CITY OF INDUSTRY

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Mr. Eric Knight
Project Manager
California Energy Commission
1516 Ninth Street
Sacramento, California 95814

Re: Walnut Creek Energy Park, Docket Number 05-AFC-02

Dear Mr. Knight:

In your correspondence dated February 24, 2006, you requested that the City of Industry (City) advise the California Energy Commission (CEC) Staff whether or not the proposed Walnut Creek Energy Park (WCEP) electrical generating facility project complies with relevant local land use laws, ordinances, regulations, and standards (LORS). We have discussed this project with the Walnut Creek Energy, LLC (Applicant), and have reviewed the Application for Certification (AFC) submitted to the CEC seeking approval to construct and operate the project and related materials.

Based on our discussions with the Applicant and CEC Staff, and our review of the Warren-Alquist Act, the City understands that the CEC has exclusive authority to certify all thermal power plants in California with greater that 50 megawatts (MW) of generating capacity. The CEC Staff members have explained that the Warren-Alquist Act requires as part of the CEC's review process that the CEC determine whether or not a project complies with applicable LORS. In order to fulfill this requirement, the CEC typically seeks input from the regulatory agencies that administer LORS that would apply to a particular project, but for the CEC's jurisdiction.

The City of Industry Planning Department has considered whether the WCEP would conform to applicable local land use LORS. Our analysis is contained within the enclosed Attachment A, Walnut Creek Energy Park, Land Use Conformity Analysis. We identify the applicable zoning designation, analyze compliance with the designation, and describe the type of City authorization that would be required. Attachment B lists the conditions that the City would impose in response to a request for a Conditional Use Permit.

The City of Industry Planning Department has determined that the WCEP is consistent with the City's zoning regulations providing a Zone Exception is obtained for the areas identified in Attachment A. A Zone Exception is the City's process where exceptions to the Industry Municipal Code requirements are presented to the City Planning Commission. The City Planning Commission, upon approval, would then recommend to the City Council authorization of the project as a conditional use in the Industrial Zone, based on the findings set forth in Attachment A

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and the Conditions listed in Attachment B. It is our belief that the WCEP, similar to other industrial and manufacturing uses consistent with the City's development plans, would be issued a conditional use permit incorporating the listed conditions. In this event, the WCEP would be consistent with local land use LORS.

Please contact me if you have any questions regarding this analysis or if you require additional information.

Sincerely,

Mike Kissell
Planning Director

MK:jm

Attachment

ATTACHMENT A

City of Industry
Staff Analysis of Land Use Conformity
Walnut Creek Energy Park

Walnut Creek Energy, LLC (Applicant), has proposed constructing the Walnut Creek Energy Park (WCEP), a nominally 500-megawatt (MW), natural gas-fired power plant in the City of Industry (City). This project would require connection with the adjacent Southern California Edison (SCE) Walnut Substation and with various utilities lines, including sanitary sewer, reclaimed water, potable water, and natural gas lines. Connections with these utility lines would also be made on or immediately adjacent to the project parcel. The WCEP is located on an 11.48-acre site at 911 Bixby Drive, City of Industry. The project site would typically be subject to City land use and zoning ordinance as found in City Code Section 17.16 (Industrial Zone). The following is an analysis of how the Zoning Ordinance and other City ordinances would be applied to the project if the City were the agency responsible for issuing land use authorizations for the WCEP under City Code Section 17.44.

I. Zoning Code

The WCEP is located in the City of Industry's Industrial Zone (Zone M). Section 17.16.025 of the City Zoning Code lists uses permitted in the Industrial Zone with a conditional use permit. Included among these is the "utility substation or operations base" use. This use is substantially similar to WCEP's use as a power generating station, and therefore we find that the WCEP is authorized under the City's zoning code as a conditionally permitted use in the Industrial Zone. The conditions the City would impose in a conditional use permit for the WCEP are listed in Attachment B.

II. Consistency with Design Standards

The following table lists the Development Plan Standards of the City of Industry's Development Guidelines (City Code 17.03.060), along with a discussion of the WCEP's consistency with these guidelines.

