



## CONDITIONAL USE PERMIT

This application is required for the construction, alteration or expansion of every use that is allowed by a Land Use District subject to a Conditional Use Permit. The application is intended to provide the City with the opportunity to review the proposed location, design and manner of development of land uses prior their implementation. This is an **Actual Cost** application. The actual cost for a project is determined according to the time spent by City personnel on that project and the associated personnel benefits, Department overhead, and other indirect costs incurred for that project.

## INITIAL DEPOSIT

\$3,110.00 Planning Review Initial Deposit (#2105)  
\$290.00 Fire Department Review (#4202)  
\$3,400.00 Total Initial Deposit

## ADDITIONAL FEES

Professional Report Review: For projects requiring a Geology Report or a Geologic Feasibility Analysis, ADD \$2,500.00 deposit plus \$70.00 service charge to the initial deposit referenced above.

## INITIAL DEPOSIT POLICY

**Initial Deposits** are determined by the amount of time historically spent on similar projects. Whenever 75% of a deposit has been expended and the Department determines that the estimated actual cost of the job will exceed the amount deposited, additional deposit of such excess amount shall be required. Notification of additional deposit required will be mailed to the applicant, who shall deposit such additional monies prior to the date specified in the notice. Work will be suspended on the project when 95% of the deposit previously received has been expended. **Projects will not be completed with money due.** If the additional deposit is not made by the date specified in the notice, the project shall be deemed denied on the date specified, without further action on the part of the City. If, within 30 calendar days after a project is deemed denied for failure of the applicant to make a required additional deposit, the applicant makes the additional deposit plus a \$100 processing fee, the project shall be reinstated as of the date the additional deposit and processing fee are paid. Notwithstanding Section 83.010605 of the City Municipal Code, denial without prejudice of a project because of insufficient funds, after notice and request for additional deposit have been provided to the applicant, cannot be appealed.

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### **PART A: INFORMATION AND PROCEDURES**

1. Before submitting your application, we encourage you or a representative to discuss the proposal with the Planning Division staff at the public information counter to obtain general information regarding applicable regulations and the necessary procedures.
2. Any land use decision to approve, deny or impose specific conditions on the approval of any land use application may be appealed by any interested party, including the applicant. The appeal must be filed with the City on the appropriate appeal form, along with the appropriate fee, prior to the effective date of the land use decision.
3. Within thirty days of the acceptance of the completed application package the Planning Division will prepare an Initial Study evaluating the potential environmental effects of the proposed project. If it is determined that the project will not result in a significant adverse effect on the environment, the project will receive a Negative Declaration, and processing of the application may proceed in accordance with mandated time limitations. If the project is found to have a potentially significant adverse environmental impact, the preparation of an Environmental Impact Report (EIR) will be required at the applicant's expense.
4. For large projects, the chairman of the Development Review Committee will distribute the site plan and relevant information to members of the Committee, for review and comment.
5. Following the acceptance of your application, notification of your proposal will be sent to the surrounding property owners.
6. Prior to conditionally approving a Conditional Use Permit, the decision making authority must find and justify that all the following are true:
  - A. The site for the proposed use is adequate in size and shape to accommodate the proposed use and all yards, open spaces, setbacks, walls and fences, parking areas, loading areas, landscaping, and other features pertaining to the application.
  - B. The site for the proposed use has adequate access, meaning that the site design incorporates street and highway limitations.

- C. The proposed use will not have a substantial adverse effect on abutting property or the permitted use thereof, meaning that the use will not generate excessive noise, vibration, traffic or other disturbance. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems.
  - D. The proposed use is consistent with the goals, policies, standards and maps of the General Plan and any applicable plan.
  - E. The lawful conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.
  - F. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities.
7. Actions to approve or deny a Conditional Use Permit application are taken by the City's Planning Commission after conducting a public hearing on the proposal.
  8. A public hearing before the City Planning Commission, which meets on the first and third Wednesdays of each month, is scheduled approximately 4 weeks after all Environmental Review procedures have been completed. The applicant and the surrounding property owners are notified in writing of the hearing date and time, and the hearing may be advertised in the local newspaper. The applicant and/or his representative should be present at the hearing to answer any questions that may arise.
  9. Before an approval letter will be issued, the initial deposit account balance must be paid in full, and the applicant must provide the City with an electronic file (PDF or TIFF) containing the final version of the approved site plan.
  10. Before any grading or construction work of any kind can be started, all applicable Conditions of Approval must be completed and verified through the Condition Compliance Check process.

