



PLANNED DEVELOPMENT APPLICATION

Planned Development (Section 84.0250) is a land use application which allows the modification of the development standards of a land use district to allow innovative design and layout. A Planned Development review may approve lot sizes smaller than those required by the Land Use District, provided the overall lot density is not exceeded, except as otherwise allowed by this Code and/or the General Plan. A Planned Development Review may approve phased projects. The land uses allowed are limited to those listed in the Land Use District. The Planned Development Land Use District allows an intermix of various land uses.

FEE POLICY

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. 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. The Planning Commission shall review, and the City Council shall act upon all requests for Preliminary Development Plans (PDP). The Planning Commission shall review and act upon all requests for Final Development Plans (FDP). The Development Review Committee shall review all requests for Planned Developments.
2. The Planned Development process is intended to facilitate development of properties where greater flexibility in design is desired to provide a more efficient use of land than would be possible through strict application of land use district regulations. This process is also intended to serve as a alternative site planning process that encourages the more creative and imaginative planning of mixed-use multi-phased residential, commercial, or industrial developments within the framework of a single cohesive development plan.
3. Prior to the formal submission of an application for a Planned Development, the applicant and his engineer should meet with the Development Review Committee for a Pre-application Conference. The applicant should be acquainted with the various aspects of his/her proposal and be prepared to discuss possible conflicts and solutions.
4. The Chairman of the Development review Committee will summarize those concerns expressed during the Committee's review and issue the applicant an information packet containing copies of Ordinance and Policy that will regulate the proposed development. The Committee will determine whether the proposed development meets the intent of the Planned Development provisions of the Development Code.
5. The applicant will then prepare a Preliminary Development Plan Report is to contain a narrative and maps sufficient in detail to satisfy all the plan requirements on the enclosed outline (see attached checklist). **If a district Change is necessary to implement the**

Planned Development, the appropriate application shall be filed concurrently with the PDP. Also, any other applications that are to be filed in conjunction with the Planned Development shall be filed concurrently with the PDP.

6. The Preliminary Development Plan shall be reviewed by staff, and it shall be determined whether or not an Environmental Impact Report shall be required for the project. If necessary, further processing will await the preparation of the Draft EIR.
7. After completion of the Environmental Review process, a public hearing before the Planning Commission, which meets on Wednesday, is scheduled within approximately four (4) weeks. The applicant and engineer must be present at this hearing to answer any questions regarding their development.
8. Prior to the scheduled Planning Commission hearing, the Development Review Committee will review the Preliminary and/or Final Development Plan and finalize its recommendation to the Planning Commission. At this time, the developer and engineer will be allowed to present any points of contention with the conditions of development. All unresolved points of contention will be summarized at the close of discussion and presented to the Planning Commission as such.
9. The Planning Commission shall hold a public hearing on the Preliminary Development Plan. Upon completion of the public hearing, the Preliminary Development Plan shall be referred to the City Council with a recommendation to approve or approve conditionally.
10. Once given approval of a Preliminary Development Plan by the City Council, the applicant shall submit a Final Development Plan, consisting of a map showing final development proposals and tabulations, and any required applications for Subdivisions and/or Conditional Use Permits.
11. The Planning Commission shall review the Final Development Plan and determine its substantial compliance with the previously approved Preliminary Development Plan. Should the applicant fail to gain approval of a Final Development Plan within the initial conditional approval period, the approval of the Preliminary Development Plan shall be null and void unless a request for an extension is initiated and approved prior to the expiration date.
12. PD Plans. Planned Development may be submitted in the form of a detail site plan combining the preliminary and final stages into a single process or the PD may be submitted in several stages depending on the degree of project design or land use commitment desired by the applicant or the City. If it is known that other applications will be required to complete the project, these applications shall be filed on the same day as the application for the Planned Development. The typical stages of the PD process are as follow:
 - a. Pre-Application Conference acquaints the applicant with the procedural requirements of the Planned Development provisions of the Development Code and allows the applicant to discuss the general acceptability of the plan and its compatibility with applicable policies, issues and development regulations. The

Development Review Committee will make a preliminary determination of the project's acceptability and whether or not a PDP shall be required.

- b. Preliminary Development Plan may be an optional stage and functions as a development suitability analysis and a Comprehensive Plan of the proposed development. This plan identifies and quantifies the constraints and opportunities for development, and it establishes a list of specific limits, parameters and planning objectives to guide development based upon those constraints and opportunities. The Preliminary Development Plan shall include a detailed description of the proposed development and its effects including, but not limited to, a written text, diagrams or maps describing the program for development and the functional arrangement upon the physical characteristics of the site, available public services, the capacity of the existing circulation system and the existing and planned land use of adjacent properties.
- c. Final Development Plan executes the specific development scheme established in the Preliminary Development Plan for a Planned Development in the form of a dimensioned site plan showing the location of all structures and lots in sufficient detail to permit recordation and/or the preparation of construction drawings. The Final Development Plan shall comply with the provisions of the Preliminary Development Plan for the project site.