Development Plan Standard	WCEP Consistency Determination
A. New development shall be compatible with the character and quality of surrounding development and shall enhance the appearance of the area in which the development is located.	The WCEP will be situated adjacent to the SCE Walnut Substation, large-scale warehousing uses, the Union Pacific Railroad (UPRR), a transmission utility corridor, and an intermodal rail terminal. The project will be compatible with these industrial and utility uses and will conform to this standard.
B. The location, configuration, size, and design of buildings and structures shall be visually harmonious with their sites and with the surrounding sites, buildings, and structures and should not create pedestrian or vehicular traffic hazards.	Given the industrial character of the surrounding land uses, the WCEP will be visually harmonious with the surrounding industrial and utility uses. The project will generate a small amount of day-to-day traffic that will not create pedestrian or vehicular traffic hazards. Therefore, the project

Development Plan Standard	WCEP Consistency Determination
	will conform to this standard.
C. Architectural treatment shall be provided and may consist of, but shall not be limited to, the use of textured concrete, paint, glass panels, horizontal and/or vertical scorelines, doors, different forms of masonry construction, building layouts which include configurations other than squares and rectangles or, where applicable, distinguishing office areas from manufacturing areas by projecting office areas out from manufacturing structures. Variety in the design of buildings, structures and grounds and the use of architectural treatment to achieve such variety shall be required to avoid monotony in the external appearance.	Manufacturing (generation) and office and warehousing areas are distinctly and clearly separated in the project site design and layout. Materials and equipment configuration are of a variety of types that will avoid monotony in the external appearance. The five-unit configuration also provides an architectural rhythm, which helps in avoiding a monotonous external appearance. Therefore, the project will conform to this standard.
D. Architectural treatment of buildings and structures and their materials and colors shall be visually harmonious with the natural environment, existing buildings and structures, and surrounding development, and shall enhance the appearance of the area.	The Applicant has proposed neutral, non-reflective color treatments that will be visually harmonious with the surrounding development. Therefore, the project will conform to this standard.
E. Architecture and landscaping areas shall be innovative in design and shall be considered in the total graphic design to be harmonious and attractive. Review shall include materials, textures, colors, illumination and landscaping areas.	Conditions (Attachment B) stipulate that landscaping must be such that it will help to harmonize WCEP with surrounding areas. Compliance with those conditions will ensure conformance to this standard.
F. Garish, inharmonious or out-of-character colors shall not be used on any building, face, or roof visible from any public right-of-way or from an adjoining site. Exposed metal flashing or trim shall be anodized or painted to blend with the exterior colors of the building.	WCEP has proposed neutral, non-reflective color treatments that will be visually harmonious with the surrounding development and will avoid reflective surfaces. Therefore, the project will conform to this standard.
G. All mechanical equipment, towers, chimneys, roof structures, radio and television masts, and all other mechanical equipment external to the main or accessory structures shall be screened from public view, and such screening shall be of the same color as the main or accessory structure or, if screening is impracticable, as determined by the Planning Director, the applicant must paint such roof structures and mechanical equipment so as to be non-reflective and compatible with the main or accessory structures.	This standard was intended to screen mechanical equipment associated with equipment that would be situated atop buildings. Screening of the power plant equipment was not intended by this standard and would clearly be impracticable. Therefore, the Planning Director hereby determines that such screening is not necessary to demonstrate conformance to this standard. Conditions of Use (Attachment B) include stipulations that the equipment must be covered with non-reflective paint in a color scheme that is compatible with other structures on site. Compliance with those conditions would ensure conformance to this standard.
H. Rooflines on a building or structure should be compatible throughout the building or structure and with existing buildings and structures and surrounding development.	The Applicant proposes standard, low-angle rooflines that are compatible with existing buildings and surrounding development. Therefore, the project will conform to this standard.
I. The design of accessory structures, fences, and walls shall be harmonious with the principal building and other buildings on the site. Insofar as possible, the same building materials should be used on all structures on a site.	WCEP will consist mostly of metal and metallic structures, for both major equipment and warehouse/maintenance buildings. Conditions of Use (Attachment B) include stipulations requiring