## **APPLICATION PROCESS SUMMARY**

1. Pre-application meeting (for large, complex projects only)
2. Preparation of Site Plan, Floor Plans, Buildings Elevations (all sides) etc.
3. Application filing with required submittals:
  - a. topographic information
  - b. preliminary grading information
  - c. Sewer/Water Letter
4. Application Acceptance
5. Notification Acceptance
  - a. surrounding property owners/other interested parties
  - b. other City agencies
6. Planner prepares an initial study to determine if an EIR is required and if findings can be made for project approval. The proposed environmental determination is published in a newspaper and becomes final with project action.
7. Application review by the Development Review Committee (DRC) composed of representatives of interested City agencies (for large, complex projects only). Applicant has the opportunity to discuss the proposed Preliminary Conditions of Approval with the agencies levying those conditions.
8. A public hearing is scheduled before the City Planning Commission for approval or denial of the project.
9. Applicant or interested third party may appeal Planning Commission determinations within ten (10) days of that determination, utilizing the appropriate City form and payment of the appeal fee.
10. Applicant submits the final processing fee payment and an electronic copy (PDF or TIFF) of the approved site plan.

**PART B: LAND USE APPLICATION QUESTIONNAIRE**

**PLEASE COMPLETE EACH STATEMENT OR ANSWER EACH QUESTION** to the best of your ability. **All questions must be answered or the application will not be taken in.** If the answer is unknown, or if the question is not applicable, please write "Don't Know" or "Not Applicable" as appropriate. Only use City forms. If more space is needed, use attachments.

**A. PROJECT INFORMATION**

APPLICATION TYPE: \_\_\_\_\_  
[Take "type" from the top of the cover sheet, i.e. "Conditional Use Permit", "Tentative Tract", etc. (if a tentative map is involved, please include the map number)]

APPLICANT'S NAME: \_\_\_\_\_

\_\_\_\_\_  
(Mailing Address) (City) (State) (Zip)

\_\_\_\_\_  
(Phone)

REPRESENTATIVE'S NAME: \_\_\_\_\_

\_\_\_\_\_  
(Mailing Address) (City) (State) (Zip)

\_\_\_\_\_  
(Phone)

ASSESSOR PARCEL NUMBER(S): \_\_\_\_\_

DESCRIBE PROJECT AND USE IN DETAIL (use attachment if necessary):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

IF A CHANGE IN LAND USE DISTRICT(S) IS PROPOSED:  
Existing District(s): \_\_\_\_\_ Proposed District(s): \_\_\_\_\_

LOCATION DESCRIPTION: \_\_\_\_\_

Street Address: \_\_\_\_\_

Cross street (nearest): \_\_\_\_\_

Side of street: \_\_\_\_\_ Parcel size: \_\_\_\_\_

Development area (If different from parcel size): \_\_\_\_\_

TITLE AND DATE OF ANY EXISTING ENVIRONMENTAL IMPACT REPORT  
PREPARED FOR PROJECT: \_\_\_\_\_  
\_\_\_\_\_

**B. SITE DESCRIPTION**

1. Provide the following information for the site.

Official Land Use District and Improvement Level:  
(This can be obtained from the public service counter.)

On Site: \_\_\_\_\_

Type of Existing Development (i.e., residence, office bldg.):

On Site: \_\_\_\_\_

2. Describe the type and approximate age of any existing structures on the site and any other improvements such as paving, channelization of water courses or improvements designed to control erosion.

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3. Is the proposed project within 1/4 mile of a parcel containing an existing commercial agricultural use, landfill, sewage treatment plant, or mining operation? If yes, state approximate distance and direction, and the type of use.  
Yes \_\_\_\_\_ No \_\_\_\_\_

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4. List type, density and size of vegetation existing on site, including number, size and type of native trees.

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5. Indicate the general percentage slope of the site. If slope varies sharply among different portions of the site, list the percentage slope for each part of the site with different slope characteristics. Submit a copy of a slope analysis map (if any), with the application. (Slope analysis maps are required for projects in the FR 1 Overlay District or for sites exceeding 10% in average slope).

<u>Slope</u>	<u># Acres and Percent of Site</u>
0-10% (flat to gently sloping)	_____
11-15% (gently sloping)	_____
16-20% (gently to moderately sloping)	_____
21-25% (moderately sloping)	_____
26-30% (moderately to steeply sloping)	_____
31-40% (steeply sloping)	_____
41% and over (very steep)	_____

6. Describe any prominent landform features on the site such as canyons, ravines, bluffs, cliffs or rock outcroppings.

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7. Is the property part of a known overflow area or traversed by natural (blue-line) stream beds, channels, ground swales or washes, or subject to high water table? If yes, indicate the approximate location and depth of each.

Yes \_\_\_\_\_ No \_\_\_\_\_

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8. Is the property a lot or parcel shown on a Subdivision Map, Parcel Map or Record of Survey recorded during the last 15 years? If yes, give the recording book and page, tract number, or parcel map number. Yes \_\_\_\_\_ No \_\_\_\_\_

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9. Are there any deed restrictions, covenants, conditions and restrictions (CC&Rs) or other restrictions on the title of the property? If yes, please explain.

