



TOWN OF MORAGA

PLANNING DEPARTMENT SB 684 APPLICATION

ID	PARCEL MAP QUALIFYING CRITERIA	YES	NO
66499.41 (a) (3)	The newly created parcels are no smaller than 600 square feet. <u>Proposed Parcel Area(s) (in sq. ft.):</u>		
66499.41 (a) (4)	The housing units on the lot proposed to be subdivided are one of the following: (A) Constructed on fee simple ownership lots; (B) Part of a common interest development; (C) Part of a housing cooperative, as defined in Civil Code Section 817; or Owned by a community land trust meeting the requirements of Government Code Section 66499.41.		
66499.41 (a) (5)	The proposed development must meet one of the following: (A) If the parcel is identified in the Housing Element for the current planning period, the development must result in at least as many units as projected for the parcel in the Housing Element. If the parcel is identified to accommodate low- or very low-income households, the development must result in at least as many low- or very-low-income units as projected in the Housing Element. These units shall be subject to a recorded affordability restriction of at least 45 years. If the parcel is not identified in the Housing Element for the current planning period, the development must result in at least as many units as the maximum allowable residential density for the parcel. ** Note that the statute requires the Housing Element to be in substantial compliance with Housing Element Law **.		
66499.41 (a) (10)	The proposed subdivision conforms to all applicable objective requirements of the Subdivision Map Act (commencing with Government Code Section 66410), except as otherwise expressly provided in Government Code Section 66499.41.		



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ID	PARCEL MAP QUALIFYING CRITERIA	YES	NO
66499.41 (a) (11)	The proposed subdivision complies with all applicable standards established in Section Government Code Section 65852.28, in the below checklist.		
66499.41 (a) (12)	The parcels created pursuant to Government Code Section 66499.41 are served by a public water system and a municipal sewer system. Submit Will Serve letters from the public water system and sewer system providers.		

ID	PROJECT AND PARCEL QUALIFYING CRITERIAL CHECKLIST	TRUE	FALSE
66499.41 (a) (8) (A)	Rental Restrictions for Lower Incomes. Does not require demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low-, very low-, or extremely low-income.		
66499.41 (a) (8) (B)	Subject to Rent Control. Does not require demolition or alteration of any of the following types of housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.		
66499.41 (a) (8) (C)	Occupied by Tenants. Does not require demolition or alteration of housing occupied by tenants within the five years preceding the date of the application, including housing that has been demolished or that tenants have vacated prior to the submission of the application for a development permit.		
66499.41 (a) (8) (D)	Owner's Rights. Does not require demolition or alteration of a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of the Government Code to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.		
66499.41 (a) (9) (A)	Farmland. The parcel is not located on prime farmland or farmland of statewide importance pursuant to USDA or zoned/designated for agricultural protection/preservation (CA Important Farmland Finder Map)		



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ID	PROJECT AND PARCEL QUALIFYING CRITERIAL CHECKLIST	TRUE	FALSE
66499.41 (a) (9) (B)	Wetlands. The parcel is not located on wetlands (National Wetlands Mapper)		
66499.41 (a) (9) (C)	Fire Hazard. The parcel is not located within a High or Very High Fire Hazard Severity Zone (VHFHSZ) adopted pursuant to CA Public Resource Code (PRC) §4202; Exception: Sites excluded pursuant to Gov't Code §51179 or those that have adopted fire hazard or state fire mitigation measures <u>If false and proposing development, provide evidence that the site is eligible with site exclusion or approved mitigation measures.</u>		
66499.41 (a) (9) (D)	Hazardous Waste. The parcel is not located within a hazardous waste site (DTSC EnviroStor Map)		
66499.41 (a) (9) (E)	Earthquake Zone. The parcel is not located within a delineated earthquake fault zone (CGS Earthquake Zones Map)		
66499.41 (a) (9) (F)	Flood Hazard Zone. The parcel is not located within a special flood hazard area (FEMA Flood Map) <u>If false, provide verification that the site satisfies all applicable federal qualifying criteria.</u>		
66499.41 (a) (9) (G)	Regulatory Floodway. The parcel is not located within a regulatory floodway (FEMA Flood Map) <u>If false, provide verification that the site satisfies all applicable federal qualifying criteria.</u>		
66499.41 (a) (9) (H)	Natural Community Conservation Plan. The parcel is not located within lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (NCCP Conservation Plan List and Map)		
66499.41 (a) (9) (J)	Conservation Easement. The parcel is not subject to a conservation easement, scenic deed easements, or open-space easements on any portion of the parcel.		
66499.41 (a) (9) (I)	Habitat for Protected Species. The parcel is not located on lands with habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected		