Development Plan Standard	WCEP Consistency Determination
	such building appurtenances to be painted in a non-reflective color scheme that is compatible with other structures on site. Compliance with those conditions would ensure conformance to this standard.
J. Boundary and other walls should generally be of decorative masonry and/or wrought iron which is complimentary in color, texture and material to the development as a whole, although it is recognized that these materials may not be appropriate in all situations.	The WCEP has not proposed boundary or other walls at this time.
K. The number of parking spaces which shall be provided is based upon the square footage of the building which they are intended to serve and the use to which that building is to be put. If the floor area of the building is to be used only for those uses permitted in the industrial zones (M), (M-A) or (M- PB), then the number of parking spaces provided shall be, for a use having 0 to 25,000 square feet of building floor area, 1 space per 500 sq. ft. of floor area	"Building" is defined in the City of Industry City Code (17.08.030) as a "structure for the support, shelter, or enclosure of persons, animals, or chattel of any kind." The square footages of buildings on the WCEP site are as follows: Control/Administration: 2,400 Warehouse/Maintenance: 4,000 Total building area: 6,400 Compliance with the Conditions of Use requirement of 13 parking spaces will ensure conformance with this standard.
L. All buildings and structures shall be set back a minimum of thirty (30) feet from the curbline of all streets.	WCEP will be set back approximately 180 feet from the curb, and therefore, conforms to this standard.
M. No surface storm waters from an improved industrial site shall flow onto adjacent parcels of land. Each parcel shall provide for the collection and discharge of surface runoff to an improved street, storm drain, or established watercourse independently of adjacent parcels.	The WCEP parcel is served by an existing drainage collection system that the Applicant proposes to use or reestablish after demolition of the existing structures. The use of the existing drainage collection system will conform to this standard.
N. All on-premise signs and sign structures shall require approval from the City prior to their construction, installation, alteration, relocation, enlargement, or modification.	See Attachment B for the City's conditions and requirements regarding signs. Compliance with those conditions will ensure conformance with this standard.
O. All driveways shall be a minimum of twenty-six (26) feet in width. All driveways shall be located so that vehicles exiting the site have an unobstructed view of the street and on-coming traffic. No driveway shall be located in such a manner that it creates a hazard for vehicles entering or exiting the site. If the building height exceeds thirty-four (34) feet, an access driveway (fire lane) with a minimum unobstructed width of twenty-eight (28) feet shall be provided on one (1) or more sides of the building to the satisfaction of Los Angeles County Fire Prevention.	WCEP's driveways are 28 feet wide, and are located so that all vehicles exiting the site have an unobstructed view of the street and on-coming traffic. A fire-lane meeting County code provides sufficient fire department access to the site. Therefore, the project will conform to this standard.
P. All trash containers shall be kept within designated trash enclosure structures permanently affixed to the real property.	See Attachment B for conditions of use regarding trash containers. Compliance with those conditions will ensure conformance with this standard.

Development Plan Standard	WCEP Consistency Determination
Q. All buildings shall be constructed of concrete, concrete tilt-up, stucco, masonry, or brick. No metal buildings are permitted.	This standard was intended for warehouse and other typical manufacturing buildings. The power plant equipment is constructed of metal and has metal enclosures. This is the only material that is practicable for this equipment. In addition, to conform to the guideline governing consistency of materials (Guideline I, above), it is appropriate for WCEP to use metal enclosures, as long as these are painted in non-reflective colors. Because this standard was not intended to be applicable for uses such as power generation, a Zone Exception would be required for this Condition.
R. Landscape areas shall constitute a minimum of twelve percent (12%) of the total lot area of each parcel. The configuration and location of such areas shall be such that they are effective in reducing, as far as possible, the monotonous appearance of buildings, structures and parking areas. A minimum of a three (3) foot wide landscape strip shall be provided along all side and rear property lines.	The intent of this standard is to use various forms of landscaping to reduce the monotonous appearance of buildings. While in many cases a minimum of a three-foot landscape strip shall be provided along the side and rear property lines, in the case of the WCEP we find that such landscaping is infeasible and is not necessary to meet the intent of the standard, which is to reduce the monotonous appearance of buildings. The entire south side of the property is bordered by the UPRR, and therefore, landscaping between these two industrial uses would not preserve any important public viewing. In addition, it would be infeasible to install screening trees along this boundary because the trees would need to be located directly under the WCEP's transmission interconnection line, creating a maintenance burden. The west side of the property is bordered by vacant land and an ephemeral stream drainage. Landscaping along this boundary would not reduce the monotonous appearance of buildings because there are no public views from property to the west of the project site. The northern boundary of the site is adjacent to a large SCE transmission line easement, which will be used for container storage. Landscaping along this boundary would similarly not reduce the monotonous appearance of buildings subject to public viewing. Additionally, any screening trees would be pose maintenance issues when located near and/or under the existing SCE transmission lines, which parallel this northern boundary. The portion of the site boundary that would require landscaping would be along the eastern boundary where the site fronts on Bixby Drive, because this is the only boundary that could be viewed from the public and which the monotonous appearance of

