

# CITY OF SAN JUAN CAPISTRANO



**Planning Division**  
 32400 Paseo Adelanto  
 San Juan Capistrano, CA 92675  
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[www.sanjuancapistrano.org](http://www.sanjuancapistrano.org)

## For City Staff Use Only

Plancheck #:	Date submitted:
Project Manager:	Application received by:
Fee:	

## LANDSCAPE PERMIT APPLICATION

### PROJECT DESCRIPTION AND PROPERTY INFORMATION

Project Name:		
Project Description:		
Property Address/Location:		
Project Square Footage / Acreage:		<input type="checkbox"/> Sq. Feet <input type="checkbox"/> Acres
Assessor's Parcel No.:	Tract/Parcel No., Block And Parcel (s):	Existing Zoning Designation:
Existing Use of Property:	Proposed Use of Property:	Existing General Plan Designation:

### PROPERTY OWNER INFORMATION

### APPLICANT INFORMATION

Name:	Name:
Mailing Address:	Mailing Address:
City/State/Zip:	City/State/Zip:
Phone:	Phone:
Fax No.:	Fax No.:
E-Mail Address:	E-Mail Address:

**LANDSCAPE ARCHITECT INFORMATION**

Name:	Phone:
Mailing Address:	Fax No.:
City/State/Zip.:	E-Mail Address:
License/Registration No.:	

**The plans submitted bearing my title block were prepared by me or under my direction, and I attest to the plan(s) accuracy.**

\_\_\_\_\_

**Landscape Architect's Signature**

**SIGNATURE/ACKNOWLEDGEMENT**

I hereby acknowledge that this application will not be considered complete until I have submitted all required documentation and have been notified in writing from the Planning Department, within 30 days of submission, that the application is complete. I hereby certify that all information contained in this application, including all plans and materials required to be submitted by the City, is, to the best of my knowledge, true and correct. I hereby grant the City authority to enter onto the property to conduct site inspections and to post required public notices.

_____	_____
<b>Property Owner's Signature</b>	<b>Applicant's Signature</b>

**SUBMISSION REQUIREMENTS  
(For Staff Use Only)**

Rec'd Req'd	Submittal Description		
<input type="checkbox"/>	Project Description	<input type="checkbox"/>	
<input type="checkbox"/>	Landscape Plans (4 copies)	<input type="checkbox"/>	
<input type="checkbox"/>	Tree Survey (if applicable)	<input type="checkbox"/>	

## LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

The application shall include a Landscape Documentation Package which shall consist of the following elements:

- Water-efficient landscape worksheet.** A Water-Efficient Landscape Worksheet shall be required for all projects subject to this section with a landscape area equal to or greater than 2,500 square feet. The worksheet is contained in the Water-Efficient Landscape Guidelines.
  
- Landscape design plan.** A Landscape Design Plan shall be required for all projects subject to this section. For efficient water use, the landscape design plan shall be designed to conserve water and include the use of low water use and California native plants. The landscape design plan shall include the following:
  - A plant palette that demonstrates that the Total Water Use in the total landscape area does not exceed the Maximum Applied Water Allowance (MAWA). To achieve such levels of compliance the following is highly recommended:
    - a. Protection and preservation of native species and natural vegetation.
    - b. Selection of water-conserving California native/friendly plant species and turf species.
    - c. Selection of trees or shrubs watered by a single value that are based on water conservation criteria.
  
  - Plants shall be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site. To encourage the efficient use of water, the following are required:
    - a. Use the Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate.
    - b. Recognize the horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure such as buildings, sidewalks, power lines, and similar structures.
    - c. Consider the solar orientation for plant placement to maximize summer shade and winter solar gain for buildings.
    - d. Turf shall not be allowed on slopes greater than ten (10) percent where ten (10) percent means one foot of vertical elevation change for every ten (10) feet of horizontal length (rise divided by run x 100 = slope percent), unless said turf area is designed as part of a swale to capture runoff or rainflows.
    - e. The use of turf shall not be mandated by architectural guidelines and Code Covenants & Restrictions (CC&Rs) of a common interest development, which include single family, community apartment projects, condominiums, planned developments, and/or stock cooperatives. In cases where turf is used in the front yard areas, turf shall not exceed twenty (20) percent of the total landscaped area, unless it is determined by the City to be a dedicated sports field.
    - f. A landscape design plan for projects in fire-prone areas shall address fire safety and prevention. Such landscapes shall comply with the requirements and standards as set forth by the Orange County Fire Authority (OCFA).
    - g. The use of invasive and/or noxious plant species as listed on the California Invasive Plant Council (Cal-IPC) "Invasive Plant Inventory" for Southern California is prohibited.
    - h. The architectural guidelines and Code Covenants & Restrictions (CC&Rs) of a common interest development, which include single-family, community apartment projects, condominiums, planned developments, and/or stock cooperatives, shall not prohibit or include conditions that have the effect of prohibiting or limiting the use of low-water use plants or artificial turf and irrigation systems.