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ID	PROJECT AND PARCEL QUALIFYING CRITERIAL CHECKLIST	TRUE	FALSE
	by the Federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (CA Fish and Game Code (FGC), Div. 3, Ch. 1.5, commencing with §2050), or the Native Plant Protection Act (CA FGC, Div. 2, Ch. 10, commencing with §1900). (Flood Risk and Endangered Species Habitat (FRESH) Map) <u>If located within 100' of wetland/nonchanneled creek or 1/2 mile of critical habitat, provide a Biologist's Statement of habitat</u>		

ID	HOUSING DEVELOPMENT QUALIFYING CRITERIA	TRUE	FALSE
665852.28 (a)	The proposed housing development is on a lot created in accordance with Government Code Section 66499.41.		
66499.41 (a) (1)	The housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units. <u>Number of Units:</u>		
66499.41 (a) (6)	The average total area of floor space for the proposed housing units on the lot proposed to be subdivided does not exceed 1,750 net habitable square feet.		
66300.6 (b)	Replacement Housing. If any existing dwelling unit is proposed to be demolished, the development project complies with the replacement housing provisions of Government Code Section 66300.6(b).		

ID	DEVELOPMENT AND OBJECTIVE STANDARDS	TRUE	FALSE
65852.28 (b) (1) & 66499.41 (d)	Objective Zoning Standards. The proposed housing development complies with all objective zoning standards, objective subdivision standards, and objective design review standards applicable to the parcel as provided in the zoning district in which the parcel is located that do not conflict with		



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ID	DEVELOPMENT AND OBJECTIVE STANDARDS	TRUE	FALSE
	Government Code Sections 65852.28 and 66499.41.		
65852.28 (b) (2) €	Setbacks (A) No setback between the units is required, except as provided in the California Building Code (Title 24 of the California Code of Regulations). (B) Required rear and side yard setbacks from the original lot line shall equal four feet, except that no setback shall be required for an existing legally created structure or a structure constructed in the same location and to the same dimensions as an existing legally created structure.		
65852.28 (b) (2) (D) (F)	Parking. One parking space, which may be uncovered or not enclosed, shall be required per unit constructed on a parcel created pursuant to the procedures in this section, except that no parking may be required where the parcel is located within one-half mile walking distance of either a stop located in a high-quality transit corridor, as defined in Public Resources Code Section 21155(b), or a major transit stop, as defined in Public Resources Code Section 21064.3.		
65852.28 (b) (2) (G)	Floor Area Ratio Standards. The following floor area ratios shall apply: • For a housing development project consisting of three to seven units, inclusive, the floor area ratio is 1.0. • For a housing development project consisting of eight to ten units, inclusive, the floor area ratio is 1.25.		

SIGNATURE OF PREPARER: _____

DATE: _____

PRINT FULL NAME:



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Submittal Requirements

- ☐ **Standard Planning Application, Completed and Signed**
- ☐ **Indemnity/Reimbursement Agreement, Completed and Signed**
- ☐ **Application Fee:** Please refer to Master Fee Schedule.
- ☐ **SB 684 Urban Lot Eligibility Checklist and Required Submittals**
- ☐ **Project Description:** Provide a full description of the project including both the existing and resulting site conditions. Please use additional sheets if necessary.

- ☐ **Moraga-Orinda Fire District Approval:** SB 684 projects within the [MOFD service area](#) must be reviewed for compliance with applicable regulations under the Fire Code, available online [here](#). Submit a copy of the approved project application from MOFD, available online [here](#). An application for a lot split on a parcel designated as being located within a very high hazard fire severity zone or in a State Regulated Area must demonstrate in the application to MOFD that the existing public/private roads comply with the California Code of Regulations Title 14, Fire Safe Regulation such as road width and dead-end length.
- ☐ **Preliminary Title Report.** A title report no older than six months from the date of the application.
- ☐ **Utility Will-Serve Letters.** A “will serve” letter from all applicable utility agencies indicating utility services are available to new subdivided lots.
- ☐ **Document Requirements.** See Checklist below

Document Requirements



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Document Requirements: Please submit three (3) copies of any written documentation, one (1) set of plans at a minimum of 24' x 36" size folded to 11 x 17 and an electronic version (PDF) on a USB flash drive. All plans must be drawn to an architectural or engineer's scaled drawing such as 1/8th = 1 inch or 1/4th = 1 inch. 24 x 36 typical drawings, unless staff agrees to a smaller size.

