

Landscape Plan Submittal Checklist

Pursuant to LBMC 25.05.040(B)(1)(r), design review of a landscaping plan is required for new development/major remodels, additions that are 50 percent or more of the original gross floor area, additions that create a new upper story, additions that exceed a height of 15 feet above the adjacent ground elevation, and for structural improvements within environmentally sensitive areas.

***Review by the Fire Department is only required for major remodels/new construction Zoning Division thresholds.**

Submit two (2) complete landscape plan sets (24" x 35" max. size) that provide the following information:

1. North arrow and scale (minimum required scale of 1/8").
2. Property boundary lines (dimensioned).
3. Footprint of all structures (buildings, signs, walls, fences, utility structures, overhead utility lines, pools, decks, and any other existing or proposed improvements).
4. Grades (all slopes 2:1 or greater, final grades at property corners, all berms and landforms).
5. Plant legend. For existing vegetation to remain and all proposed new vegetation provide:
 - a. Botanical names and common names;
 - b. Ultimate mature height and width based upon industry standards (20 years for trees, 5 years for shrubs); and
 - c. Proposed maintained height and width (if different from ultimate).
6. For all proposed plants, provide container size at installation. Minimum sizes: trees - 15 gallon.
7. Each plant on the plan is to be shown at mature size with a symbol (to scale).
8. Irrigation. Indicate type of irrigation (drip or spray, or subsurface) and type of control (automatic or manual). All new controllers must have capability of weather sensitivity. Provide clear design intent statement about which areas are irrigated and which are not, especially for fuel modification zones, bluff areas, and preserved natural areas.
9. Landscape lighting plan shall show all proposed fixture types and locations. Provide detail and/or manufacturer product information for proposed fixtures. Include a legend with fixture count, wattage and lumens. Include on the Project Summary Table on the front sheet of the plan set, if applicable.
10. Identify special site features, such as required fuel modification zones, significant watercourses and associated setbacks, high or very high value habitat areas and other sensitive biological resources, heritage or candidate heritage trees, Water Quality Management Plan (WQMP) features. Refer to the City's *Landscape and Scenic Highways Resource Document* and to the City's GIS website (Environmental Constraints page).
11. Many properties in Laguna Beach are designated as Very High Fire Hazard Severity Zone (VHFHSZ) or Fuel Modification (FM), or both. Applicants may wish to consult the Zoning Division to verify the designation of their properties. Only Major remodels in FM Zone are required to comply with the Laguna Beach Fire Department Landscape/Fuel Modification Standards and Maintenance Program (L/FMSMP). The following standards apply to the FM Zone:
 - Removal of target species;
 - No new target species proposed;
 - No new combustible construction - wood fences, arbors, trellises, decks, etc.;
 - No vines on combustible structures;
 - No trees and tree form shrub species allowed within 10 feet of combustible structures;
 - No trees and tree form shrub species allowed to extend beyond the property line;
 - No tree and tree form shrub species allowed within 10 feet of adjacent tree species as measured from the edge of a full-growth crown;
 - No permanent or portable barbecues, grills, fire pits, fireplaces or other flame generating device permitted within 30' of non-fire resistive plants/vegetation; and
 - A minimum of 36" of horizontal clearance and unlimited vertical clearance around the exterior of the entire structure for Firefighter access.