PRELIMINARY DEVELOPMENT PLAN REPORT

The Preliminary Development Plan Report shall include:

1. A table of contents identifying the title and page number of each section of the report.
2. An introduction which shall include:
 - a. Legal description of the project site including assessor parcel number(s) and total acreage.
 - b. Future intentions regarding construction schedules, lots sales, and project ownership.
 - c. The prospective phasing of project construction and, if appropriate, relationship to the phasing of backbone public facilities planned for projects in specific plan area.
 - d. A tabulation of the proposed development by phase including:
 - 1) Land use.
 - 2) Number of dwelling units by density and type.
 - 3) Building, open space, parking, and road coverage by land use in acres or square footage, as appropriate, and percentage of project area by phase.
 - 4) Lineal feet streets and percent of each land use area by phase.

- 5) Estimated population including the projected student generation rate.
 - 6) Site alteration (grading in cubic yards).
 - 7) Number of commercial employees and estimated number of customers (if applicable).
 - 8) Number of industrial and office employees (if applicable).
3. A land use section describing:
- a. The relationship of the project to the land use element of the General Plan.
 - b. Standards for lot area, width, depth, coverage and building type, height, separation, and setbacks within each land use and residential building type, as well as flood plains and steep or unstable terrain.
 - c. Standards for population density, building density, and permissible types of construction.
 - d. Standards for specific landscape design (i.e., double frontage landscape treatment, street trees, slope planting guide, open space treatment, maintenance authority, tree and shrub planting list, etc.).
4. A housing section describing:
- a. The relationship of the project to the housing element of the General Plan.
 - b. The proposed price structure, construction schedules, method of financing, housing type and location.
 - c. The relations of the project to efforts to make adequate provision for the housing needs of all economic segments of the community. Indicate whether or not affordable housing is proposed.
5. A public services and facilities section describing:
- a. The relationship of the project to public services and facilities needs as acknowledged in the General Plan or any specific plan.
 - b. The project's setting in relation to other important natural or manmade features (schools, parks, shopping centers, industries, fire stations etc.).
 - c. The services and facilities to be provided as part of the project, the agencies provided these services and facilities, and ownership and maintenance responsibility. For projects within areas covered in a specific plan, if backbone facilities are proposed to be constructed as part of the project, not any proposed variances from design criteria and facilities contained in the Specific Plan Engineers Report.
 - d. The construction phasing of proposed improvements.

- e. The approximate cost and methods of financing for construction and continuing maintenance for:
 - 1) water supply
 - 2) sewage disposal
 - 3) solid waste disposal
 - 4) storm water drainage
 - 5) local utilities
 - 6) civic centers
 - 7) public schools
 - 8) libraries
 - 9) police and fire station
 - 10) other public buildings.

- 6. A circulation section describing:
 - a. The relationship of the circulation pattern to the Circulation Element of the General Plan or any specific plan.
 - b. The proposed right-of-way, improvements, standards, approximate cost, mileage, and type of financing for construction and maintenance of roads, airways, waterways, rail, and/or other public transit systems.
 - c. Impact of the project in terms of the average daily trips generated.
 - d. Methods of the protection of scenic highways and scenic highway corridors.

- 7. A conservation, open space, grading, and landform alteration section describing:
 - a. The relationship of the project to the goals, policies, and implementation of the General Plan Conservation and Open Space Element or any specific plan. This includes a description of the present condition of the land in relation to four general categories of open space recognized in the Open Space Element and how these categories are reflected in the Development Plan design maps. These categories are:
 - 1) Preservation of natural resources
 - 2) Production of natural resources
 - 3) Outdoor recreation
 - 4) Public health and safety
 - b. Positive measures for the conservation, development and utilization of:
 - 1) underground water
 - 2) surface waters
 - 3) vegetation and soils
 - 4) fish resources
 - 5) wildlife resources
 - 6) forests
 - 7) rivers, creeks, and streams

