



City of Coronado Fee Waiver Policy for Encroachments Related to Water Conservation

INTRODUCTION

The City of Coronado permits private permanent improvements into the right-of-way through the encroachment permit process.

In an effort to promote water conservation, the City has elected to waive the permit fee associated with the encroachment permit process. Residential and commercial applicants proposing the following permanent improvements in the right-of-way would qualify for the permit fee waiver:

- 1) Hardscaping Improvements;
- 2) Artificial Turf; or
- 3) Other water conservation-related improvements.

Should a proposed encroachment qualify for a permit fee waiver, the standard conditions and requirements for the encroachment still apply, which include Federal ADA requirements. In addition, a right-of-way permit is required for the installation of the encroachment. The typical encroachment permit process is shown in Figure 1.



Figure 1-Encroachment Permit Process

TYPES OF QUALIFYING ENCROACHMENTS

The following categories of encroachments would qualify for the encroachment permit fee waiver:

Hardscaping Improvements

Hardscaping improvements typically consisting of pavers, brick, stone, or other hardscaping material which require an encroachment permit if they are proposed to be set in concrete. However, for hardscaping encroachments proposed to be installed in sand, an encroachment permit is not required. The use of permeable materials is recommended.

Artificial Turf

The installation of artificial turf in the right-of-way has been identified by the City as a permanent improvement which requires an encroachment permit. The artificial turf should be installed to the manufacturer's specifications. Should the turf be installed in the vicinity of a City tree, approval of the installation of the encroachment must be approved by the City Arborist. The installation of the artificial turf shall be spaced a minimum of 24" from the trunk of any City tree to provide proper moisture and oxygen to the tree. The installation of bubblers may also be required to provide water for surface roots for the health of the tree.

Other Water Conservation-Related Encroachments

While most qualifying encroachments will consist of hardscaping improvements or artificial turf, should an applicant propose any other manner of water-efficient landscaping improvements, a pre-site and post-site assessment shall be submitted to show substantial and measurable water-efficient element of the encroachment and will be evaluated on a case-by-case basis.

APPLICANT RESPONSIBILITY

Upon City approval of an encroachment, the encroachment permit shall require a notarized signature from the property owner. The encroachment permit shall be recorded with the San Diego County Recorder's Office to be recorded against the benefited property. Once installed, an encroachment must be maintained in a safe condition at the owner's expense.