Yes \_\_\_\_\_ No \_\_\_\_\_

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10. Has the property been surveyed by a Licensed Land Surveyor or Civil Engineer? If yes, please include a copy of the survey map with this application.  
Yes \_\_\_\_\_ No \_\_\_\_\_

11. Identify the entities that are/or would be providing the following services or utilities:

Electricity: \_\_\_\_\_  
(Name of Agency)

- a) Site presently served: Yes \_\_\_\_\_ No \_\_\_\_\_
- b) If an extension will be necessary, how far? \_\_\_\_\_

Gas: \_\_\_\_\_  
(Name of Agency)

- a) Site presently served: Yes \_\_\_\_\_ No \_\_\_\_\_
- b) If an extension will be necessary, how far? \_\_\_\_\_

Water: \_\_\_\_\_  
(Name of Agency)

- a) Site presently served: Yes \_\_\_\_\_ No \_\_\_\_\_ Well \_\_\_\_\_
- b) If an extension will be necessary, how far? \_\_\_\_\_
- c) Do you propose to create a private domestic water system (well under pressure) to serve each proposed lot 20 acres or less in size?  
Yes \_\_\_\_\_ No \_\_\_\_\_
- d) Is the existing well (or wells) at least 200 feet from any existing or proposed liquid waste disposal system? Yes \_\_\_\_\_ No \_\_\_\_\_

Quantity: \_\_\_\_\_ gallons per minute (GPM) for \_\_\_\_\_ hour(s) duration.  
Does water meet minimum potability requirements? Yes \_\_\_\_\_ No \_\_\_\_\_

- e) Will the proposed well (or wells) be at least 200 feet from any existing or proposed liquid waste disposal system? Yes \_\_\_\_\_ No \_\_\_\_\_

Sewage Disposal: \_\_\_\_\_  
(Name of Agency)

- a) Site presently served: Yes \_\_\_\_\_ No \_\_\_\_\_
- b) If an extension will be necessary, how far? \_\_\_\_\_

- c) If septic system/leachlines are proposed, or existing, show locations on plan and state how the size of the sewage disposal area was determined. (Check one)  
\_\_\_\_\_ percolation test \_\_\_\_\_ DEHS Standard rate

12. Identify any other agencies that you have contacted during the processing of your project. Please include copies of correspondence with any state, federal or other local agencies or departments in which the proposed project is discussed.

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13. Will your project require any permits from local, state or federal agencies? If yes, please identify the agency and type of permit. Yes \_\_\_\_\_ No \_\_\_\_\_

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14. Does the project involve individual lot sales and/or custom lot development?  
Yes \_\_\_\_\_ No \_\_\_\_\_

15. Are private streets proposed? Yes \_\_\_\_\_ No \_\_\_\_\_

**C. PROJECT IMPACT**

1. Will the proposed project cause noise, vibration, night glare, dust or air pollution? If yes, please explain. Yes \_\_\_\_\_ No \_\_\_\_\_

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2. Will development of the proposed project result in an increase in the presence of rodents, flies or other insects? If yes, please explain. Yes \_\_\_\_\_ No \_\_\_\_\_

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3. Will development of the proposed project result in odors? If yes, describe the type and source of the odor. Yes \_\_\_\_\_ No \_\_\_\_\_

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4. Does the proposed use for the site involve pesticides, chemicals, oils, salts, hazardous or toxic materials? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, are these:

a) Used in the production or processing of a product, or by product, or the provision of a service? Yes \_\_\_\_\_ No \_\_\_\_\_

b) Waste products resulting from the production or processing of a product or the provision of a service? Yes \_\_\_\_\_ No \_\_\_\_\_

c) Stored on site in large quantities? If yes, how much and how long will the materials be stored? Yes \_\_\_\_\_ No \_\_\_\_\_

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d) Acutely hazardous materials? (See List of Acutely Hazardous Materials and Their Threshold Planning Quantities, which can be obtained from the County Department of Environmental Health Services.) If yes, what is the distance from the outer boundary of the proposed facility to the nearest school? \_\_\_\_\_. To the nearest residential population? \_\_\_\_\_

5. For each of the questions "a" through "d" listed above (#4) that were answered "yes", indicate the type and quantity of materials involved.

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6. Will project development result in the removal or relocation of trees? If yes, please indicate how many, what kind, and whether they will be removed or relocated.  
Yes \_\_\_\_\_ No \_\_\_\_\_

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7. Will any earth material be exported from or imported to the site? If yes, please indicate the approximate quantity in cubic yards, whether imported or exported and the location of the borrow pit or dump site. Yes \_\_\_\_\_ No \_\_\_\_\_

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8. How many cubic yards do you estimate will be graded? \_\_\_\_\_ Is custom lot grading or future phase grading anticipated? If yes, please explain.  
Yes \_\_\_\_\_ No \_\_\_\_\_

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9. Will the proposed project require cut slopes that exceed five feet in height and/or fill slopes that exceed three feet in height? If yes, please indicate, in cubic yards, the amount to be graded. Yes \_\_\_\_\_ No \_\_\_\_\_

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10. Will any special slope stabilization or erosion control techniques have to be utilized? If yes, please explain. Yes \_\_\_\_\_ No \_\_\_\_\_

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11. Will the project necessitate any off-site grading? If yes, please indicate the purpose, the location and the amount of grading, in cubic yards.  
Yes \_\_\_\_\_ No \_\_\_\_\_

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12. Approximately how many square feet of impermeable surface (building and paving) will be created by the development of the proposed project?