- 8) other natural resources
 - c. Measures for:
 - 1) the protection of watershed areas
 - 2) flood control procedures
 - 3) prevention and control of water pollution
 - 4) the regulation of land use in stream channel which may have a significant effect on fish, wildlife, and other natural resources
 - 5) the prevention, control, and correction of soil erosion caused by subdivision roads or any other sources.
 - d. Slope-open space relationship noting total open space and natural open space requirements by slope category, the number of acres and location of open space and natural open space proposed in the projects.
8. A drainage section indicating how the storm flows will be intercepted, conducted through the site and discharged without damage to downstream properties.
 9. A seismic/public safety section describing:
 - a. The relationship to goals, policies of the General Plan or any specific plan.
 - b. Seismic and safety hazards affecting the site.
 - c. Safety features for protection of the project from fires, floods, and geologic hazards, including evacuation routes, peak load water supply requirement, minimum road widths, clearances around structures, and geologic hazard mapping in areas of known geologic hazards.
 10. A noise section describing:
 - a. Existing or proposed noise generators on or near the site, such as highways, freeways, rail lines and airports, and raceways, off-road vehicle tracks, etc.,
 - b. Standards for the protection of present and future site occupants from noise disturbances associated with such features.
 11. An appendix to include:
 - a. Names, addresses, phone numbers of owner, developer, professional consultants, and names and addresses of property owners prescribed by the Certified Property Owners List Declaration.
 - b. Any supporting technical reports prepared for the project.

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:

Prior Project or associated project Case No. (if applicable): _____

Will the Project be phased? Yes _____ No _____

Is architectural review requested at this time? Yes _____ No _____

B. SITE DESCRIPTION

1. Provide the following information for the site.

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

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

Type of Existing Development (i.e., residence, office bldg.) surrounding the subject site:

North _____

East _____

South _____

West _____

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.

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 _____

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

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 within the Hillside Overlay District).

| <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.

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 _____

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 ____ Tract/Parcel Map No. _____; No _____

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 _____

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.

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 _____

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 _____

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 _____

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

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 _____

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.

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 _____

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 _____

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 _____

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 _____

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

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 _____

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

13. If a variance is requested, please state (be specific): (a) What the variance is for, and (b), Why the variance is necessary. Provide a letter of justification addressing each required finding for a Variance, as listed in Section 83.030905(g) of the Yucaipa Development Code.

D. INDUSTRIAL, COMMERCIAL, OR INSTITUTIONAL PROJECTS

Provide the following information for all industrial, commercial, professional office or institutional projects (places of worship, residential 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 residential care facility, state age and numbers of students/patients and staff.

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

3. Indicate the number of offices, units or shops

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 _____

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?

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

1. 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:

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

c. Outside a five-mile radius:

F. RESIDENTIAL PROJECTS

1. How many units are proposed:

2. What on site amenities are to be provided:

3. Does the project propose any affordable units? If yes, provide details:

G. 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:

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:

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 he/she, or the organization, authorize the submittal of the application to the City. 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 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, or City expenses.

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

(APPLICANT OR AGENT)

(DATE)

(OWNER OF RECORD)*

(DATE)

(OWNER OF RECORD)*

(DATE)

(OWNER OF RECORD)*

(DATE)

(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

INSTRUCTIONS:

Pursuant to the requirements of Government Code Section 65962.5, before an application for a development project may be accepted by the City, the applicant shall first consult the lists compiled by the Department of Toxic Substances Control, and sign a statement indicating whether the project is located on a site that is included on any of the lists. The lists compiled by the Department of Toxic Substances Control include the following:

- (1) All hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code;
- (2) All land designated as hazardous waste property or border zone property pursuant to former Article 11 (commencing with Section 25220) of Chapter 6.5 of Division 20 of the Health and Safety Code;
- (3) All information received by the Department of Toxic Substances Control pursuant to Section 25242 of the Health and Safety Code on hazardous waste disposals on public land;
- (4) All sites listed pursuant to Section 25356 of the Health and Safety Code;
- (5) All public drinking water wells that contain detectable levels of organic contaminants and that are subject to water analysis pursuant to Section 116395 of the Health and Safety Code;
- (6) All underground storage tanks for which an unauthorized release report is filed pursuant to Section 25295 of the Health and Safety Code;
- (7) All solid waste disposal facilities from which there is a migration of hazardous waste and for which a California Regional Water Quality Control Board has notified the Department of Toxic Substances Control pursuant to subdivision (e) of Section 13273 of the Water Code;
- (8) All cease and desist orders issued after January 1, 1986, pursuant to Section 13301 of the Water Code, and all cleanup or abatement orders issued after January 1, 1986, pursuant to Section 13304 of the Water Code, that concern the discharge of wastes that are hazardous materials; and
- (9) All solid waste disposal facilities from which there is a known migration of hazardous waste.

The lists compiled by the Department of Toxic Substances Control may be viewed on-line, on the State of California, Water Resources Control Board website, at <http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=yucaipa>.

This certificate must be submitted with all development applications, except legislative acts, i.e. General Plan policy or Development Code Amendments.