Development Plan Standard	WCEP Consistency Determination
	buildings should be reduced. For the reasons stated above, the Planning Director hereby finds that landscaping along the frontage of Bixby Drive will comply with the intent of this standard. Conditions of Use (Attachment B) include requirements that would be applicable to landscaping of the eastern portion of the site. A Zone Exception will be required for this Condition.
S. Truck loading docks which are located on the front or side of a building shall be adequately screened by an eight (8) foot high masonry wall, accessory structures, or landscaping and foliage so that such truck loading docks are not visible, to the greatest extent practical, from any public right-of-way. Whenever possible, truck loading docks should be located at the rear of the building. A minimum of one-hundred (100) feet unobstructed clearance, measuring perpendicularly from the face of the truck loading docks, shall be provided for such truck loading docks. This one-hundred (100) foot area shall provide truck maneuvering area for loading and unloading purposes only.	Trucks will enter the project site and proceed to the warehouse, maintenance, outdoor equipment, and supply storage areas to offload supplies. These areas are located more than 400 feet from the street and will be screened from any view from public rights-of-way along Bixby Drive/Chestnut Street by storage tanks and other equipment. A Zone Exception will be required in lieu of this condition.
T. The maximum height of any building or structure permitted in any industrial zone shall be one-hundred fifty (150) feet, except radio towers, oil derricks, utility substations, and electricity generating facilities.	The WCEP's tallest structures, the turbine exhaust stacks, are 90 feet high. Therefore, the project will conform to this standard.
U. Lots or parcels consisting of 60,000 square feet or more shall have a maximum building square footage of fifty percent (50%) of the total lot or parcel area.	The size of the WCEP parcel is 11.48 acres, or 500,069 square feet. The total square footage of buildings on the WCEP site is 6,400 or 1.3 percent of the parcel area. Therefore, the project will conform to this standard.
V. Electrical transformers shall be screened with landscaping whenever possible.	Electrical transformers on the WCEP site will be located at ground level on the back (southern) ends of the gas turbine assemblies, and so will not be readily visible from public rights-of-way. Since the transformers will not be visible, the Planning Director hereby finds that landscape screening of the transformers is not necessary. Therefore, the project would conform to this standard.
W. Building additions shall be designed to match the existing building in color and materials. All building appurtenances shall be painted to match the building. Roof gutters and downspouts shall be painted to match the surface to which they are attached. Vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling and service doors are to be painted consistent with the color scheme of the building.	The WCEP does not involve additions to existing buildings. See Attachment B for conditions of use related to paint colors. Compliance with those conditions will ensure conformance with this standard.
X. All industrial buildings shall be provided with a minimum of one dock high loading door or one truck well with loading door. The required truck loading door shall be designed with sufficient size to permit truck trailer	See Attachment B for conditions of use related to truck loading doors. A Zone Exception will be required in lieu of conformance with this standard.

Development Plan Standard	WCEP Consistency Determination
loading and unloading through the loading door.	
Y. All exterior doors, except glass doors, of all buildings shall be painted to match the adjacent wall of the building.	See Attachment B for conditions of use related to door colors. Compliance with those conditions will ensure conformance with this standard.
Z. All industrial buildings shall be provided with a recycling bin enclosed storage area. The recycling bin enclosed storage area shall be a minimum size of ten feet in length by eight feet in width by six feet in height (10'x 8'x 6') and have a self-latching gate. All storage bin enclosures shall be constructed of either the same materials as the main structure or masonry block.	See Attachment B for conditions of use related to the recycling bin. Compliance with those conditions will ensure conformance with this standard.
AA. No industrial building shall be permitted to use more than one-third of its total floor area for office use.	The control/administration building (2,400 square feet) will contain office space totaling 800 square feet or less, which is not more than one-third of its total floor area. Therefore, the project will conform to this standard.

ATTACHMENT B

City of Industry
Walnut Creek Energy Park
Conditions of Approval - Major Project Permit

I. Development Plan Application:

Two sets of plans are to be submitted. These plans are to include site plans, floor plans, and elevations. One set of the elevations is to be colored. Staff reviews the plans submitted and may return them to the applicant for corrections, modifications, additions, and resubmittal.