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13. If a variance is requested, please state (be specific): (a) What the variance is for, and (b), Why the variance is necessary. Submit evidence of other uses, if any, in the surrounding area that have been developed in a manner similar to that proposed by the application.

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**D. INDUSTRIAL, COMMERCIAL, OR INSTITUTIONAL PROJECTS**

Provide the following information for all industrial, commercial, professional office or institutional projects (churches, social care facilities, private schools, etc.). Do not provide this information if your project only involves a Subdivision, General Plan Amendment, sphere of influence change, or annexation.

1. Provide an estimate of how many people will work at and visit the project each day or will stay overnight at the project site, per use. If school or social care facility, state age and numbers of students/patients and staff.

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2. Indicate the days and the hours of operation anticipated for each use proposed for the project site.

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3. Indicate the number of offices, units or shops

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4. Will the proposed use(s) generate substantial traffic from vehicles such as cars, semi-trucks, buses, vans, etc.? If yes, indicate the type of vehicle and the frequency of such traffic. Yes \_\_\_\_\_ No \_\_\_\_\_

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**E. COMMERCIAL PROJECTS:**

Provide the following information for all commercial or office projects, including General Plan Amendments.

1. How far is the proposed project from:
- a. Other commercially zoned property?

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- b. Existing commercial uses presently in operation? (indicate location)

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2. Indicate the principal market area from which the project is anticipated to receive most of its business:

- a. Within a one mile radius of the site:

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- b. Within a five mile radius of the site:

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c. Outside a five mile radius:

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**F. PRE-DECISION REVIEW REQUEST:**

A pre-decision review of the proposed action on the project and the proposed Conditions of Approval, if applicable, may be requested for land use applications which are not scheduled for public hearing or Development Review Committee consideration. A Pre-Decision Review allows applicants ten (10) days to contact Staff about possible changes to the preliminary decision and/or proposed conditions.

Please initial the appropriate block:

\_\_\_\_\_ A Pre-Decision Review is hereby requested. (A notice of a Pre-Decision will be mailed to you along with any proposed conditions. If you wish to discuss the decision or any of the conditions, you will need to make an appointment with the project planner or appropriate agency representative.)

\_\_\_\_\_ A Pre-Decision Review is not requested.

# APPLICATION CERTIFICATE

**ALL OWNERS OF RECORD MUST SIGN THIS CERTIFICATE** (Please attach to questionnaire)

List Assessor's Parcel Number(s) of the project property:

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List Assessor's Parcel Number(s) of all property contiguous to the project property that is owned or beneficially controlled by the individual(s) signing this Certificate:

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The undersigned owner(s) or officer(s) in the organization owning the lands for which this application is made states that he/she or the organization is aware that the application is being filed with the City of Yucaipa Planning Division, and certifies under penalty of perjury that the City application forms have not been altered and that the information contained in this application is true and correct. I (We) acknowledge that additional materials may need to be provided to the Planning Division once the preliminary review of the application materials has been initiated.

I (We) further agree that if any information contained in this application proves to be false or incorrect, the City of Yucaipa and any special purpose or taxing district affected thereby are and shall be released from any liability incurred if a certificate of compliance is or has been issued on the basis of this application. I understand that under such circumstances any such certificate shall be null and void and shall be returned to the City for cancellation.

If this is an actual cost application, the applicant agrees to pay all accumulated charges for this project. For any type of application, the applicant agrees to defend, indemnify and hold harmless the City, its agents, officers and employees from any claim, action or proceeding attacking or seeking to set aside, void or annul the approval of all or part of the matters applied for, or any other claim, action or proceeding relating to or arising out of such approval. This obligation includes the obligation to reimburse the City, its agents, officers and employees for any court costs or attorney fees which the City, its agents, officers or employees are required by a court to pay as a result of such claim, action or proceeding. The City agrees to notify the applicant of any such claim, action or proceeding promptly after the City becomes aware of it. The City agrees to cooperate in the defense provided by the applicant. The City may, at its own expense, participate in the defense of the claim, action or proceeding, but such participation will not relieve the applicant of applicant's defense and indemnification obligations.

Any persons signing with Power of Attorney for others must print the names of those individuals in the signatures block and attach a notarized copy of the Power of Attorney.