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:

| | | |
|--------------|-----------|------|
| Printed Name | Signature | Date |
|--------------|-----------|------|

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

Minor Subdivision, Minor or Major Variance, Special Use Permit, Planning Use Permit, Home Occupation Permit, or Massage Therapy Establishment = 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 3,000 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; please verify that each label is legible. **No extraneous print** is allowed on or below the delivery address line. Each label shall be a rectangle of 1" x 2-5/8" or greater. Information must be in the format designated below. (i.e. APN number must be on top line.)

| |
|--|
| Accessor Parcel Number Name Address City, State ZIP |
|--|

| |
|--|
| 0318-000-00 John Doe 12345 Main Street Yucaipa CA 92399 |
|--|

PART E: ADEQUATE SERVICE CERTIFICATION WATER AND SEWER INFORMATION SHEET AND APPLICATION

Certification that adequate water and sewer service is available for a development project is required to be submitted along with the application for most development projects. Please refer to the Information Sheet Checklist of Submittal Materials for the specific type of development application you are submitting to determine whether this completed Adequate Service Certification packet must be submitted.

The Adequate Service Certification package is designed to certify the availability of adequate water supply, sewage disposal and fire protection for your project.

INSTRUCTIONS:

The following summary of adequate service certification forms lists the appropriate forms to be utilized to ensure the availability of adequate water/sewer services. Project specifics will determine the applicability forms.

SUMMARY OF ADEQUATE SERVICE CERTIFICATION FORMS

PROPERTY INFORMATION

- (1) **Form A** The applicant shall complete the form and provide a copy to each certifying agency.

WATER

- (2) **Form W1** This form be completed when the proposed project is located within the service area boundaries of a water service utility. The water service utility will either certify that adequate facilities exist to satisfy domestic water service requirements or that financial arrangements have been made with the applicant to provide that capability.
- (3) **Form W2** This form shall be utilized when the proposed project is not located within the service area boundaries of a water service entity and a water well will be utilized as the domestic water source. The Department of Public Health, Division of Environmental Health Services will complete this form.

SEWER

- (4) **Form S1** This form shall be completed when the proposed project is located within the service area boundaries of a sewer service entity. The sewer service entity will either certify that adequate facilities exists to satisfy sewerage requirements or financial arrangements have been made with the applicant to provide that capability. This form will also indicate that the proposed connection to the sewer service facility will not result in sewage flows which will exceed the sewage facility's design capacity.
- (5) **Form S2** This form will be utilized for on-site sewerage, when a sewer service entity is not available to service the proposed project. The County Department of Public Health, Division of Environmental Health Services shall complete this form.

FORM A
PROPERTY INFORMATION FOR
ADEQUATE SERVICE CERTIFICATION

Applicant completes the following information for subject property:

Applicant
Name: _____

Mailing Address: _____

Phone: _____ FAX No.: _____ E-MAIL: _____

Proposed Use/Project: _____

Tentative Tract/Parcel Number: _____

Assessor's Parcel
Number: _____

Property
Address: _____

Community: _____

Property Legal: Tract No. _____ Lot No. _____ Block No. _____

The following is a summary of the forms and when they are utilized to receive adequate service certification for the proposed project:

- | | | |
|----|---|--------------------|
| 1. | Proposed Water Service Utility Connection | Form A and Form W1 |
| 2. | Proposed On-Site Well | Form A and Form W2 |
| 3. | Sewer Service Utility Connection | Form A and Form S1 |
| 4. | Proposed On-Site Sewage Disposal | Form A and Form S2 |

**FORM W1
PUBLIC WATER SERVICE CERTIFICATION**

Applicant Name: _____ **APNs** _____

This certifies that the above referenced property is within the service area boundaries of this water service utility and that:

Service Information: (Check one)

There are currently existing adequate source, storage and distribution line capacities to provide potable water to the referenced site in sufficient quantities to satisfy the domestic water service and fire protection requirements of the proposed use. The water mains to serve each proposed service connection are currently installed and operable.

Financial arrangements have been made to install water mains for each proposed service outlet and any other necessary facilities to insure that the proposed use will have adequate source, storage and distribution line capacities to satisfy the domestic water service and fire protection requirements of the proposed use.

It is financially and physically feasible to install water service facilities that will provide adequate source, storage and distribution line capacities for each proposed service connection that will satisfy the domestic water service and fire protection requirements of the proposed use.

Easement Information: (Check one)

This agency has known water lines or easements on the subject property but they do not conflict with the proposed use as currently designed.

The agency has water lines and/or easements on the subject property which conflict with the proposed project as currently designed. Applicant must revise plans and resubmit them to this agency for approval.

