		Yes				Yes	Yes (if Condos)		
5+ Residential Units	Yes (if within Coastal Zone)			Yes				Yes		Yes (if Condos)	
Commercial	Yes (if within Coastal Zone)			Yes			Yes (if applying for Signage)	Yes			
Mixed-Use	Yes (if within Coastal Zone)			Yes			Yes (if applying for Signage)	Yes	Yes (if Condos)	Yes (if Condos)	
Wireless Communication Facility	Yes (if within Coastal Zone)		Yes	Yes				Yes			
Public Facilities	Yes (if within Coastal Zone)			Yes				Yes			
Condo Conversion 2-4 Units		Yes (if within Coastal Zone)							Yes		
Condo Conversion 5+	Yes (if within Coastal Zone)									Yes	
Signage							Yes				
Residential Care Facility	Yes (if within Coastal Zone)		Yes								

REVIEW PROCESS FOR PLANNING PROJECTS





OWNERSHIP DISCLOSURE FORM

APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON ALL APPLICATIONS WHICH WILL REQUIRE DISCRETIONARY ACTION ON THE PART OF THE CITY COUNCIL, DESIGN REVIEW BOARD, AND ALL OFFICIAL BODIES

The following information must be disclosed:

1. List names of all persons having a financial interest in the application; any ownership interest in the property involved; all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership; and the names of any person serving as trustee or beneficiary or trustor of the trust.

_____	_____
_____	_____

2. Submit copy of Deed for the Property
3. Have you or your agents made campaign contributions or transacted more than \$250 worth of personal business with any member of City staff, Boards, Commissions, Committees and Council within the past twelve months or \$500 with the spouse of any such person? Yes ___ No ___ If yes, please indicate person(s), dates, and amount of such transactions or contributions.

_____	_____
_____	_____

NOTE: Attach appropriate names on additional pages as necessary. A person is defined as Any individual, proprietorship, firm, partnership, joint venture, syndicate, business trust, company, corporation, association, committee, and any other organization or group of persons acting in concert. Government Code § 82047.



ENVIRONMENTAL INFORMATION FORM

(To be completed by Applicant)

If the project cannot be initially be determined to be exempted from CEQA, then a \$1,000 deposit may be required to analyze the environmental information. If it is determined that a Negative Declaration needs to be prepared, an additional \$2,000 deposit will be required, and if an Environmental Impact Report (EIR) needs to be prepared, the applicant will be required to submit a draft EIR, prepared by a qualified environmental consultant, and an additional \$7,000 deposit for its review.

Project Address:	Assessor's Parcel #:
Applicant:	Owner:
Related Permit/Case:	Zoning/General Plan Designation:
Project Description:	Plans attached: <input type="checkbox"/>
Proposed use: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Institutional (school, church, etc.)	
# off-street parking spaces <input type="checkbox"/> # enclosed _____ <input type="checkbox"/> # open _____	
# dwelling units:	Parcel size:
Building Height:	# Stories:
Total Floor Area:	Floor Area Ratio (FAR):
Lot Coverage:	Average Daily Auto Trips:
# Employees:	Per Shift:
Weekday hrs of operation:	Weekend hrs of operation:
Clients/Customers per day:	Market/service area:
Environmental Setting/on-site: Describe the project site as it exists before the project, including existing uses and structures, building heights, topography, vegetation, cultural, historical or scenic aspects. Attach photographs. <hr/>	Environmental Setting/off-site: Describe the surrounding properties, including land uses and structures, building heights, vegetation, cultural, historical or scenic aspects. Attach photographs of the vicinity. <hr/>

CHECKLIST:

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).	Yes	No
Change in existing features of any bays, tidelands, beaches, or hills, or substantial alterations of ground contours.	<input type="checkbox"/>	<input type="checkbox"/>
Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input type="checkbox"/>
Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input type="checkbox"/>
Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input type="checkbox"/>
Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input type="checkbox"/>
Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	<input type="checkbox"/>	<input type="checkbox"/>
Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input type="checkbox"/>
Site on filled land or on slope of 10 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input type="checkbox"/>
Substantial change in demand for municipal services (police, fire, water, sewage, etc).	<input type="checkbox"/>	<input type="checkbox"/>
Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc).	<input type="checkbox"/>	<input type="checkbox"/>
Relationship to a larger project or series of projects.	<input type="checkbox"/>	<input type="checkbox"/>
Significant amounts of impervious surfaces.	<input type="checkbox"/>	<input type="checkbox"/>
Significant amounts of pollutant discharges.	<input type="checkbox"/>	<input type="checkbox"/>
Change in any on-site or off-site environmentally sensitive area.	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF POTENTIAL IMPACTS:



PUBLIC NOTICE PACKAGE

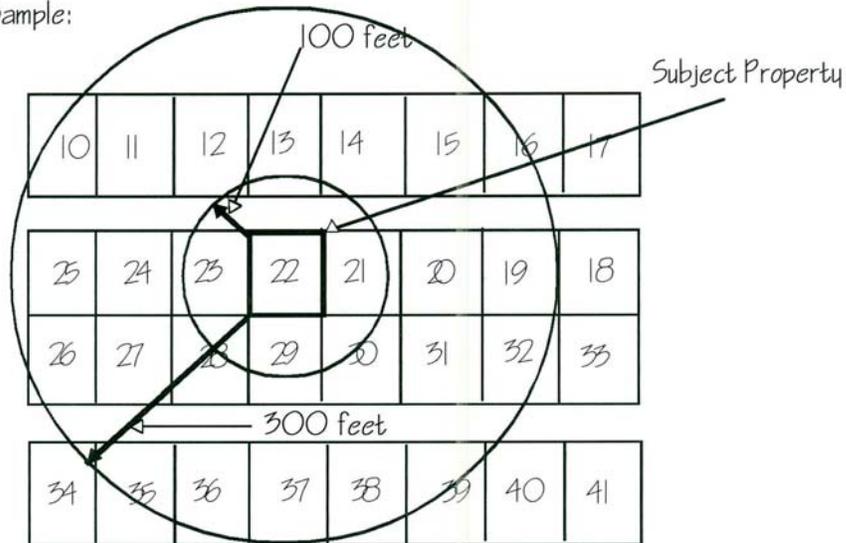
Submission Requirements and Checklist

The Public Notice Package to include the following:

- Vicinity Map; utilizing a San Diego County Assessors Map as a Base Map; with the project site outlined and a line delineating a radius of 100 feet and 300 feet from the exterior boundary of the subject site (See illustration below)
- A typed list containing the assessors parcel number, name and address for all property owners within a 300 foot radius, and all occupants within a 100 foot radius. Owner information shall be from the San Diego County Assessors Office latest equalized rolls. (See illustration below)
 - One (1) set of stamped envelopes with addresses of all **owners** and **occupants** listed above
- One (1) set of mailing labels of the above owners and occupants
- One (1) self-addressed stamped envelopes for the **applicant(s)** and/or project address **owner(s)**
- Projects that require approval from the Design Review Board, Tidelands Advisory Board, and/or City Council will need a public notice package for each meeting. Contact staff for assistance with determining the number of public notice package(s) will be needed for your project.

****A Public Notice Package is typically obtained from a Title Company****

Vicinity Map Sample:



Label Sample:

632-232-01 Ms. Jane Doe 1234 A Street	632-232-02 Mr. John Doe 5678 B Street	632-232-02 Mr. Bob Smith 9876 1st Avenue
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Please remember to check-off list items at application submittal. A copy of this checklist form should be submitted with the application.

City of Imperial Beach Storm Water Management Plan



1. Required Information

Location/Address of Proposed Project		Permit Type (Demolition, Grading, or Building)	
Contractor	Phone Number	Property Owner Name	Phone Number
Overview of Storm Water Pollution Prevention requirements			
<p>The City reviews all proposed development projects, including Public Works Capital Improvement Projects, to ensure that construction activities are in compliance with the federal Clean Water Act, the State Water Code, and local storm water ordinances. Proposed projects must complete a Storm Water Management Plan prior to issuance of any Demolition, Grading, or Building Permit.</p> <p>The purpose of the Storm Water Management Plan is to document the construction Best Management Practices (BMPs) that will be implemented to prevent the discharge of sediment and other pollutants from leaving the project site and entering the storm water conveyance system. It also certifies that the project proponent will maintain and modify if necessary the appropriate construction site BMPs. Upon City acceptance, the Storm Water Management Plan becomes an important part of the Demolition, Building, or Grading Permit, and is subject to enforcement by City of Imperial Beach building and storm water inspectors.</p>			
Estimate construction project area: _____ acre(s) or square feet			
Identify watershed location of project: <input type="checkbox"/> Tijuana Estuary <input type="checkbox"/> San Diego Bay <input type="checkbox"/> Pacific Ocean			
<p><u>Plan Sheet Checklist:</u></p> <p>The following information shall be shown on plans:</p> <ul style="list-style-type: none"> The project boundaries The footprint of any existing structures and facilities The footprint of all structures and facilities to be constructed The limits of grading The existing and proposed grades of the site The location(s) where runoff from the site may enter storm drain(s), channel(s), and/or receiving waters Location of proposed storm water BMPs 			