A. Tentative Map

1. The map should be printed conspicuously on its face the words "Vesting Tentative Map".
2. The map must be clearly and legibly drawn on one sheet, unless the Planning Department gives written permission for more than one sheet.
3. The map should have printed conspicuously on its face the words "Vesting Tentative Map."
4. The map must be clearly and legibly drawn on one sheet, unless the Planning Department gives written permission for more than one sheet.
5. The map must be drawn to an engineer's scale no smaller than 1-inch equals 100 feet and large enough to clearly show all required information.
6. The scale used must be indicated on the map.
7. The measurements shown on the map shall include the length of all property lines, the width of streets and easements and the areas of lots.
8. The title of the map must contain the subdivision number and the type of subdivision and may include a subdivision name selected by the applicant. Subdivision numbers for minor subdivisions where four or less lots will be created are assigned by the Moraga Planning Department, subdivision numbers creating more than four lots are assigned by the Contra Costa County Public Works Department. They may be reached at (925) 313-2000
9. The map must include the names and addresses for the legal owner of the property, the subdivider, and the person or persons who prepared the map.
10. There must be included on the tentative map a small vicinity map showing roads and other information sufficient to locate the proposed subdivision and show its relative position in the community
11. The map must be oriented with the north arrow directed toward the top of the sheet.
12. The map must show existing property lines around the subdivision, with the names of the owners on record of the properties abutting the subdivision.
13. The map must show existing topographical contours. The contour interval should not be greater than 2 feet if the ground slope is less than 10%, and at such intervals that the contour lines do not spread more than 150 feet apart when measured horizontally.
14. The contour interval used must be specified on the map.
15. The map must show boundary lines and identify the existing land use zones within and adjacent to the proposed subdivision.
16. The map must show all existing features and constraints on the property, including:
17. The location of existing structures; the edges of pavement for existing streets, private roads, driveways, and other paved areas; wells and springs; utility poles; and overhead



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and underground utility lines. Boundaries of existing easements. Identify the purpose of the easements and describe any exclusions or deed restrictions on the property.

18. The location and species of all trees or, if massed, the outlines of the tree mass. Trunk diameter must be noted for all trees 5 inches or more in diameter and for trees with multiple trunks where the measurement around the trunks is 40 inches in diameter when measured 3 feet above the natural grade.
19. Existing natural creeks and existing drainage facilities, such as drainage channels, storm drains, and culverts.
20. Any area on the property with a geologic or potentially hazardous soil condition and areas subject to flooding or ponding.
21. The map must show the proposed lot layout and include the following information:
 - a. The dimensions of each lot. Lots must conform to the SB 9 provisions as to size. Lots not served by public sewers must not be smaller in area than the Health Department approves for septic tanks and drain field installation.
 - b. The area of each lot. The lot area should not include streets, access easements, or driveways used as access to lots that do not have direct frontage on a street.
 - c. If four lots or less, each lot must be identified with a "Parcel" letter, beginning with "Parcel A". Letters must be consecutive. If there are more than four lots, then lots must be numbered sequentially, beginning with lot 1.
22. Side lot lines must be substantially at right angles or radial to street lines.
23. The map must show all proposed subdivision improvements and easements as follows:
24. Show any proposed plans for frontage improvements along existing streets with any proposed street widening and/or right-of-way dedications.
25. Show the location and width of all proposed easements, such as access, drainage, sanitary sewer (CCCSD), water (EBMUD), or power (PG&E).
26. Include on the map typical geometric sections for streets showing pavement width, curbs, sidewalks, grading on margin strips, slopes of cuts and fills, and all other construction proposed, if applicable.