Fire Flow Information:

The proposed water system will provide:

Gallons per minute 20 pounds per square inch for minimum _____ hour(s) duration.

There have been _____ service connections to the existing system. (For Tentative Map applications only.)

Please attach a description and plot map illustrating any affected water lines or easements and sign back page.

This commitment is subject to the ordinances, resolutions, regulations, rules, policies, procedures, standards and rate schedules of this water service agency and the applicant has agreed to the conditions of service including payment for the installation of the required on-site and off-site capital improvements outlined on the attached list (If any, please attach list). All water service facilities can and will be installed prior to construction of the proposed use and will comply with the California Waterwork Standards and applicable Fire Code and local Fire Code and local Fire agency regulations for fire flow. This commitment is subject to County approval of all necessary permits/applications and shall expire one (1) year from the following date.

Utility Manager or Designee Date

Water Service Agency Name: _____

Address: _____

Phone No.: _____

FORM W2
PRIVATE WATER SERVICE – (FOR DEHS TO COMPLETE)

Applicant Name: _____ **APNs** _____

The County Department of Public Health, Division of Environmental Health Services finds that:

The subject property has a water well approved for use by the proposed project.

Water system plans have been approved by the fire authority and

DEHS. DEHS has reviewed a ground water (hydrologic) report prepared for the subject property and signed by a Registered or Certified Engineering Geologist or Civil Engineer which indicates there is sufficient quantity and quality of the proposed use.

(Other)

This commitment shall expire one (1) year from the following date.

Signature – DEHS

Date

**FORM S1
SEWER SERVICE CERTIFICATION**

Applicant Name: _____ **APNs** _____

To be completed by the Sewering Agency.

This certifies that the property referenced on Form A is within the service area boundaries of this sewer agency and that: (check applicable).

There are currently existing sewer trunk lines(s) of adequate capacity to provide sewer service and such service will not exceed the design capacity of the lines.

There are not currently existing sewer trunk line(s) of adequate capacity. However, it is financially and physically feasible to install sewer trunk lines that will permit adequate service to the referenced property.

(Other) _____

This agency will commit to providing sewer service to the referenced project subject to all applicable ordinances, resolutions, regulations, rules, policies, procedures, standards and date schedules. The applicant has agreed to the conditions of service including payment for the on-site and off-site capital improvements outlined on the attached list. (If any, please attach list). All sewer service facilities can and will be installed prior to occupancy of the proposed use and will comply with all federal, state, and country laws and regulations.

This commitment is subject to county review and approval of all necessary permits/applications and shall expire on the following _____ date which represents the end of the three (3) year project approval period. Applicant must refile certification request if project extension of time request is filed.

By: _____ Date: _____

Title: _____

Name of Sewering Agency: _____

Address: _____

Phone No.: _____

Please attach a description or plot plan showing existing or proposed sewer trunk line(s) to the referenced property.

To be completed by the Publicly Owned Treatment Works (POTW) Waste Management Authority.

This certifies that the above referenced property's proposed connection to this Publicly Owned Treatment Works will not result in sewage/septage flows which will exceed the plant's design capacity.

This agency cannot certify that the referenced property's connection to this Public Owned Treatment Works will not resulting sewage/septage flows which will exceed the plant's design capacity.

The waste management authority (does/does not) have adequate facilities to accept the sewage from the referenced property (circle one).

(Other) _____

By: _____ Date: _____

Title: _____

Name of POTW/Landfill : _____

Address: _____

Phone No.: _____

Please attach a separate sheet describing the plant or landfill design capacity, sewage/sludge disposal capacity and existing excess capacity and the current number of committed connections, the current number of sewage commitments with their cumulative anticipated total flow.

The Department of Public Health, Division of Environmental Health Services has reviewed the above reference submittal:

The referenced project is adequately serviced.

The referenced project is not adequately serviced

(Other) _____

DEHS

Date

FORM S2
ONSITE SEWAGE DISPOSAL CERTIFICATIONS

Applicant Name: _____ **APNs** _____

The County Department of Public Health, Division of Environmental Health Services finds that:

The subject property is in an area for which the department has sufficient information to assign sewage disposal design rate in compliance with the percolation report waiver criteria.

The subject property has a percolation report which has EHS approval. The report contains sufficient information for the design of an on-site disposal system for the proposed use of the property.

The subject property is required to have a percolation report for EHS review and approval.

Existing septic system shall be certified by a qualified professional (P.E., C.E.G., REHS, C-42 contractor) that the system functions properly, meets code, and has the capacity required for the proposed project.