Determine if the project meets the category of “Standard” or “Priority” Development Project

Most projects in the City that require a building, grading, or encroachment permit fall under the category of Standard Development Project. However, larger projects that meet the following criteria are considered **Priority Development Projects** and require the preparation of a Storm Water Quality Management Plan (SWQMP) as part of the project design submittals:

1. New development that creates 10,000 ft² or more of impervious surfaces. This includes commercial, industrial, residential, mix-use and public or private land.
2. Redevelopment projects that create and/or replace 5,000 ft² or more of impervious surface (collectively over the entire project site on an existing site of 10,000 square feet or more of impervious surfaces). This includes commercial, industrial, residential, mix-use, and public or private land.
3. New and Redevelopment projects that create 5,000 ft² or more of impervious surface and support one or more of the following uses:
 - a) Restaurants
 - b) Hillside development projects
 - c) Parking lots
 - d) Streets, roads, highways, freeways, and driveways.
4. New or Redevelopment projects that create or replace 2,500 ft² or more of impervious surface, and discharging directly to an Environmentally Sensitive Area (ESA*).
5. New development projects that support one or more of the following uses:
 - a) Automotive repair shops
 - b) Retail gasoline outlets
6. New or redevelopment projects that result in the disturbance of one or more acres of land and are expected to generate pollutants post construction.

* Environmentally Sensitive Areas (ESAs). All of the receiving waters for Imperial Beach are considered Environmentally Sensitive Areas by the permit because there are identified as having RARE beneficial use status. “Directly adjacent” means situated within 200 feet of the ESA. “Discharging directly to” means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.

Standard Development Project
(Source Control BMP and LID are required for all projects)

Priority Development Project (PDP)
(Storm Water Quality Management Plan is required to document BMP selection)

Construction storm water inspections

Construction site inspections are conducted as necessary throughout the year to verify the proper implementation of storm water BMPs. Additional inspections during the rainy season (October 1 – April 30) are required for projects that have an increased potential to cause or contribute to storm water pollution.

Storm water inspections will occur anytime an inspector is on site.

2. Additional Project Information and Best Management Practices

Project Description:

(Include project site description information on location, watershed drainage, 303(d) listed pollutants*, potential contaminates generated from project, and references to applicable drawing or plans.)

Construction Best Management Practices	CASQA Storm Water BMP Fact Sheet	✓ BMP Selected	Comments
<i>Select each of the BMP fact sheets that apply. Include selected BMPs on Plans and/or provide sufficient explanation as comments.</i>			
Erosion Control BMPs			
Geotextiles, Plastic Covers, or Erosion Control Blankets <i>This BMP consists of using plastic, visqueen, or other materials to cover disturbed soil and/or dirt stockpiles to reduce erosion from rainfall impact. The material used for cover must be firmly held in place with sandbags or otherwise keyed into the soil as described in BMP specifications.</i>	EC-7	✓	
Mulch, Straw, Wood Chips, Soil Binders, Compost <i>This BMP consists of applying mulch or other binding material to temporarily protect exposed soils from erosion by rainfall impact or wind. These are temporary methods of protection that must be inspected and maintained.</i>	EC-3, EC-5, EC-6, EC-8, EC-14, EC-16		
Fiber Roll / Straw Waddle <i>Fiber rolls consist of straw, flax, or other similar materials bound into a tight, tubular roll. They are often used on the face of slopes to intercept runoff. They may also be effective as perimeter controls for sites with little to no slope. Fiber rolls are not effective unless properly installed (trenched and staked into the soil per specifications).</i>	SE-5	✓	
Erosion Control BMPs			
Silt Fence <i>Silt fences are made of filter fabric that has been entrenched, attached to supporting poles, and is sometimes backed by a plastic or wire mesh for support. The silt fence detains sediment-laden water, promoting sedimentation behind the fence. It is primarily used as a perimeter control and is not effective unless trenched and keyed into the soil.</i>	SE-1	✓	
Gravel Bag / Sandbag Barrier/ Check Dams <i>This BMP consists of placing a series of gravel- or sand-filled bags on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow. Sandbags also pond sheet flow runoff, but allow little if any runoff to be released. These BMPs are often used around stockpiles or as a perimeter control.</i>	SE-6, SE-8, SE-9		
Wind Erosion Control BMP			
Wind Erosion Control <i>This BMP consists of applying water or other dust palliatives as necessary to prevent or alleviate dust nuisance generated by construction activities. Care should be taken so that water used for dust control is not allowed to move off site.</i>	WE-1	✓	
Storm Drain Inlet Protection			
Storm Drain Inlet Protection <i>Storm drain inlet protection consists of filter fabric covering the opening of the storm drain, drop inlet, or curb inlet. May also include gravel bag protection around inlet. Frequent inspection and maintenance is required.</i>	SE-10	✓	<i>Flooding is major concern during storm events and must be prevented.</i>