B. Boundary Survey.

1. The survey shall be wet stamped and signed by a licensed CA surveyor or appropriately licensed civil engineer. Minimum scale of 1/10" = 1'. The survey shall include the following:
 - a. All property lines.
 - b. Building footprint of all structures with dimensions to property line.
 - c. Easements, fully dimensioned, as reflected on a current title report including:
 - i. All public and private roads (labeled accordingly);
 - ii. Rights-of-way; and
 - iii. Easements, within and to the parcel.
 - d. Street improvements - (curb, gutter, sidewalk, edge of paving.)
 - e. Topography – (2' contour intervals in area to be developed.)
 - f. Drainage features including:



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- i. Swales;
 - ii. Creeks (with required creek setbacks shown in both plan and sectional view);
 - iii. Wetlands; and
 - iv. Riparian habitat.
- g. Trees - show all trees with a trunk diameter of 5" or more measured three feet above natural grade or, if having multiple trunks, a total perimeter of forty (40) inches or more measured three feet above natural grade within 100 feet of proposed development, with the following labeled:
 - i. Tree species;
 - ii. Diameter of trunk;
 - iii. Elevation at trunk base;
 - iv. Field surveyed accurate driplines (generic symbols are not accepted);
 - v. Tree identification number, provided by the arborist; and
 - vi. Trees proposed to be removed with a prominent "X."

C. Grading and Drainage Plans

1. Note on plans if there are no drainage improvements proposed.
2. All items listed under Site Plan.
3. Topographic contours of existing and proposed ground surface based on a topographic survey (survey preparation by a licensed surveyor may be required.)
4. Existing and proposed surface and subsurface drainage facilities and watercourses including but not limited to creeks, swales, drainage ditches, discharge facilities, dissipaters, catch basins, and subsurface drainage pipes. Also indicate septic tanks, with, or as part of, or subsequent to the proposed work.
5. Areas subject to inundation or ponding. (Note if there are none)
6. Detail methods proposed to intercept and carry off surface and subsurface water.
7. Include details of engineered treatment at discharge points and pipe specifications (size, material, etc.).
8. Drainage across interior lot lines creating cross-lot drainage is not permitted nor changes in the drainage pattern which alter or increase the quantity which discharges to adjoining properties.
9. Hydrologic calculations and plans stamped by a California licensed professional are required for new homes or additions of 1,500 square feet or more.

D. Geotechnical or Soils Report

1. The report must be prepared and signed by an engineering geologist or soil engineer. The required reports must be based on the latest grading plan for the subdivision and must reference the date of that grading plan. The format for the required geotechnical reports should include the following information:
2. A detailed geologic map showing the location and extent of any geologic hazard or potentially hazardous soil condition warranting further evaluation within or immediately adjoining the subject property.



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3. Recommendations outlining an exploration program to fully define and delineate any geologic hazard or potentially hazardous soil condition, and to accurately identify developable areas.
4. Conclusions regarding the effect of any geologic hazard or potentially hazardous soil condition within or immediately adjoining the project site.
5. Recommendations for redesign of the subdivision to mitigate potentially hazardous conditions, if warranted.

E. Architectural Plan Sets: Submit three (3) copies of any written documentation, one (1) set of plans at a minimum 24' x 36" size folded to 11 x 17 and an electronic version (PDF) on a USB flash drive. All plans must be drawn to an architectural or engineer's scaled drawing such as 1/8th = 1 inch or 1/4th = 1 inch. 24 x 36 typical drawings, unless staff agrees to a smaller size

Site Plans (Information may be on multiple sheets, subject to Planning Department approval)

1. North Arrow
2. Dimensioned property lines
3. Existing and proposed structures / buildings (proposed should have cross-hatching/shading to differentiate from existing)
4. Existing and proposed setbacks
5. Building footprints
6. Building envelopes (when different from footprint)
7. Roof overhangs
8. Location of existing and proposed improvements (i.e. Paved patios, accessory buildings, pools, etc.)
9. Location of exterior air conditioning units or other mechanical equipment that generate noise
10. Location of walks and access driveways for circulation of pedestrians and vehicles
11. Adjacent streets and location of curb and sidewalk improvements
12. Indicate whether buildings or units are one or two stories
13. Structures on adjacent lots
14. Dimensions and number of existing and proposed off-street parking spaces
15. Existing and proposed landscaping (identify native trees and trees to be removed or relocated)
16. Exterior lighting
17. Existing and proposed public and private easements
18. Location and width of creeks, water courses, drainage easements, and facilities
19. Location of natural features
20. Location and height of existing and proposed retaining walls and fences
21. Gross Floor Area per Moraga Municipal Code Chapter 8.21 (show existing and proposed). Gross Floor Area means the sum of:
 - a. The area measured on outside walls of the first story of the dwelling;
 - b. Garage area measures on outside walls;



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- c. That portion of any first story room with a ceiling height of 15 feet or more and not a part of a second story;
- d. Area of the second story measured on outside walls
- e. The area of that portion of any attic space that has a clear height of 7 feet above the floor
- f. The area of accessory structures greater than 400 square feet in area with permanent foundations, measured on outside walls.
- g. Floor area ratio (existing and proposed) - adjusted floor area divided by the net parcel area.