DEHS

Date

PART F: PLANNED DEVELOPMENT SUBMITTAL CHECKLIST

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

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

PRE-APPLICATION SUBMITTAL CHECKLIST

1. **Two (2) 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 (2) copies** of the “Existing Land Use Map” (**folded accordion style, 8” x 10”**) showing the project boundary and all surrounding property within 500’ including:
 - a. Natural contours at not more than 5’ intervals from a USGS or similar legible topographic map.
 - b. Existing land uses including structures, roads, excavations, major overhead or underground utilities, or other improvements.
 - c. Signification open space features such as exceptionally prominent or prominent ridgelines, prominent knolls, views windows, scenic corridors, drainageways, and tree stands.
3. **Two (2) copies** of the “Land Use Plan” (**folded accordion style, 8” x 10”**) delineating:
 - a. Land Use – proposed residential densities, housing types, village core, schools, parks, natural open space, industrial, commercial, etc.
 - b. Circulation – proposed streets, highways, trails, or paths. Note where the Limited Access Local Street Standard will be used.
 - c. Approved and/or existing projects on adjacent properties.
 - d. Drainage – proposed lined channel, improved unlined channels, improved drainage courses.
4. **One (1) signed and dated copy** of the “Hazardous Waste Site Certification” (Form C).
5. **Special Studies (if applicable):**
 - a. **Two (2) copies** and one .pdf of Geologic Report for any property within the Geologic Hazard Overlay District (Figure S-1 of the General Plan).
 - b. **Two (2) copies** of a Slope Analysis Map for any project within the Hillside Overlay District (Figure CDL-4 of the General Plan).
 - c. **Two (2) copies** of any studies or other documents (soils, marketing, etc.) prepared for

this project, if available.

- d. **Two (2) copies.** The following is a list of possible items that may be required to process your application¹. Any one of them may be required at any time during the process.
 - i. Conceptual Landscape Plan
 - ii. Drainage Study
 - iii. Archeological and Cultural Resources Study
 - iv. Biological Resources Assessment
 - v. Jurisdictional Delineation
 - vi. Arborist Report
 - vii. Traffic Memorandum, Traffic Study or Traffic Impact Assessment
 - viii. Noise Study
 - ix. Air Quality Study
 - x. Phase I and/or II Environmental Site Assessment
 - xi. Surface and Groundwater Study
 - xii. Motel Feasibility Study
 - xiii. Risk Assessment
 - xiv. Analysis of Maximum Credible Accident (if acutely hazardous wastes are involved.)
 - xv. 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).
6. **Two (2) copies** of the “Pre-application Development Review Conference Report” addressing:
 - a. The proposed density and percentage of density bonus being requested (if any) and any density transfers desired.
 - b. How the proposed project is to provide a greater excellence of design than could be achieved through the use of conventional residential development design standards in order to justify the granting of any special development “bonuses”.

¹ These studies may be used during the project review process to meet the requirements of the California Environmental Quality Act and/or National Environmental Policy Act. If a large number of reports are required, the City will enter into a professional services agreement with a qualified planning firm for the preparation of the reports and/or appropriate environmental review document, and a deposit account from the applicant for the environmental review will be established.

- c. The number of phases proposed in the project with estimated beginning and completion dates (if known).
 - d. Any unique features of the projector site.
 - e. The degree of site alteration anticipated.
 - f. The general availability and adequacy of public utilities and services and location in relation to the project site.
 - g. Any special development standards that are to be implemented.
 - h. If affordable housing is proposed, include sate relative to proposed price structure/payment schedule, method of financing, housing type and location.
 - i. Future intentions regarding ownership. Is the project lot sales only, will it be constructed by the applicant or will all or parts of it be developed by others?
7. **One copy** of a Letter of Intent addressed to the City of Yucaipa that discusses in detail the proposed use.
 8. If the property has been surveyed by a Licensed Land Surveyor or Civil Engineer, submit **one copy** of the survey map.
 9. If a General Plan or Development Code Interpretation has been made for the site or the proposed use, submit **one copy** of the interpretation.
 10. The appropriate fee made payable to the City of Yucaipa.

PRELIMINARY DEVELOPMENT PLAN REQUIREMENTS

1. **Two (2) 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 (2) copies** of the “Preliminary Development Plan Report”.
3. **Two (2) copies** of the “Preliminary Development Plan Map Package” (**folded accordion style, 8” x 10”**).
4. **One (1) copy** of United States Geological Survey Map of the project area clearly showing project boundaries and labeled with the quadrangle map name and applicant’s name. (U.S.G.S. map may be purchased at a local blueprint company). A legible photocopy of this map is acceptable.
5. **Two (2) copies** of the proposed Property Owner’s Association Articles of Incorporation and By-Laws, and/pr the proposed Conditions, Covenants and Restrictions.
6. Surrounding Property Owners Certification, mailing labels, and surrounding ownership radius map:

- a. **One copy** of the signed Surrounding Property Owners Certification (Form E). (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 E) 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.
7. **Two (2) copies** of:
- a. A Water Service Letter from the water company or Yucaipa Valley Water District, **OR**
 - b. Form A **AND** Form W1, **OR** Form W2.
8. **Two (2) copies** of:
- a. A Sewer Service Letter from the Yucaipa Valley Water District, **OR**
 - b. Form A **AND** Form S1, **OR** Form S2.
9. **One (1) copy** each of letters indicating the availability of gas, telephone, electric power.
10. **One copy** of Pre-Application Conference Minutes or the summary letter if a Pre-Application Conference was conducted.
11. **One copy** of recorded **Grant Deed** or **Quit Claim Deed** with the previous Grant Deed for each lot or parcel.
12. For residential Planned Development applications, **one (1) copy** of the Preliminary Title Report for the property (obtained from a Title Company), no more than sixty (60) days old.
13. Any additional material as requested at the pre-application conference.
14. 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 are discussed.
15. **One copy** of the appropriate assessor's map obtained from the County Assessor's Office.
16. The appropriate fee made payable to the City of Yucaipa.

NOTE: All other applications to be filed in conjunction with this Planned Development must be filed on the same day as this application is filed.

FINAL DEVELOPMENT PLAN REQUIRMENTS

The Final Development shall be filed concurrently with all applications for Subdivisions or Conditional Use Permits within any proposed or approved Planned Development. A Conditional Use Permits for a single lot site design shall act as a Final Development Plan.

1. **Two (2) 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 (2) copies** of the “Final Development Plan Report”, if required by the project Conditions of Approval.
3. **Two (2) copies** of the “Final Development Plan Map” (**folded accordion style, 8” x 10”**).
4. The appropriate fee made payable to the City of Yucaipa.
5. At project completion, submit **one copy** of an electronic file (PDF or TIFF) that contains the final version of the approved site plan and associated project plans. An electronic file of the revised project plans is also required prior to scheduling any public hearings.

PLEASE NOTE: If no Preliminary Development Plan was completed, all items listed above for the Preliminary Development Plan must be submitted with the application for a Final Development Plan. Also, all other applications to be filed in conjunction with this Planned Development must be filed on the same day as this application is filed.

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 as designated by the 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 and any other adopted land use plan by the City.
- 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.

PART G: SITE PLAN CHECKLIST FOR PLANNED DEVELOPMENT

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.

PRELIMINARY DEVELOPMENT PLAN MAP PACKAGE

The Preliminary Development Plan Map Package shall include:

1. A small scale Vicinity Map showing the relationship of the project site to regional, natural and man-made features and facilities near the site and jurisdictional boundaries.
2. A Base Map showing the site and surrounding area within 500' including the location of:
 - a. Natural contours and drainage features @ 5' contours.
 - b. Mature trees as defined in the City's Tree Preservation requirements.
 - c. Existing structures, improvements, excavations, easements or roadways.
3. Information Map(s) identifying:
 - a. Pertinent conservation, open space, seismic, public safety, noise and scenic highway features as described in the text.
 - b. Slope categories in percentages (0-10%, 11-15%, 16-20%, 21-25%, 26-30%, 31-40%, and 41% and over). The slope map must be certified by a registered Civil Engineer or a Professional Land Surveyor.
 - c. A conceptual grading plan graphically depicting:
 - (1) Proposed grades with preliminary elevations and their relationship to adjacent properties.
 - (2) Estimated slope heights of all cuts and fills, highlighting slopes that equal or exceed 30 feet.
 - (3) Elevation and cross-sectional views along prominent ridgelines and other environmentally sensitive areas to show how development will blend with the natural terrain.
4. A proposed Land Use Plan showing the location of:
 - a. Proposed land uses, including residential densities (per gross acre), commercial and industrial uses, natural and improved open spaces, fuel modification areas, churches, public buildings, agriculture, recreation facilities, etc.

- b. Proposed streets, highways, or freeways, their proposed widths and names and relationship to existing and planned circulation systems in the surrounding areas.
 - c. Proposed drainage channels and structures, their widths and typical sections.
 - d. Proposed multi-use trails and bicycle paths.
 - e. Proposed transit related improvements such as bus turnouts, bus shelters and park and ride lots.
 - f. Development phases.
5. (Optional) A blue-line aerial photograph of the project area with the proposed road system superimposed on it.

