

Development Application

”
Owner/Applicant Information

Applicant(s) _____ Daytime Phone () _____
 _____ Cell Phone () _____
 Address _____ Fax () _____
 _____ E-mail _____

Property Owner(s) _____ **Daytime phone:** () _____

Address _____

 _____ Fax _____
 _____ e-mail _____

Type of Application (Check all that apply) (Fees effective January-1,-2008)

Annexation	___ \$1,723	Mitigated Negative Declaration	___ \$1259
Business License App. & Review	___ \$128	Negative Declaration	___ \$1145
Categorical/Statutory Exemption	___ \$115	Parcel Map (Tentative)	___ \$899
Certificate of Compliance	___ \$172	Parcel Map (Final)	___ \$770
Conditional Use Permit (Administrative)	___ \$287	SPR/CUP Time Ext.	___ \$58
Conditional Use Permit (Minor No Constr)	___ \$1145	Site Plan Review (Minor No Constr)	___ \$458
Conditional Use Permit (Temporary)	___ \$573	Site Plan Review	___ \$1259
Conditional Use Permit	___ \$1,890	Specific Plan	___ \$2290
Deferred Improvements Agreement	___ \$974	Specific Plan Amend.	___ \$687
Density Bonus	___ \$687	Subdivision Map (Tentative) TSM	___ \$1,669+\$26/lot
Development Agreement	___ \$1259	Subdivision Map (Final)	___ \$1808+\$26/lot
EIR (\$2500 Min, Act + 15% = Cost)	___ Min. \$2500		___ <u>Min. \$1808</u>
General Plan Amendment	___ \$1,541	Time Ext. (Tent. Parcel Map)	___ \$257
Home Occupational Permit	___ \$129	Time Ext.(Tent.Subdivision Map)	___ \$287
Lot Line Adjustment	___ \$287	Variance	___ \$1,088
Minor Deviation	___ \$118	Zone Change	___ \$1374

Description of Project

Site Location & Proposed Use: (Be specific including operations)

Site Address _____ Assessors Parcel Number ___ - ___ - ___

Parcel Size _____ x _____ acres/ S.F.

Existing Use of Site _____ **Proposed Use of Site **** Building(s) Size _____ SF

_____ x _____

Existing Zoning _____ Proposed Zoning _____ # of Units/Parcels _____

Authorization

I declare under penalty of perjury, that I have completed this application and all other documents to the best of my knowledge. I also declare under penalty of perjury that I am the legal owner, lessee, or authorized agent of the property involved in this application.

Date _____ Signature _____

Development Application

Environmental Assessment Form

Project Information

1. Has the project site ever been exposed to any hazardous materials (e.g. oil spills, underground fuel tanks, chemicals toxins or buried debris)?
2. Will the project involve the storage of toxic, or hazardous materials?
3. Utilizing the current California and Uniform Building Codes, what is the occupancy type (if existing) or if new construction provide the new occupancy type?
4. Does or will the building or buildings have a fire sprinkler system?
5. Will the project alter existing water drainage patterns on the site or from the site?
6. Does the project involve the extension, expansion or increased use of any utility services (e.g. water, sewer, natural gas, electricity, or communications)?
7. Will any unique noises, odors, air pollution, sewage discharge, solid waste generated by the project?
8. Are there any trees on the site? Will the trees be removed with the development of the site?
9. Are there any existing buildings on the project site? Will any of these buildings be removed or altered with the development of the site?
10. Was the site previously developed? If so what was the previous use?
11. Will the project be phased?
12. What is the target date to begin construction?

Development Application

SPR & CUP Required Findings

The Planning Commission in the case of a Conditional Use Permit (CUP) or the Director in the case of a Site Plan Review (SPR) is required by law to make a written finding of facts that all of the conditions below apply to the property in question. Please answer the following:

- Is the site for the proposed use adequate in size and shape to accommodate such use and all yards, spaces, walls/fences, parking, loading, landscaping to adjust such use with the land and surrounding uses?
- Does the site relate to streets/highways that are adequate in width and pavement to carry the quantity of the traffic generated by the proposed use?
- Will the proposed use have a negative impact on the adjacent land uses or permitted uses in the area? If so, how will the negative impacts be mitigated?
- To your knowledge, does the proposed use of the property fit in the efforts of the City to improve your neighborhood under the General Plan?

Development Application

Site Plan Requirements

A site plan is required for either a Site Plan Review or a Conditional Use Permit. Please attach to your application a scale drawing(s), which renders all information legibly indicating and dimensioning the following information:

1. Site plans are preferred on emailed PDF Files and hard copies of either 11" x 17" or 24" x 36" paper. 24" x 36" paper is required to show the site plan legibly then submit 15 copies full size and one reduced 11" x 17".
2. Lot and site dimensions.
3. All buildings and structures on the site including any buildings or structures within 10 of the property line on adjacent parcels. Buildings shall show their location, dimensions, total SF including all stories and proposed use. Show location and screening for exterior mounted HVAC on both the site plan and on the elevations. (Note include on a second sheet showing elevations and height.)
4. Yards curbing, walks, paved and landscaped or bare areas.
5. Walls/fences location material and height.
6. Vehicular and pedestrian Offsite and Onsite access, driveways, sidewalks, street parking, dimensions, number of spaces including ADA access and external and internal circulation.
7. The general location size and height of signs.
8. Offsite and Onsite lighting including type, height, direction, wattage and hooding or direction of lights.
9. Location, species, maturity ultimate height of landscaping.
10. Location of existing and proposed utility lines and hook ups.
11. Proposed drainage of site.
12. Show location and screening for refuse and recycling pickup.
13. If a phased project show phasing and approximate time line.