(IF R.C.E. OR LICENSED  
LAND SURVEYOR)  
**REGISTRATION NO.**

**PRINT NAME**

**SIGNATURE**

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(APPLICANT OR AGENT)

(DATE)

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(OWNER OF RECORD)\*

(DATE)

\*If the property is owned by a corporation, partnership, or other group, the signee should indicate corporation position or title and submit substantiating documentation.

**PART C: HAZARDOUS WASTE SITE CERTIFICATION**

The Applicant for this development project shall consult the most current list entitled “Identified Hazardous Waste Sites – County of San Bernardino” and shall specify whether or not the development project is located on a site included on the list. The list dated November, 1991, is attached. If a more recent copy of this list has been published, it is the responsibility of the applicant to refer to that list.

This certificate must be submitted with all development applications, except legislative acts, i.e. General Plan Land Use District Changes.

The undersigned owner, applicant or legal representative of the lands for which this development project application is made hereby certifies under penalty of perjury under the laws of the State of California that:

In accordance with Section 65962.5(e) of the Government Code of the State of California:

He (she) has consulted the most current and appropriate list of “Identified Hazardous Waste Sites – County of San Bernardino,” and further certifies that the site of the proposed development project:

**(CIRCLE a. or b. AND FILL IN DATE OR LIST)**

**a.** Is not located on a site which is included on the attached list entitled “Identified Hazardous Waste Sites – County of San Bernardino,” dated \_\_\_\_\_.  
Or

**b.** Is located on a site included on the attached list entitled, “Identified Hazardous Waste Sites – County of San Bernardino,” dated \_\_\_\_\_.

List Assessor Parcel Numbers of the project property.

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\_\_\_\_\_ SIGNATURE OF PERSON CERTIFYING THIS REVIEW

\_\_\_\_\_ DATE

**PART C: HAZARDOUS WASTE SITE CERTIFICATION**

**INSTRUCTIONS:**

The Applicant for this development project shall consult the most current list entitled "Identified Hazardous Waste Sites - County of San Bernardino" and shall specify whether or not the development project is located on a site included on the list. The list dated April 15, 1998, is attached. If a more recent copy of this list has been published, it is the responsibility of the applicant to refer to that list.

This certificate must be submitted with all development applications, except legislative acts, i.e. General Plan Land Use District Changes.

**FORM:**

The undersigned owner, applicant or legal representative of the lands for which this development project application is made, hereby certifies under penalty of perjury under the laws of the State of California that:

In accordance with Section 65962.5(e) of the Government Code of the State of California:

He (she) has consulted the most current and appropriate list of "Identified Hazardous Waste Sites - County of San Bernardino," and further certifies that the site of the proposed development project:

**(CIRCLE a. or b. AND FILL IN DATE OF LIST)**

- a. Is not located on a site which is included on the attached list entitled "Identified Hazardous Waste Sites - County of San Bernardino,"  
Dated: \_\_\_\_\_ or
- b. Is located on a site included on the attached list entitled, "Identified Hazardous Waste Sites - County of San Bernardino,"  
Dated: \_\_\_\_\_

List Assessor Parcel Numbers of the project property.

\_\_\_\_\_  
\_\_\_\_\_

**SIGNATURE OF PERSON CERTIFYING THIS REVIEW:**

Name (Print)	Signature	Date
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**IDENTIFIED HAZARDOUS WASTE AND SUBSTANCE SITES**  
**APRIL 15, 1998**

- 1.** Site: Yucaipa Landfill  
Location: Yucaipa area, off of Oak Glen Road, 1 ½ miles east of Yucaipa Blvd.  
Source: CWMB
- 2.** Site: Arco Service Station #5172  
Location: 34841 Yucaipa Boulevard  
Source: WRCB  
Problem: Tank Leak
- 3.** Site: Texaco Service Station  
Location: 34503 Yucaipa Boulevard  
Source: WRCB  
Problem: Tank Leak
- 4.** Site: Circle K Store #324  
Location: 34696 Yucaipa Blvd.  
Source: WRCB  
Problem: Tank Leak
- 5.** Site: Thrifty Oil Service Station #347  
Location: 34696 Yucaipa Blvd.  
Source: WRCB  
Problem: Tank Leak
- 6.** Site: Yucaipa Road Yard  
Location: 11377 2<sup>nd</sup> Street  
Source: WRCB  
Problem: Tank Leak

**PART D: SURROUNDING PROPERTY OWNERS' CERTIFICATION**

Prepare labels for all property owners within the area as prescribed by the formulas listed below. Please include the applicant, representative and the owner of record in these labels. Ownership of surrounding properties shall be determined from the latest equalized tax assessment roll.

I certify under the penalty of perjury that to the best of my knowledge the enclosed labels contain the names and addresses of all property owners within the area as prescribed by the enclosed formula from the exterior boundaries of the project property perimeter:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of person who prepared list

FORMULA: The property for which this application is being processed is:

Minor Subdivision, Major Variance or Planning Use Permit = all contiguous properties. Contiguous means touching or across street including corners.