Tracking Control BMPs			
Stabilized Construction Entrance <i>This BMP consists of a pad of aggregate underlain with filter cloth at the entrance of a construction site where traffic will be entering and leaving to or from a public right of way. The purpose is to reduce the tracking of sediment onto streets. A stabilized construction entrance is unlikely to be 100% effective, and must be used in conjunction with sweeping and good housekeeping practices to ensure that sediment tracked off-site does not enter the storm drain system.</i>	TC-1		
Entrance/Outlet Tire Wash <i>A tire wash is an area located at stabilized construction access points to remove sediment from tires and under carriages and to prevent sediment from being transported onto public roadways.</i>	TC-3		
Street Sweeping and Vacuuming <i>Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.</i>	SC-7	✓	

General Site Management BMPs			
Good Housekeeping <i>Good housekeeping ensures that the construction site is kept tidy and free of excessive debris. It also includes ensuring that any sediment or trash tracked from the site onto the public right of way (through whatever means) is swept up or otherwise collected at the end of the business day.</i>	-	✓	
Employee & Sub-contractor Training <i>All employees and sub-contractors working on site shall be trained with regard to applicable storm water management requirements. Training shall also be provided on proper techniques for installing and maintaining BMPs.</i>	-	✓	
Material Delivery, Storage, & Use <i>Minimize the storage and use of hazardous materials on site, and store materials in a designated area with secondary containment if appropriate.</i>	WM-1, WM-2	✓	
Stockpile Management <i>Stockpiles of soil, asphalt, concrete rubble, "cold mix", and wood pressure-treated with metallic products should be covered with plastic or a comparable material at all times during the rainy season, and prior to the onset of precipitation during the dry season.</i>	WM-3	✓	
Spill Prevention & Control <i>Reduce the chance for spills, cleanup leaks and spills immediately, and report spills to City personnel.</i>	WM-4, NS-6	✓	
Waste Management <i>These are a series of BMPs that address the appropriate management of solid wastes, hazardous wastes, contaminated soils, concrete wastes, sanitary wastes, and liquid wastes as specified in the BMP specifications listed to the right.</i>	WM-5, WM-6, WM-7, WM-8, WM-9, WM-10	✓	
Water Conservation <i>Avoid using water in a way that is likely to cause erosion and/or the transport of pollutants off site.</i>	NS-1	✓	
Vehicle & Equipment Cleaning, Fueling & Maintenance <i>On-site cleaning, fueling, and maintenance of vehicles is discouraged.</i>	NS-8, NS-9, NS-10		
Concrete Paving Activities <i>Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent runoff and runoff pollution, properly disposing of wastes, and training employees and subcontractors.</i>	NS-3		

Additional Storm Water BMPs:
1. Rain event plan (BMPs must be in place and modified if necessary prior to forecast rain events)
2.
3.
4.

Additional Storm Water BMP Narrative:
(Identify the schedule for deployment of BMPs. BMPs must be implemented, modified, and maintained to reflect the phase of construction and weather conditions. Include a statement about BMP inspection and maintenance on site.)

Certification Statement

The following certification must be signed before a Demolition, Building, or Grading Permit will be issued.

I have read and understand that the City of Imperial Beach has adopted minimum requirements for prohibiting non-storm water discharges of urban runoff and for managing storm water runoff from sites associated with construction and other land disturbance activities. I certify that the BMPs proposed in this Storm Water Management Plan will be implemented to effectively prevent off-site runoff as well as any of this project's potentially negative impacts on the environment. I further agree to install, monitor, maintain, or revise the selected BMPs to ensure their effectiveness throughout the life of the project.

I also understand that non-compliance with the City's Storm Water and Construction / Grading Ordinances may result in enforcement by the City, including fines, citations, stop-work orders, cease and desist orders, or other actions.