Maps 2 – 4 must be drawn on minimum 18” x 24” paper and must be of a uniform scale sufficient to clearly identify Preliminary Development Plan features included on the site and within five hundred (500) feet of the property line. **PLEASE NOTE: All PDP maps must be folded accordion style, 8” x 10”, or they must be attached to the report in some manner.**

PLEASE NOTE: All land use and density provisions of the proposed Planned Development must be consistent with the City General Plan and the uses allowed in the Development Code Land Use District. If you propose a Planned Development that is not consistent with these provisions, you will also be required to submit an amendment to the General Plan and/or the Development Code to eliminate those inconsistencies.

FINAL DEVELOPMENT PLAN MAP PACKAGE

PLEASE NOTE: All FDP maps must be folded accordion style, 8” x 10”, or they must be attached to the report in some manner.

RESIDENTIAL AREA PROJECTS:

When Multiple Family Housing Projects are part of a Planned Development, the Conditional Use Permit Site Plan can be used as the base map for the addition of the required information. The Plan title must be replaced with Final Development Plan Map title. The Final Development Plan Map shall show the following, if applicable (all items apply for Multiple Family Housing Projects):

1. Detailed, fully dimensioned plot plans showing all proposed buildings, drives, parking areas, recreation facilities landscaped area, lot dimensions, street widths, setbacks, slopes and their heights, and public and private streets.
2. Pedestrian walkways, hiking trails, equestrian trails, bicycle paths as shown in a specific plan, and bridle trails to be constructed.
3. Parking bays to be constructed along the private road system.
4. Tabulations of the locations of the following:
 - a. open space area

- b. paved area
 - c. streets
 - d. unit size and percentage of lot coverage
 - e. number of units
 - f. acres
 - g. proposed density
5. Preliminary grading plans showing existing topography and proposed finished grading on site and its relationship to surrounding areas, including elevations, drainage patterns, etc.
 6. Plans for any and all signs. No freestanding signs will be permitted except for monument signs, temporary on-site sales signs and directional signs.
 7. Elevations of proposed structures.
 8. Data on size and number of units, number of open and enclosed parking spaces, storage areas, and amount and type of recreational facilities provided.
 9. Conceptual landscape plan showing proposed treatment of perimeters of project, all open space areas, park areas and recreational facilities.
 10. Those street curbs where parking is not permitted.
 11. Plans showing entry treatments for all major entry-ways into the project.
 12. Plans showing all proposed walls and fences and designating their dimensions, construction materials and elevations (any proposed use of berming shall be designated also).
 13. Plans showing a pedestrian circulation system which provides an interconnected system throughout the development to open space areas and provides access to parks, schools, and commercial areas; adjustments in lot configuration adjacent to open space areas will be permitted to provide that access.
 14. Detailed development plans for all improved open space, including proposed parks, in accordance with the requirements of any specific plan.
 15. Plans showing the proposed screening treatment for the rear of all double frontage lots, water tank and the treatment of all transition areas.
 16. An adequate setback from the top of all steep slopes, having a minimum distance as recommended in the geology report prepared for the project and soils engineer report, whichever is greater.
 17. Open space areas to be deeded to the County and to the Homeowner's Association shall be so designated.
 18. Proposed zero lot line homes shall be so designated on this plan.

19. This plan shall also show how the chosen optional development standards for each phase are being met. All plant screening, fencing, entrance statements, lighting area, recreational area, bicycle and equestrian trails, and locational design standards of the project shall be shown and implemented in the Final Development Plan. Bike, equestrian and pedestrian trails shall be side by side, where appropriate.
20. All improvements intended to qualify for bonus incentives as described in the Preliminary Development Plan shall be shown in detail.
21. Proposed private and public streets shall be so designated on the Final Development Plan.

COMMERCIAL AREA PROJECTS:

When the project is in a commercial area, the Final Development Plan Map shall include the following information. If that level of detail is not available at the Final Development Plan stage, then a detailed Conditional Use Permit shall be submitted and approved, prior to issuance of building permits and shall include the information designated below.

1. A detailed completely dimensioned site plan of the proposed commercial site, including elevations, proposed grading and drainage, landscaping, block walls, drives, loading areas, refuse receptacles and parking areas.
2. Preliminary grading plans showing existing topography and proposed finished grading on site and its relationship to surrounding areas, including elevations, drainage patterns, etc.
3. Elevations of proposed structures.
4. Data on size and number of buildings number of parking spaces and storage areas.
5. Bus turnouts and bus shelters shall be shown.
6. Conceptual landscape plan showing proposed treatment of perimeters of project, including any proposed pedestrian circulation links with adjacent residential neighborhoods.
7. Plans shall include a designation of types of uses proposed in all commercial structures, and shall show circulation patterns and access points.
8. The commercial loading areas shall be enclosed or fully screened for noise and visual effects from the adjacent residential properties; screening shall be accomplished through the use of combination of the following: structures walls, berms and landscaping.