**ALL OTHER APPLICATIONS**

20.0 acres or less = contains all parcels within 300 feet of the external boundaries.

20.1 acres to 160.0 acres = contains all parcels within 700 feet of the external boundaries.

160.1 acres or greater = contains all parcels within 1,300 feet of the external boundaries.

If project involves a "Hazardous Waste Facility" = contains all parcels within 3,00 feet of the external boundaries.

**LABEL FORMAT**

(Please type or print legibly in black ink/ribbon.)

NOTE: **No punctuation** is to be placed on the last line between city, state and zip code. **Italic type print** is **not** permitted, and characters **cannot** touch. **No extraneous print** is allowed on or below the delivery address line. Minimum size of labels shall be as shown below. Information must be in the format designated below. (i.e. APN number must be on top line.)

ASSESSOR'S PARCEL NUMBER  
NAME  
ADDRESS  
CITY STATE ZIP CODE

235-09-85  
JOHN DOE  
1653 OUTSIDE LANE  
SAN BERNADINO CA 92400

**PART E: CONDITIONAL USE PERMIT SUBMITTAL CHECKLIST**

**+ ALL ITEMS MUST BE INCLUDED AT THE TIME OF FILING +**

**PLEASE RETURN THIS CHICKLIST WITH APPLICATION PACKET UPON SUBMITTAL. ONLY USE CITY FORMS. IF MORE SPACE IS NEEDED, USE ATTACHMENTS. COMPUTER GENERATED APPLICATIONS ARE NOT ACCEPTABLE.**

- \*1. **Two copies** of completed Land Use Application Questionnaire. **All owners** must sign the Application Certificate. The notarized power of attorney must contain the names of all owners.
- \*2. **Two copies** of the site plan, floor plans, and all building elevations on separate sheets (**do not attach them together**) drawn at a scale to accurately delineate the project (**no larger than 24" x 36" if possible**), and they must be folded accordion style (**8" x 10 ½" in size**). Refer to the Site Plan Checklist for specific requirements (a conceptual plan is **not** acceptable).
- \* Two copies of the questionnaire and the site plan, floor plans, and building elevations are required for the initial filing of this application. Revisions may or may not be required. When staff determines that both the questionnaire and site plan are complete, you will be required to submit additional copies of both the questionnaire and the site plan. The specific number of copies to be submitted will be determined at that time.
3. **One copy** of a Letter Of Intent addressed to the City of Yucaipa that discusses in detail the proposed use.
4. **One signed and dated copy** of the "Hazardous Waste Site Certification" (Form C).
5. **One copy** of recorded **Grant Deed** or **Quit Claim Deed** with the previous Grant Deed for each lot or parcel.
6. **One copy** of the appropriate assessor's map obtained from the County Assessor's Office.
7. Surrounding Property Owners Certification, mailing labels, and surrounding ownership radius map:
  - a. **One copy** of the signed Surrounding Property Owners Certification (Form D). (Property owner information may be obtained from Assessor's Parcel Books in the County Assessor's Office).
  - b. **Three sets** and **one xerox copy** of labels (see format on Form D) listing names and addresses of all surrounding property owners. Please include a label for the applicant, the owner, and all representatives.
  - c. **One copy** of the surrounding ownership map.
8. A Water Service Letter from the water company or Yucaipa Valley Water District.
9. A Sewer Service Letter from the Yucaipa Valley Water District.

10. **Special Studies (if applicable):**

- (a) **Two copies** of Geologic Report for any property in a Geologic Hazard Overlay District.
  - (b) **Two copies** of a Slope Analysis Map for any project in an FR1 Fire Hazard Overlay District or with an average slope of 10% or greater in conformance with the Hillside/Ridgeline Preservation Ordinance.
  - (c) **Two copies** of any studies or other documents (soils, marketing, etc.) prepared for this project, if available.
  - (d) **Two copies** of any traffic study, if available.
  - (e) The following is a list of possible items that may be required to process your application. Any one of them may be required at any time during the process.
    - (1) Slope Analysis Map
    - (2) Landscape Plan
    - (3) Archeological Study
    - (4) Biota Study
    - (5) Traffic Study
    - (6) Drainage Study
    - (7) Surface and Groundwater Study
    - (8) Motel Feasibility Study
    - (9) Air Quality Study
    - (10) Mineral Deposits Analysis
    - (11) Risk Assessment
    - (12) Analysis of Maximum Credible Accident (if acutely hazardous wastes are involved.)
    - (13) Any information that may be particularly helpful for the planner to determine the merits of your particular application (i.e., amount of water usage for intensive water usage projects).
11. **One copy** of Pre-Application Conference Minutes or the summary letter if a Pre-Application Conference was conducted.
12. For affordable housing project, if the pre-application conference was waived, submit **two**

