



Planning Division
595 S. San Jacinto Street
San Jacinto, CA 92583
(951) 487-7330
Fax (951) 654-9896
www.ci.sanjacinto.ca.us

Application for Land Use and Development

Check one as appropriate:

- ☐ SITE PLAN REVIEW
☐ MINOR CONDITIONAL USE PERMIT

- ☐ CONDITIONAL USE PERMIT
☐ PLANNED DEVELOPMENT PERMIT

For Planning Office Use Only

Case Number: _____ Date Submitted: _____

Received by: _____ Fee: _____

PROJECT INFORMATION

PROJECT TITLE AND DESCRIPTION

Project Name/Name of Center: _____

Related cases filed in conjunction with this request (Is this part of a larger project?): _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): _____

Approximate Gross Acreage/Net Acreage: _____ Current Zoning & GP Designation: _____

Property Address/Location: _____

Is Project/Site within the Multiple Species Habitat Conservation Plan (MSHCP) Area: Yes ☐ No ☐

APPLICANT/PROJECT MANAGER/OWNER INFORMATION

PLEASE INDICATE WHICH OF FOLLOWING WILL FUNCTION AS THE CONTACT PERSON FOR THIS PROCESS (SELECT ONLY ONE): Applicant/Developer ☐ Project Manager ☐ Property Owner ☐ Prospective Owner ☐

APPLICANT/DEVELOPER

Contact Name: _____ E-Mail: _____

Company Name: _____ E-Mail: _____

Mailing Address: _____

Street

City

State

ZIP

Daytime Phone No: () _____ Fax No.: () _____

PROJECT MANAGER (Representative for Developer)

Contact Name: _____ **E-Mail:** _____

Company Name: _____ **E-Mail:** _____

Mailing Address: _____

Street

City

State

ZIP

Daytime Phone No: () _____ **Fax No:** () _____

PROPERTY OWNER

Name: _____ **E-Mail:** _____

Mailing Address: _____

Street

City

State

ZIP

Daytime Phone No: () _____ **Fax No:** () _____

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

PROSPECTIVE PROPERTY OWNER (If applicable)

Name: _____ **E-Mail:** _____

Mailing Address: _____

Street

City

State

ZIP

Daytime Phone No: () _____ **Fax No:** () _____

OWNER CERTIFICATION

I CERTIFY UNDER THE PENALTY OF THE LAWS OF THE STATE OF CALIFORNIA THAT I AM THE PROPERTY OWNER OF THE PROPERTY THAT IS THE SUBJECT MATTER OF THIS APPLICATION AND I AM AUTHORIZING AND DO HEREBY CONSENT TO THE FILING OF THIS APPLICATION AND ACKNOWLEDGE THAT THE FINAL APPROVAL BY THE CITY OF SAN JACINTO, IF ANY, MAY RESULT IN RESTRICTIONS, LIMITATIONS AND CONSTRUCTION OBLIGATIONS BEING IMPOSED ON THIS REAL PROPERTY.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

| | |
|--------------------------------|-----------------------------|
| _____ PRINTED NAME OF OWNER | _____ SIGNATURE OF OWNER |
| _____ PRINTED NAME OF OWNER | _____ SIGNATURE OF OWNER |

Written authorization from the legal property owner is required. An authorized agent for the owner must attach a notarized letter of authorization from the legal property owner.

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

☐ See attached sheet(s) for other property owner's signatures.

FILING INSTRUCTIONS FOR LAND USE APPLICATION

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE LAND USE AND DEVELOPMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

PLEASE NOTE: If your project (or use) is completely interior, requiring no revisions to the exterior grounds, building architecture, parking or landscaping, you may not need to provide Grading, Landscaping, or Exterior Building Elevation plans. Only submittal requirements, listed below, identified with an (I) at the end will be required. Please contact the Planning Department to verify submittal requirements.