II. Development Plan Contents:

The development plan shall contain:

1. Two (2) sets of site plans, showing:
   A. Dimensions of the overall parcel, and in the event Applicant intends to file a parcel map, show proposed property lines with dimensions for all newly created parcels
   B. Walls and fences, including location and height
   C. Off-street parking and loading; location and number of parking spaces; dimensions of parking areas and loading facilities; internal circulation patterns; pedestrian access and circulation; service areas; and points of ingress and egress
   D. Buildings and structures, including location and size
   E. Spaces between buildings, including location, size, dimensions, and setbacks
   F. Open spaces, recreation areas, and site landscaping areas
   G. Trash enclosure areas, including location, size, and dimensions
   H. Recycling bin enclosure areas, including location, size, and dimensions
   I. Outdoor lighting fixtures, including location, type, and shielding, if any
   J. Existing street sidewalks
   H. Development information summary (land area, building area, mezzanine area, parking, landscape area, lot coverage, etc.)
2. Two (2) sets of floor plans
3. Two (2) sets of elevation plans (one complete set shall be in color) showing the following:
   A. All walls and fences, including size, materials, and colors
   B. All exterior walls of all buildings and structures, including size, materials, colors and architectural treatment, size and spacing of windows, and doors and other openings

C. All proposed materials of construction, calling out materials on each elevation (must be done on original plan)

D. A detail/section of all proposed reveals or score lines proposed on the elevations

III. Development Plan Requirements:

1. **Parking Spaces**—Parking requirements are as follows:
   A. The applicant must provide at least 7 parking spaces.
   B. The minimum size of each parking space shall be 9 feet in width by 19 feet in length, except that compact parking spaces which are at least 8 feet in width by16 feet in length may constitute up to 20 percent of the required parking for all types of development.
   C. The minimum aisle width for ninety degree parking shall be 26 feet.
   D. Parking and striping shall follow the Transportation Demand Management Ordinance.

2. **Setback**—All buildings and structures shall be set back a minimum of 30 feet from the curbline of all streets.

3. **Storm Water Runoff**—No surface storm waters from the site shall flow onto adjacent parcels of land. Applicant shall provide for the collection and discharge of surface runoff to an improved street, storm drain, or established watercourse independently of adjacent parcels. This provision shall not restrict the shared use of an underground storm drain piping system.

4. **Signs and Sign Structures**—All on-premise signs and sign structures shall require approval from the City prior to their construction, installation, alteration, relocation, enlargement, or modification. The following guidelines and standards shall apply to such sign structures: on-premise advertising sign structures may be mounted upon the wall of any building provided that neither the sign nor the sign structure extends above any wall, including parapet walls, or may consist of monument signs, as defined below, but may not consist of free-standing signs supported by one or more poles or any other type of sign. Only one monument sign structure shall be permitted per parcel. A sign permit must be obtained for all signs.

5. **Driveways**—All driveways shall be a minimum of 26 feet in width. All driveways shall be located so that vehicles exiting the site have an unobstructed view of the street and on-coming traffic. No driveway shall be located in such a manner that it creates a hazard for vehicles entering or exiting the site. If the building height exceeds thirty-four (34) feet, an access driveway (fire lane) with a minimum unobstructed width of twenty-eight (28) feet shall be provided on one (1) or more sides of the building to the satisfaction of Los Angeles County Fire Prevention.

6. **Trash Containers**—All trash containers shall be kept within designated trash enclosure structures permanently affixed to the real property, constructed of either the same materials as the main structure or masonry blocks, and consisting of walls which are at least as high as the trash containers to be kept therein (minimum size 10' x 8' x 6'). Any

trash compactor proposed for any industrial or commercial building must be approved by the City prior to installation of said compactor.

7. **Landscape Strip**—A minimum of a three-foot wide landscape strip shall be provided along Bixby Drive.

8. **Maximum Building Square Footage**—The maximum occupied building square footage permitted on the lot or parcel of land for this site shall not be more than 250,034 square feet.

9. **Transformers**—Electrical transformers shall be screened from views from public rights-of-way, whenever possible.

10. **Building Appurtenances**—Building additions shall be designed to match the existing building in color and materials. All building appurtenances shall be painted to match the building. Roof gutters and downspouts shall be painted to match the surface to which they are attached. Vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling, and service doors are to be painted consistent with the color scheme of the building. Paint shall be non-reflective.

11. **Loading Door**—The warehouse/maintenance building shall be provided with a minimum of one-dock-high loading door or one truck well with loading door. The required truck loading door shall be designed with sufficient size to permit truck trailer loading and unloading through the loading door.

12. **Exterior doors**—All exterior doors, except glass doors, of all buildings shall be painted to match the adjacent wall of the building.

13. **Recycling Bin**—The project site shall be provided with a recycling bin enclosed storage area. The recycling bin enclosed storage area shall be a minimum size of 10 feet in length by 8 feet in width by 6 feet in height (10'x 8'x 6'), and have a self-latching gate. All storage bin enclosures shall be constructed of either the same materials as the main structure, or masonry block.