**copies** of a supplemental report responding to each of the points raised in the evaluation criteria below:

- (a) the density limit designated on the applicable regional land use map of the Consolidated General Plan.
  - (b) The availability of adequate public services and facilities, particularly, are roads adequate to support increased traffic generated by project, is water service and sewer service satisfactory, and is law enforcement and fire protection adequate?
  - (c) Natural resource constraints such as steep slopes (greater than 10%) or seismic or flood hazards.
  - (d) Compatibility with adjacent land uses.
  - (e) Community goals, objectives and standards specified in the General Plan text and any applicable plan.
  - (f) The need for affordable housing within the community or area.
  - (g) Availability of community services such as access to commercial conveniences, medical aid, employment, public transportation and recreation.
  - (h) Data relative to proposed price structure, payment schedule, method of financing, housing type, and number of units of each type with specified information relative to the number of units proposed to be in the affordable range and the relationship of the density bonus provisions.
13. If this project is within an approved or proposed Planned Development, a Final Development Plan must be submitted instead of this application. To ascertain the requirements for the Final Development Plan, refer to the Planned Development Land Use Plan, and refer to the Preliminary Development Plan Conditions of Approval.
14. If the property has been surveyed by a Licensed Land Surveyor or Civil Engineer, submit **one copy** of the survey map.
15. If a General Plan or Development Code Interpretation has been made for the site or the proposed use, submit **one copy** of the interpretation.
16. If any other agencies have been contacted concerning this project, submit **one copy** of any correspondence with any state, federal or other local agencies or departments in which the proposed projects is discussed.
17. Initial Deposit for \$3,400.00 payable to the City of Yucaipa.
18. At project completion, submit **one copy** of an electronic file (PDF or TIFF) that contains the final version of the approved site plan.

**PART F: SITE PLAN CHECKLIST FOR CONDITIONAL USE PERMIT**

A site plan is a detailed drawing, drawn to scale, on one (1) sheet of paper (**minimum 18" x 24"**) of the entire land parcel showing buildings, improvements, other physical site features, and all dimensions. The site plan should not be larger than 24" x 36" (**a "D" Sheet**) if possible.

**All items listed below must be on the site plan. The application will not be taken in if any items are left off. ATTACHMENTS ARE NOT ACCEPTABLE. PLEASE RETURN THIS CHECKLIST WITH APPLICATION PACKET UPON SUBMITTAL.**

1. **Identification:** Indicate names, addresses, and telephone numbers of the Record Owner, Applicant, and the person preparing the plan.
2. **Utilities:** Indicate names, addresses and telephone numbers of: a) water company, b) sewage disposal, c) electric, d) gas, e) telephone, f) cable television. If no utility company, state method of supply.
3. **Legal Description:** Provide a **complete** legal description of the property involved, including the number of acres, **and include the Assessor's Parcel Number.** If a portion of a large parcel is being developed, include a detailed description of that portion.
4. **Project:** Identify type of project **in detail**, including the use of each existing and proposed structure and/or open storage areas. Include the number of dwelling units and the number of units per acre for residential projects, and/or number of offices/units/shops for commercial/industrial projects.
5. **North Point:** Indicate north point, date of drawing, and the scale. Use an **Engineer's Scale** (i.e., 1" to 10', 1" to 20', 1" to 30', etc.). The direction of the "north" arrow should be shown pointing towards the **top or right hand side** of the site plan.
6. **Dimensions:** Indicate property lines and show dimensions. Indicate boundary lines of project if only a portion of the property is being developed.
7. **Roads/Easements:** Indicate location, names, widths of boundary streets, and recorded road, utility, or drainage easements on property. **Where none exist, indicate by a note that no easements exist.** If property is not on a road or easement, show access to property. Indicate existing right-of-way as well as ultimate right-of-way.
8. **Drainage:** Indicate any drainage channels or hilly terrain by flow-line arrows and contour lines. **If none exist, indicate by a note that no hilly terrain or drainage channels exist.**

9. **Grading/Topographic Information:**
- (a) Show existing rough grade contours and finish contours.
  - (b) Show finished elevations at lot corners and graded areas. Show typical lot drainage and swales.
  - (c) Show finish grades for all structures, pads and parking surfaces.
  - (d) In the event no such grading is proposed, a statement to that effect shall be placed on the submitted plan.
  - (e) Show location and size of any proposed retaining walls.
  - (f) All grading subject to Appendix 33, U.B.C.; Development Code or any related City ordinance for Hillside Preservation.
10. **Land Use District (Project Area):** Indicate existing and proposed General Plan Land Use District of project.
11. **Land Use District (Adjacent Areas):** Indicate General Plan Land Use District classification on all adjacent property including across any streets.
12. **Structures (Adjacent Areas):** Indicate type of development on **all adjacent property** including across any streets. Show distance of structure(s) on adjacent properties that are within 30 feet of project property line. If no structures exist, please indicate this by a note. Indicate type of construction and approximate age (if known) of any existing structures.
13. **Structures (Project Area):** For all **existing or proposed** structures, including but not limited to power poles, towers, walls, fences, trash enclosures, signs, septic systems, curbs, driveways, and sidewalks:
- (a) Locate by distance in relation to other structures and property lines, and indicate existing structures that are to remain or be removed.
  - (b) Indicate height, building footprint dimensions (including eave overhang protections), square footage of each story and number of stories, including basements.
  - (c) Indicate the proposed type of construction (if known) or as exists.
  - (d) Indicate all curb radii.
  - (e) Indicate trash enclosures with minimum internal dimensions of 5' x 8', and of decorative masonry construction. Consider accessibility and turning movements of trash trucks with a 10' wheel base and 24' length. Contact Yucaipa Disposal Co., (909) 797-9125 for further details.

