



# CITY OF SEBASTOPOL

7120 Bodega Avenue, Sebastopol, California 95472 707-823-6167

## PLANNING DEPARTMENT INFORMATIONAL HANDOUT

### **MWELO PLAN REVIEW CHECKLIST** **(PRESCRIPTIVE APPROACH)**

Plan Check Submittal Date: \_\_\_\_\_  
 Application Number: \_\_\_\_\_  
 Project Address: \_\_\_\_\_  
 Applicant name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Plan Reviewer: \_\_\_\_\_ Phone: \_\_\_\_\_  
 E-mail address: \_\_\_\_\_

### **PRESCRIPTIVE APPROACH** **(For landscape areas between 500 and 2,499 square feet)**

#### **Plant Material (Title 23, Chapter 2.7, Appendix D (b) (3))**

- For residential areas, 75% of landscape, excluding edibles and areas using recycled water, shall consist of plants that average a WUCOLS plant factor of 0.3. WUCOLS plants database can be found online at: <http://ucanr.edu/sites/WUCOLS/>
- For non-residential areas, 100% of the plants, excluding edibles and areas using recycled water, shall consist of plants that average a WUCOLS plant factor of 0.3.
- Add note to plans: "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."

#### **Turf (Title 23, Chapter 2.7, Appendix D (b) (4))**

- Turf shall not exceed 25% of the landscape area in residential areas.
- No turf permitted in non-residential areas
- Turf not permitted on slopes greater than 25%.
- Turf is prohibited in parkways less than 10 feet wide.

#### **Irrigation (Title 23, Chapter 2.7, Appendix D (b) (5))**

- Automatic weather-based or soil-moisture based Irrigation controllers shall be installed on the irrigation system.
- Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.
- Manual-shut-off valves shall be installed as close as possible to the point of connection of the water supply.

- 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.
- For non-residential projects with landscape areas of 1,000sqft or more, private sub-meter(s) to measure landscape water use shall be installed.
- Add note to plans: "At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance."
- Add note to plans: "Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil"