IV. Parcelization Requirements

1. **Parcel Frontage**—No parcel of land shall be created by way of parcel map, subdivision, or otherwise, in any Industrial Zone that has less than 50 feet of street frontage on a dedicated street or highway and a driveway of not less than 26 feet of width extending from the street frontage of said parcel. No lot line adjustment shall be approved which would cause any parcel to have less than 50 feet of street frontage on a dedicated street or highway.

2. **Parcel Size**—No parcel of land shall be created by way of parcel map, subdivision, or otherwise, in any Industrial Zone that has a land area of less than 50,000 square feet.

3. **Access Requirement**—No driveway required by these guidelines shall be shared in common with any other separate parcel of land in any Industrial Zone.

4. **Parcel Drainage**—Surface drainage of any subdivided parcel of land in the City shall not be permitted to sheet flow onto any adjacent parcel. The use of a combined drainage

gutter for two or more adjacent parcels shall not be permitted. This provision is not intended to preclude the use of an underground storm drain along common property lines serving more than one parcel of land.

V. Landscape Planning Requirements

1. All plans must be drawn to one of the following scales:
   1" = 10', 1" = 20' 1" = 40', or 1 " = 50'

2. Landscape plans shall consist of separate sheets of the following:
   (A) Landscape plant material plan
   (B) Automatic irrigation plan
   (C) Landscape and irrigation notes and details

3. A current California licensed landscape architect must prepare and sign all landscape and irrigation plans which have in excess of 5,000 square feet of landscaping.

4. Each landscape plan shall include a legend that lists the type of material proposed, size of material, quantity of each material, and a symbol that represents each material used on the plan.

5. All landscape areas shall be provided with trees, shrubs, ground cover, or lawn. The use of gravel, bark, redwood chips, concrete, and/or other non-plant material in landscape areas is prohibited. However, the use of decorative boulders as accent materials will be permitted.

6. Street trees shall be provided along all street frontage. They shall be located behind the required sidewalk. Street trees shall be 24"-box in size, planted 30 feet on center. The type of street tree required varies with each street. Contact the City for type of street tree required. All trees shall be provided with support stakes.

7. Onsite landscape materials minimum sizes are:

Trees:	15 gallon
Shrubs:	5 gallon
Ground cover:	12" o.c. maximum spacing

8. All landscape areas shall be provided with lawn or ground cover. Lawn may consist of hydroseeding or installation of turf. Ground cover may be planted no greater than 12" o.c. A redwood header or concrete mow strip shall separate any ground cover area from lawn areas.

9. Care should be taken in the selection of landscaping materials to ensure compatibility with the City environment. Also, the materials proposed on the plan should be materials which are readily available from wholesale nurseries.

10. The following plant materials are not permitted:
    (A) Nerium oleander (oleander)
    (B) Ice plant
    (C) Ivy (hedera); Hahn's ivy (small leaf) will be accepted

11. All landscape areas shall be provided with an automatic irrigation system. The irrigation plan shall be drawn on a separate sheet to an approved scale.

12. All irrigation plans shall include a legend that lists all irrigation equipment, heads, lines, valves, etc. Each irrigation head type shall be listed and provided with a symbol that represents that head type on the plan. The legend shall also include the radius and gallons per minute (GPM) for each head type.

13. On the irrigation plan, each valve shall be numbered to correlate with the automatic controller station that controls that valve. Valve size and GPM shall be provided for each valve. The irrigation line sizes shall also be included on the plan.

14. All plans shall be provided with either quick coupling valves or hose bibs.

15. All irrigation heads shall be oriented to spray away from all buildings or walls.

16. All calculations and schedules required by the State Water Efficient Landscape Ordinance (AB-325) shall be provided. All provisions of this ordinance shall be followed and applied.

17. All landscape plans shall include a sheet with planting and irrigation details. These details must reflect the plans and provide a clear understanding of the concept proposed.

18. All appropriate landscaping and irrigation notes shall also be included on this sheet Plan Submittal.

19. Three sets of landscape and irrigation plans must be submitted to the City for plan check purposes. Any resubmittal of landscaping and irrigation plans also requires three sets of plans.

20. Landscape plan check and permit fees will be determined after the submittal of landscape plans.

21. A stamped set of landscape plans will be sent to the applicant upon plan approval. No changes will be accepted on the approved landscape plans unless a new set of revised plans is submitted and approved by the City.