14. **Vicinity Map:** Vicinity Map showing location of project so field team can locate and inspect the site.
15. **Floor Plans and Building Elevations:** Provide floor plans and elevations from all sides (designated by direction) **on separate sheets.**
16. **Signage:** A side elevation of any proposed identification sign is to be shown scaled and dimensioned separately on the site plan, including the proposed “copy” on the sign. Include distance from both top and bottom of sign to grade. Refer to City Development Code for detailed information on type and size of sign. If no signs are proposed or not proposed at this time, include a note indicating signage will be submitted at a later date.
17. **Parking:** Refer to the Development Code for the number of required parking spaces, aisle/driveway width and surfacing requirements for your project. Show parking areas in detail to include:
  - (a) Each regular parking space shall be a minimum of 9’ x 19’.
  - (b) Each compact car parking space shall be a minimum of 7 ½’ x 15’. Compact car spaces may be used for up to 25% of the required spaces.
  - (c) One handicapped parking space, located as near to main entrance as practicable, a minimum of 14’ x 19’ is required for each 25 parking spaces, or as required by Uniform Building code. For required parking that exceeds 160 spaces, refer to Title 24 for minimum handicap spaces required.
  - (d) One loading zone (a minimum of 10’ x 20’) is required per 5,000 square feet of building floor area (maximum of 4 spaces per use) or for each commercial, industrial, or institutional use.
  - (e) Show dimension/type of parking spaces, aisle/driveway widths and directional arrows indicating the flow of traffic.
  - (f) Indicate the existing and proposed type of surfacing for parking area and aisle/driveways.
  - (g) Show the formula per City Development Code by which you compute the number of spaces required for each use/tenant/unit. Indicate the number of spaces required for each use and indicate the number of spaces proposed. Use the following as an example:

1) Warehouse/Office Project, 3,000 square feet.

	<u>REQUIRED</u>	<u>PROVIDED</u>	<u>FORMULA</u>
Warehouse:	3	3	2,600 sq. ft./1,000 =3
Office:	4	4	400 sq. ft./2 (minimum of 4 Spaces req.) =4
<b>TOTAL</b>	<b>7</b>	<b>7</b>	<b>3,000 sq. ft.</b>

Handicapped: 1 space per 25 parking spaces = 1 space (included in above total).

Loading Zone: 3,000 sq. ft. / 5,000 = 1 space

Handicapped parking and access must comply with Title 24.

2) General Commercial Project, 2,500 sq. ft.

	<u>REQUIRED</u>	<u>PROVIDED</u>	<u>FORMULA</u>
Retail Shop:	4	5	1,000 sq. ft./ 250 =4
Donut Shop:	10	10	800 sq. ft(30 seats/3) =10
Office Space:	2	4	700 sq. ft./250 =2
<b>TOTAL</b>	<b>16</b>	<b>19</b>	<b>2500 SQUARE FEET</b>

Handicapped: 1 space per 25 parking spaces = 1 space (included in above total).

Loading Zone: 2,500 sq. ft. / 5,000 = 1 space

Handicapped parking and access must comply with Title 24.

18. **Lot Coverage:** Show percentages of site covered by building, paving, landscaping, and open space. Show landscaped area (conceptual landscaping only) on site plan.

19. **Plant and Tree Protection:** If **no** protected or native trees, indicate by a note that no such trees exist. Show location, size and type of all native trees, (a list of native trees can be obtained from the Planning Division). Indicate whether any trees are to be removed per the following:

- (a) Six (6) inches or greater in diameter or 19 inches in circumference measured at 4 ½ feet above average ground level of the base.

20. **Commercial, Industrial, or Institutional Projects:** If project consists of a social care facility, day care center, hospital, school, animal shelter, etc., state the days and hours of operation, age or grade of students, number of students or children, beds, residents or animals as well as number of staff members. If anticipated, state the occupancy and interior square feet of seating area in auditorium.
21. **Variance:** If a variance is requested, indicate in the Application Questionnaire and by a note on the site plan the following: a) What is the variance for? b) Where is the proposed variance located on the project site?