

CITY OF YUCAIPA

LANDSCAPE DOCUMENT PACKAGE REQUIREMENTS

34272 Yucaipa Blvd, Yucaipa, CA 92399 Landscape Division: (909) 797-2489 ext 284 Email: sfrenken@yucaipa.org

1st Plan Check - submit 2 sets (final approval requires 4 sets)

Plan Check Fee

Landscape Document Package shall be complete upon submitting for plan check

1 Prepared and Signed by a Landscape Architect or other authorized to design a landscape

2 Project Grading Plan (Approved Grading Plan) for reference
Show all elevations of graded slopes, drainage patterns, pad elevations finish grade
Storm water retention improvements

3 Hardscape Plan or Site Plan
Show and label all utilities on site (water, electrical, gas, etc.)
Identify all features on site (signs, trash, drains, etc.)
Project Limits / Limit of Work Lines
Show all walls/fencing by height, material, location

4 Irrigation Plan
Identify water supply type (potable, recycled, non-potable)
(Recycled water requires additional plan review by water district)

5 Planting Plan

6 Soil Management Plan (agronomic soil analysis with soil prep recommendations)

7 Water Efficient Landscape Worksheet (per Water Conservation Ordinance)

8 Project contact names and numbers

9 Project address

10 Date plans were prepared

11 Total landscape area in sq. ft. on cover sheet

12 Landscape Document Checklist

13 Project type identified

New Construction => 500 sq. ft. landscape area
(Public, Private, Developer installed)

Rehabilitated => 2,500 sq. ft. landscape area

New Construction

(Single-family)

(Multi-family)

(Home-owner provided)

(Commercial)

Existing 1 acre or more landscape area

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Landscape Plans – (Planting & Irrigation)

Permanent Erosion Control (not pertaining to SWIP requirements)

Plans required to be submitted, approved, permitted prior to issuance of grading permit and installation completed prior to final or issuance of Certificate of Occupancy.

All manufactured slopes over 3' in vertical height:

Permanently protected for surface erosion control. Automatic irrigation 100% & ground cover plant material – spacing as appropriate for type of plant selected.

Slopes over 8' in vertical height:

All of above requirements,

Woody shrubs spaced max 10' O.C. (1 per 100 sq. ft. of slope surface)

Trees spaced max 30' O.C. (1 per 900 sq. ft. of slope surface)

Water Conservation

Plans required to be submitted, approved & permitted prior issuance of Certificate of Occupancy.

Commercial or multi-residential required to be submitted, approved, permitted and installed prior to final or issuance of Certificate of Occupancy

Development Code, Division 10 Soil and Water Conservation, Chapter 4 Water Conservation Landscape Document Package – Grading Plan, Soil Management Plan, Irrigation Plan, Planting Plan & Details, Water use calculations.

Fuel Modification

Plans required to be submitted, approved & permitted by the Yucaipa Fire Prevention Department prior to the delivery of combustible material to the job site.

All fuel modification zones are terminated at the subject parcel/tract boundary.

Zone A (from edge of structure to a minimum distance of 30 feet)

- Permanently irrigated
- No combustible construction materials.
- Requires continual removal and or thinning of undesirable combustible vegetation, replacement of dead/dying material and maintenance of irrigation system.
- Select zone appropriate plant species based on plant characteristics such as moisture content, resin/pitch and the production of dead litter from leaves, bark, seed pods etc.
- Planted "lean" and plant selections should consist of small herbaceous or succulent plants less than 2'-3' in height or regularly irrigated and mowed lawns.
- Provide for 5' fire department walk around with herbaceous plants, recommended to place walkways, patios, sports courts etc. abutting structure for firefighter access.
- Avoid planting woody trees, shrubs and perennial species or masses of un-mowed grasses within 10 feet of structure. (no hedges, large shrubs taller than 6' within 10')
- Occasional accents of woody plants can be used sparingly to soften hard edges of structures if the selections are widely spaced and zone appropriate.
- Use herbaceous plants, succulents, low growing grasses and grass like plants
- Use inorganic mulches such as gravel within 10 feet of structure. Do not use recycled rubber