INITIAL SUBMITTAL:

1. One complete and signed application form. (I)
2. The appropriate fees for the application type or types. (I)
Note: Additional fees may be assessed as a result of project review.
3. Complete the "Environmental Setting" section of this application. (I)
4. Other information including technical studies/reports such as biological surveys, Multiple Species Habitat Conservation Plan Consistency Analysis, and delineations studies and/or a cultural resource assessment will be required as determined by the completed "Environmental Setting" section of this application. (I)
5. One 8 ½" x 11" photocopy of a U.S. Geological Survey Quadrangle Map at a 2400 to 1 scale delineating the site's boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.) The site must be clearly identified on the map. For easy access to U.S.G.S. maps, go to: <http://www.usgs.gov/> or <http://www.terraserver.com/?tid=151>.
6. Two (2) copies of the Preliminary Title Report (must be prepared within the last 6 months). (I)
7. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
8. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
9. Ten (10) full size (24"x 36") copies of the following exhibits. The exhibit must include the information described in the "Land Use and Development Matrix" section of this application. (I)
 - a. Site plan. (I)
 - b. Conceptual grading plan.
 - c. Conceptual landscape plan.All exhibits must be **folded** no larger than 8 ½" x 11".
10. Four (4) full-size (24"x 36") copies and six (6) reduced (11"x 17") of building floor plans and elevations (if any buildings or structures exist and are to remain, or are proposed.) The exhibits shall also include the information described the "Land Use and Development Matrix" section of this application. All exhibits must be folded no larger than 8 ½" x 11." (I)

11. One (1) copy of reduced (11" x 17") of the following exhibits. (I)
 - a. Site plan (I)
 - b. Conceptual grading plan
 - c. Conceptual landscaping planAll exhibits must be folded no larger than 8 ½"x 11"
12. One (1) copy of 24" x 36" and one copy of reduced (11"x 17") colored elevations.
13. One (1) 8 ½"x 11" color and material board including samples of all proposed colors and materials.
14. Complete the "Water Quality Management Plan (WQMP) Information" section of this application.
15. Submit (2) completed copies of the Project Specific Preliminary WQMP and the "Summary of Project-Specific Water Quality Management Plan Requirements" section of this application.
16. Complete the "Hazardous Waste Disclosure Statement" section of this application. (I)
17. For applications pertaining to a particular use (Conditional Use or Minor Conditional Use Permit), provide a detailed description of the operational characteristics of the business including, but not limited to, hours of operation, activities performed onsite, estimated customer base and employees. (I)
18. Other information that may include biological surveys, delineations study, cultural resource assessment or other items. (I)
19. Three (3) copies of a traffic assessment report signed by a registered Traffic Engineer report shall be submitted to the City. The report shall follow the criteria outlined by the City's Engineering Department.
20. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
21. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a location map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
22. Provide PDF's or Word documents of all items submitted (plans, reports, photos, color sample board, WQMP, studies, etc.). Photos can be provided as a graphic image (e.g. TIFF, GIF, JPEG). Provide the electronic files on a CD.

PRIOR TO DETERMINATION OF THE APPROPRIATE CEQA PROCESS:

Before determining the type of CEQA process that will be required for the project, the City is required to hold a government to government consultation with all tribes requesting such consultation under AB 52 effective July 1, 2015. To begin this consultation, the applicant must submit a complete application for processing the project. When the City deems the application complete the City will begin the AB 52 consultation. To ensure a speedy commencement of the consultation process the applicant is requested to prepare an additional packet with the following information to be submitted with this application.

1. Written Project Description (provide as much detail as possible for a meaningful consultation).
2. Site Plan, Conceptual Grading Plan, Building Elevations and Conceptual Landscape Plans in an 8 ½ by 11 size.

3. A USGS 7.5' map with the project location highlighted.
4. An Aerial Photograph with the project location highlighted.
5. Site Photographs.
6. Results of a Records Search from the Eastern Information Center (EIC) or a DRAFT Cultural Study if available. The EIC does charge for a Records Search. They can be reached at:
Eastern Information Center
California Historical Resources Information System
Department of Anthropology, University of California, Riverside, CA 92521-0418
(951) 827-5745 – eickw@ucr.edu
7. Provide PDF's or Word documents of all items submitted (plans, reports, photos, studies, etc.). Photos can be provided as a graphic image (e.g. TIFF, GIF, JPEG). Provide the electronic files on a CD.

PRIOR TO SCHEDULING A PUBLIC HEARING:

1. Project Plans - Twelve (12) copies of:
 - a. Site plan (full size 24" x 36")
 - b. Conceptual grading plan (full size 24" x 36")
 - c. Conceptual landscape plans (full size 24" x 36")
 - d. Building plans (floor plans, roof plans, elevations, appropriate detail and/or sections) (2 copies full size 24" x 36" and 10 copies reduced 11" x 17")
 - e. Colored elevations (10 full size 24" x 36" and 2 reduced 11" x 17")

The exhibits shall also include the information described in the Land Use and Development Matrix. All exhibits must be folded no larger than 8 1/2" x 11."