22. A table containing the following information:

- a. Total lot area of the project site, both net and gross. (in sq.ft.).
- b. Total existing Gross Floor Area of the home, including all living areas, garages, carports and accessory buildings (Do not include covered porches, or accessory buildings less than 400 sq. ft.
- c. Total Gross Floor Area of proposed additions to home, garage, carport or accessory buildings.
- d. Total Gross Floor Area of home including the garage, carport, accessory buildings and the proposed addition(s).
- e. Existing and proposed area and percentage of lot covered by buildings.
- f. The existing and proposed area and percentage of the total lot coverage by impervious surfaces.
- g. An itemized calculation of existing and proposed impervious surface area on the project site (including area of all roofs and paved surfaces).
- h. Tabulation citing how the project meets all applicable objective standards, including minimum parking; minimum front, side and rear yard setbacks; maximum lot coverage; maximum number of stories; maximum building height; and maximum aggregate building height.
- i. For properties with an average pre-development slope of 20% or greater, existing and proposed topographic contours (with minimum contour intervals of 2 feet), for land within 20 feet of any proposed site improvements or drainage facilities.
- j. Indicate the zoning of the parcel and if applicable, the location of any Moraga Open Space Ordinance Ridgelines, Ridgeline Buffers, Scenic Corridors, and Scenic corridor Buffers.
- k. Indicate whether the parcel is within a High or Very High Fire Severity Zone.

23. If one or more new units are proposed, the site plan shall label the type of unit (SB 9 Unit, ADU, or JADU).

24. Show the total existing and proposed impervious surface area on the project site, including the area of all roofs and hardscape surfaces. This information is required to determine compliance with the latest edition of the Contra Costa Clean Water Program's Stormwater C.3 Guidebook available at www.cccleanwater.org.

- a. If your project creates or replaces impervious surface area exceeding 10,000 sq. ft., or if your project involves auto service facilities, retail gasoline outlets (gas



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stations), restaurants, and uncovered parking lots, that create or replace impervious area exceeding 5,000 sq. ft., then you will be required to submit a Storm Water Control Plan in accordance with Chapter 2 of the C.3 Guidebook. The project engineer shall also show sufficient area of the site reserved to satisfy the treatment and/or detention requirements described in Chapter 3 of the C.3 Guidebook.

- b. Smaller projects that create or replace a minimum of 2,500 sq. ft. will need to comply with the Best Management Practices (BMPs) required under the Town's NPEDS Permit. This includes but is not limited to disconnecting all roof drains and designing surface drains for new impervious surfaces to be routed through a biofilter, sand filter, or planted vegetated swale for ten or more feet prior to entering any storm drainage pipe or tight line drainage system.

Floor Plans

- 25. Show all existing and proposed rooms and label their use (including basements, attics, detached accessory structures, etc.)
- 26. Show all doors, windows, bay windows, chimneys, stairways, etc.
- 27. Show all existing and proposed decks, balconies, porches, garages/carports, etc., and label their use.
- 28. Indicate all areas to be demolished with proposed walls and existing walls clearly indicated.
- 29. Indicate all exterior dimensions.
- 30. Indicate the limits of the floor above and the floor below on multi-level structures.
- 31. Clearly indicate any existing walls that are to be removed.
- 32. Drawn to the same scale, and superimposed over, the grading plan (or the site plan if a grading plan is not required).

Roof Plans

- 33. Note elevation of each roof ridge above established data.
- 34. Note the pitch of the roof(s).
- 35. Indicate all changes or additions to existing structures with ballooning, hatching, or by otherwise highlighting.

Elevations

- 36. Include full typical exterior dimensions and notes including building heights.
- 37. Indicate both existing and finished grade.
- 38. All proposed exterior elevations showing existing and proposed exterior walls, roof, architectural features, doors, windows, trim, down spouts, exterior wall, exterior lighting, and roofing materials.
- 39. Indicate a material schedule with colors and materials for all exterior walls, glass, trim, and roofing.
- 40. Include retaining wall and fence elevations/profiles, indicating heights, colors, and materials, if retaining wall and fence are part of the project.



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41. All changes or additions to existing structures shall be ballooned, hatched, or otherwise highlighted and noted on the drawing revision.
42. Show existing and proposed conditions with two separate elevation view drawings, done at the same scale, for each building elevation to be modified by the addition.
43. Indicate maximum allowable building height as measured from existing grade.