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- Small tree species (15' – 25' in height) may be planted 10' from structure if used sparingly. Do not plant large shrubs and trees in continuous lines or large masses in Zones A or B.
- No vines on structure
- Right plant in the right space, don't select plants that will over grow the space and will require heavy pruning to keep plant within desired requirements.
- Remove dead and down plant material, wood piles, patio furniture, etc.
-

Zone B (30- feet to 50 feet) from any structure or the property line whichever is first

- Requires continual removal and or thinning of undesirable combustible vegetation, replacement of dead/dying material and maintenance of irrigation system.
- Can be planted with slightly higher density than Zone A. However, care should be taken not to create any horizontal or vertical ladder fuels or dense thickets of vegetation. Understand that anything planted in the landscape can become receptive fuel for wildfire and the way in which it is arranged and maintained will greatly influence the intensity of the fire.
- Introduction of larger shade trees provided they are zone appropriate and the canopies are not continuous.
- Avoid planting woody plant species larger than 2' (in height) at maturity directly beneath any tree canopy. Selection of shorter plants rather than requiring pruning to maintain separation is always better.
- Brush clearance, hazard reduction, native or existing vegetation by selective thinning and limited irrigation in small amounts 1-2 times a month during summer months
- Annual inspection by fire department required.

Zone C (50 feet to minimum 100 feet)

- Requires continual removal and or thinning of undesirable combustible vegetation, replacement of dead/dying material
- Selective thinning as needed, to reduce excessive fuel load as directed by Fire Marshal
- Annual inspection by fire department.

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Landscape Water Conservation Requirement

When is it required:

Public Agency projects, Private projects or Developer installed projects

New construction with an aggregate landscape area equal to or greater than 500 sq. ft. or

Rehabilitated landscape with an aggregate landscape area equal to or greater than 2,500 sq. ft. requiring a building permit, landscape permit, plan check or design review.

1. Residential:

Maximum Applied Water Allowance (MAWA) with evapotranspiration adjustment factor (.55)

2. Non-residential:

Maximum Applied Water Allowance (MAWA) with evapotranspiration adjustment factor (.45)

Existing landscapes (installed prior to 1/1/2010 that have a water meter).

Maximum Applied Water Allowance (MAWA) with evapotranspiration adjustment factor (.8)

Existing landscapes (installed between 1/1/2010 – 12/10/2015 that have a water meter).

Maximum Applied Water Allowance (MAWA) with evapotranspiration adjustment factor (.7)

Any project requiring grading (creating cut or fill slopes 2:1 or greater, over 3' high).

Any project Conditioned per CUP or LUCR

Landscape Document Package shall include the following:

- Project Information
- Water Efficient Landscape Worksheet
- Soil Management Report (agronomic)
- Landscape Plan (planting plan)
- Irrigation Plan
- Grading Plan

Slope Landscape Plans – (Planting & Irrigation)

(plans required to be submitted, approved, permitted and installation completed prior to issuance of Certificate of Occupancy)

- All manufactured slopes over 3' in vertical height:

Permanently protected for surface erosion control. Automatic irrigation 100% & ground cover plant material spacing as appropriate for type of plant selected.

- Slopes over 8' in vertical height:

- All of above requirements plus,
- Woody shrubs spaced max 10' O.C. (1 per 100 sq. ft. of slope surface)
- Trees spaced max 30' O.C. (1 per 900 sq. ft. of slope surface)

Landscape Plans – (Planting & Irrigation)

Fuel Modification Plans – (if in or near natural open space) to create defensible space

Water Conservation – (plans required to be submitted, approved & permitted prior to start of installation)

Development Code, Division 10 Soil and Water Conservation, Chapter 4 Water Conservation

Landscape Document Package – Grading Plan, Soil Management Plan, Irrigation Plan, Planting Plan & Details

(1) Model Water Efficient Landscape Ordinance (AB 325) 1/1/1993

(2) Water Conservation in Landscaping Act of 2006 (AB 1881)

(3) City of Yucaipa Development Code Division 10 Chapter 4 Water Conservation 1/1/2010

(4) 2010 California Green Building Standards Code 1/1/2011

(5) City of Yucaipa Development Code Division 10 Chapter 4 Water Conservation 12/10/2015