Property Owner _____ Date _____

Applicant _____ Date _____

Prescriptive Path (Appendix D) Checklist

**New construction and rehabilitated landscapes 500 to 2,500 sq. ft.*

**The Prescriptive Pathway (found in MWELD Appendix D) is intended for smaller scale, single-family and light commercial projects to comply by meeting minimum requirements in a cost-effective way. It applies to public projects, private residential and non-residential landscape projects that require a permit, plan check or design review*

A. Project Information

Submittal Date _____

Application Number _____

Project Address _____

Project Type* Residential Non-residential

Applicant Name _____

Applicant Email _____

Applicant Phone _____

Property Owner Name _____

Property Owner Email _____

Property Owner Phone _____

Water Supply Type _____

Water Supplier _____

Total Landscape Area (sf) * † _____

Total Turf Area (sf) _____

Total Non-turf Planting Area (sf) _____

* Information required in an annual report to the State Department of Water Resources from the permitting agency.

† Total landscape area equals all the irrigated planting areas, turf and water features and does not include the building footprint or hardscapes such as sidewalks, patios, parking lots or driveways.

Water Efficient Landscape Ordinance Tool Kit

B. Landscape Design Plan

APPLICANT	ITEM	REVIEWER		NOTES
		PASS	FAIL	
<input type="checkbox"/>	1. Attach a landscape plan indicating the following:	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	a. Turf areas	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	b. High water use planting areas	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	c. Moderate water use planting areas	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	d. Low water use planting areas	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	e. Water features including swimming pools	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	f. Edible planting areas	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	g. Areas irrigated with recycled water	<input type="checkbox"/>	<input type="checkbox"/>	

C. Soil

APPLICANT	ITEM	REVIEWER		NOTES
		PASS	FAIL	
<input type="checkbox"/>	1. Incorporate compost at a rate of at least 4 cubic yards per 1,000 square feet to a depth of 6 inches into the landscape area (unless contra-indicated by a soil test). This project will apply _____ cubic yards of compost	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	2. A minimum 3-inch layer of recycled mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, or direct seeding applications where mulch is contraindicated	<input type="checkbox"/>	<input type="checkbox"/>	

D. Plants

APPLICANT	ITEM	REVIEWER		NOTES
		PASS	FAIL	
<input type="checkbox"/>	1. Plant material shall comply with the following:	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	a. Residential projects only:	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	I. 75% of landscape area shall consist of plants that use little or no summer water (WUCOLS plant factor of 0.3 or lower), excluding edibles or areas using recycled water.	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	II. No more than 25% of the landscape area will be planted with high water using plants	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	b. Non-residential projects only (including multifamily residential):	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	I. 100% of the landscape area shall consist of plants that use little or no summer water (WUCOLS plant factor of 0.3 or lower), excluding edibles or areas using recycled water	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	c. No invasive plants are planted. No plant species listed by the California Invasive Plant Council's "Don't Plant a Pest" brochure as invasive in the San Francisco Bay Area shall be planted.	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	2. The use of turf shall comply with all of the following:	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	a. In nonresidential areas, turf is not used	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	b. In residential areas:	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	I. Turf, high water use plants, and water features shall, combined, not exceed 25% of the landscape area	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	II. Turf shall not be planted on slopes which exceed a slope of 1 foot vertical elevation change for every 4 feet or horizontal length	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	III. Turf is prohibited in parkways less than 10 feet wide. Exception: Parkway is adjacent to a parking strip and used to exit and enter vehicles AND turf is irrigated with subsurface irrigation	<input type="checkbox"/>	<input type="checkbox"/>	
	<p>WUCOLS plants database can be found online at: http://ucanr.edu/sites/WUCOLS/</p> <p>"Don't Plant a Pest" brochure can be found at http://cal-ipc.org/landscaping/dpp/</p>			

E. Irrigation

APPLICANT	ITEM	REVIEWER		NOTES
		PASS	FAIL	
<input type="checkbox"/>	1. Automatic irrigation controllers are required and must use evapotranspiration or soil moisture data and utilize a rain sensor.	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	2. Pressure regulators are installed on the irrigation system to ensure dynamic pressure of the components are within the manufacturer's recommended pressure range.	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	3. Manual-shut-off valves (such as gate, ball or butterfly valves) are installed as close as possible to the point of connection of the water supply.	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	4. All irrigation emission devices must meet the requirements set in the ANSI standard ASABE/ICC 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed must have a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	5. Areas less than 10 feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	6. For non-residential projects with landscape areas of 1,000 sf or more, private sub-meter(s) to measure landscape water use shall be installed.	<input type="checkbox"/>	<input type="checkbox"/>	

F. Signature

I agree to comply with these Simplified Compliance requirements for the Water Efficient Landscape Plan Review.

Signature of Applicant or Property Owner or authorized representative

Date