2. 1 set of ALL plans reduced to 8 1/2" x 11" size.
3. Digital images of the aerial photograph, Site Plan, Building Elevations & Building Floor Plans, the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF).
4. In order to facilitate mailing of public hearing notices to affected properties a complete noticing package is required. The required radius is 300 feet from the exterior boundaries of the property for which the application is filed. The Director may require additional noticing if determined necessary or desirable or to comply with the "expanded notice" requirements of the Development Code. **Please Note:** Property owner noticing requirements may vary based on the location of the proposed project site.
 - a. An Assessor's Parcel Map(s) illustrating the required radius as measured from the exterior boundaries of the subject site. Include all parcels within the radius and all those that touch the radius line. Preferred scale of the map is 1-200 feet, 300 feet, or 400 feet.
 - b. If more than one (1) Assessor's Parcel Map is required to show all of the affected parcels then an index map must be included. The index map must show the entire area affected on ONE SHEET. The required radius boundary line must be drawn on the map and be clearly visible (Preferably in red line). Index map(s) from the Riverside County Tax Assessor's Office may be used for this purpose.
 - c. Two (2) sets of gummed or adhesive labels with the name, address and assessor's parcel number for every parcel within the required radius. These labels must be based on the latest equalized tax roll from the Riverside County Tax Assessor's Office.
 - d. Include mailing labels for the property owner, applicant, and representative.
 - e. A Signed certification letter from the person(s) preparing the list certifying that the information

contained therein is accurate and is from the latest Riverside County Tax Assessor's Rolls.

A sample "Public Noticing Certified Property Owner's List Affidavit" is included at the back of this application.

Information to prepare the above may be obtained from the Riverside County Tax Assessor's Office. Also, local Title Companies offer this service.

A sample of the mailing labels and 300-foot radius map is available upon request.

LAND USE AND DEVELOPMENT MATRIX

The following table lists the minimum information required on the site plan, grading plan, and landscape plan exhibits. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, A SIGNED LETTER SHALL BE PROVIDED EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible.

Note: Additional information may be required during review of the proposed land use application, including information not specifically required by this checklist.

| C U P | P D P | S P R | M C U P | CUP = Conditional Use Permit SPR = Site Plan Review MCUP = Minor Conditional Use Permit PDP = Planned Development Permit |
|---|-------------|-------------|------------------|--|
| ALL PLANS: (SITE, CONCEPTUAL GRADING, CONCEPTUAL LANDSCAPE, FLOOR) | | | | |
| X | X | X | X | 1. Name, Address, and telephone number of applicant. |
| X | X | X | X | 2. Name, address, and telephone number of land owner. |
| X | X | X | X | 3. Name, address, and telephone number of exhibit preparer. |
| X | X | X | X | 4. Assessor's Parcel Numbers and, if available, address of the property. |
| X | X | X | X | 5. Scale (number of feet per inch) of 1" = 20' or 1" = 40'. Use Engineer's Scale for all maps/exhibits. Architect's scale is only acceptable for floor plans, elevations, and landscape plans. A smaller scale may be used for purposes of providing a cover sheet showing the entire project boundaries on one sheet. |
| X | X | X | X | 6. North Arrow |
| X | X | X | X | 7. Date Exhibit Prepared. |
| X | X | X | X | 8. Title of Exhibit (i.e. "Site Plan Review", "Conditional Use Permit", "Landscaping Plan", "Conceptual Landscape plan for Site Plan Review", etc.) |
| X | X | X | X | 9. A detailed project description, including proposed and existing buildings, structures and uses. |
| X | X | X | X | 10. Complete legal description of property. |
| X | X | X | X | 11. Overall dimensions and total net and gross acreage of property. |
| X | X | X | X | 12. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved). |
| X | X | X | X | 13. Exhibit revision block. |
| X | X | X | X | 14. Numbered mobile home or recreational vehicle spaces, dwelling units, or lots, and the total number of each type of space, unit, or lot. (If applicable) |
| X | X | X | X | 15. Location of adjoining property and lot lines. |
| X | X | X | X | 16. Existing and proposed zoning and land use of property. |
| X | X | X | X | 17. Existing use and zoning of property immediately surrounding subject property. |
| X | X | X | X | 18. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property. |
| X | X | X | X | 19. If project is within a Community Services District landscape and lighting area, identify the district. |
| X | X | X | X | 20. Label and describe any land or right-of-way to be dedicated to public or other uses. |
| X | X | X | X | 21. Location, dimensions, setbacks, and nature of proposed and existing, fences, gates, walls, free standing signs, driveways, turnout and/or turnarounds and curbs, drainage structures, and above and below ground structures including septic subsurface sewage disposal system. |
| X | X | X | X | 22. Location, dimensions, arrangement, and numbering of parking spaces for existing and/or proposed parking, loading and unloading facilities, identifying ADA parking spaces. |