Landscaping Plans.

44. Topography - show existing topography with a light line weight and proposed topography with a darker or heavier line weight.
45. Existing trees - show all trees with a trunk diameter of 5" or more measured three feet above natural grade or, if having multiple trunks, a total perimeter of forty (40) inches or more measured three feet above natural grade and label:
 - a. Tree species
 - b. Diameter of trunk
 - c. Elevation at trunk base
 - d. Field surveyed accurate driplines (generic symbols are not accepted)
 - e. Tree identification number, provided by the arborist.
 - f. Trees proposed to be removed with a prominent "X"
46. Plant list table – list proposed planting as follows: (See Appendix B of the Town of Moraga Design Guidelines for a list of Town recommended planting palettes)
 - a. Trees – schedule of species (common and botanical name), quantity, size to be planted, whether the species is native, invasive/noninvasive, drought tolerant, fire resistant and is it a plant material recommended in Appendix B of the Town's Design Guidelines.
 - b. Shrubs – schedule of species (common and botanical name), quantity, size to be planted, whether the species is native, invasive/noninvasive, drought tolerant, fire resistant and is it a plant material recommended in Appendix B of the Town's Design Guidelines.
 - c. Groundcover – schedule of species (common and botanical name), quantity, size to be planted, whether the species is native, invasive/noninvasive, drought tolerant, fire resistant and is it a plant material recommended in Appendix B of the Town's Design Guidelines.
47. Irrigation - submit a preliminary plan showing:
 - a. Watering zones (drip/spray) with corresponding legend and table.
48. Landscape lighting:
 - a. List and label existing and proposed lighting.
 - b. Provide a legend and indicate quantity of each lighting type.
 - c. Lighting specifications for each proposed lighting type.
49. Total landscaped area (sq. ft) – all planting areas, turf, and water features



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Model Water Efficient Landscape Ordinance (MWELo)

50. Pursuant to MMC§8.178.040: "New Construction project with a landscape area greater than 500 sq.ft. or rehabilitating an existing landscape with a total landscape area greater than 2,500 sq.ft." are subject to the requirements and standards of MWELo. Projects with only minor alterations to existing landscaping may include the landscape plan as part of the site plan. Projects with no new landscaping planned may include a "no new landscaping proposed" notation on the site plan.
51. Drawn at the same scale as the site plan.
52. Include a north arrow, legend, and scale.
53. Include vegetation key with the following information for both existing and proposed landscaping:
 - a. Species
 - b. Common Name
 - c. Number
 - d. Size
 - e. Method of Irrigation
54. Provide the total square footage of irrigated area.

F. Additional Documents. (Applicable based on the specifics of the project)

55. An arborist report may be required when trees are proposed for removal or may be impacted by the project, such as work near or within driplines. The report should include:
 - a. Tree location(s), genus, species, diameter, dripline, and elevation at trunk base;
 - b. Health and condition of the tree(s), including existing hazards to the tree;
 - c. Potential impact of development on the tree(s) or existing tree(s) condition;
 - d. Evaluation of preservation potential based on the tree's existing condition and in relation to any potential development; Recommendations for protection, preservation, and requirements to maintain and improve tree health and assure survival;
 - e. Tree inventory table listing the tree number (as numerically tagged in the field), species, trunk diameter, health of tree, potential impact of proposal, and indicate whether tree is to be saved or removed
 - f. Site plan showing: numbered trees, accurate driplines, and proposed location of tree protection fencing;
 - g. Photos as applicable; and
 - h. Post construction recommendations as applicable.



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56. **Biologists Statement of Habitat.** If located within 100' of wetland/non-channeled creek, or located within ½ mile of critical habitat, provide a Biologist's Statement of Habitat that includes:
- a. Type and location of threatened and endangered plant and animal species.
 - b. Riparian vegetation on and within 100' of subject property.
 - c. Oak woodland and other plant communities providing habitat.
 - d. Location of watercourses, springs, drainage swales, wetlands, wildlife corridors, other natural features that may provide habitat or be subject to DFW or ACE jurisdiction.
 - e. Area and location of undeveloped land on the subject property required to protect and enhance the continued viability of significant biotic resources, where applicable.
57. Additional studies may be required depending on specific project type and potential impacts of the project, such as, traffic, parking or noise studies, prior to consideration of the project at a public hearing.