| C U P | P D P | S P R | M C U P | CUP = Conditional Use Permit SPR = Site Plan Review MCUP = Minor Conditional Use Permit PDP = Planned Development Permit |
|----------------------------|----------------------|----------------------|----------------------------|---|
| X | X | X | X | 23. Location, dimensions, and cross section of existing and proposed ingress and egress, and methods of vehicular circulation. |
| X | X | X | X | 24. Location and dimensions of existing dwellings, buildings or other structures, labeled as existing and indicating whether they are to remain or be removed. |
| X | X | X | X | 25. Location, dimensions, and height of proposed dwellings, buildings, or other structures, labeled as proposed. |
| X | X | X | X | 26. Setback dimensions of proposed structures and paved areas. |
| X | X | X | X | 27. Location of trash enclosures (including 50% recycle-CalGreen) with wall height and type of construction including ADA accessible compatibility and trellis detail. |
| X | X | X | X | 28. ADA path of travel, including curb ramps from public right-of-way, building to building and trash enclosures. |
| X | X | X | X | 29. (Cal Green) Location of Long Term Covered, lockable bicycle parking at 5% of parking spaces, with a minimum of one for buildings with over 10 tenant occupants. |
| X | X | X | X | 30. (Cal Green) New buildings 10,000 square feet or more are subject to building Commissioning. Owner Project Requirements (OPR) shall begin at the design phase of the Project. |
| SITE PLAN: | | | | |
| X | X | X | X | 1. Names, addresses and phone numbers of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television. |
| X | X | X | X | 2. Names, locations, right-of-way widths, and improvements of adjacent existing and proposed streets and the approximate grades of proposed and existing streets and approximate street centerline radii of curbs. If private streets are proposed, they shall be noted on the tentative map. |
| X | X | X | X | 3. Table/matrix showing required and proposed for the following items: Floor Area Ratio, Lot Coverage, Parking Spaces, Landscape %, Waste/Recycle area, Loading spaces. |
| X | X | X | X | 4. Table indicating area and density calculations with percentage breakdowns, including total area involved, total building area divided by uses, (if applicable), total parking and paved area, total landscaped area, total recreation, and/or open space area. Identify proposed parking spaces. |
| X | X | X | X | 5. Labeled common areas, open space, and recreational areas, with location, dimensions, acreage, any known proposed uses, and name of proposed owner(s) or entity (ies) who will maintain these areas. |
| X | X | X | X | 6. Labeled landscaped areas with dimensions and spacing of proposed planters. |
| X | X | X | X | 7. Square footage calculations per floor and total for each building shown, and per dwelling unit, as applicable. |
| X | X | X | X | 8. Shaded path of travel for Fire/Emergency access. |
| CONCEPTUAL GRADING: | | | | |
| X | X | X | X | 1. Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television. |
| X | X | X | X | 2. Location, widths, and improvements of existing and proposed public utility, easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property. |
| X | X | X | X | 3. Names, locations, right-of-way widths, and improvements of adjacent existing and proposed streets and the approximate grades of proposed and existing streets and approximate street centerline radii of curbs. If private streets are proposed, they shall be notes on the tentative map. |

| C U P | P D P | S P R | M C U P | CUP = Conditional Use Permit SPR = Site Plan Review MCUP = Minor Conditional Use Permit PDP = Planned Development Permit |
|----------------------|----------------------|----------------------|----------------------------|--|
| X | X | X | X | 4. List and accurately show all easements of record (by map or instrument number). |
| X | X | X | X | 5. Streets, alleys, and right-of-ways providing legal access to the property. |
| X | X | X | X | 6. Typical street improvement cross-section. |
| X | X | X | X | 7. Existing topography of the property, with the source(s) of the contour lines identified. The contour lines shall extend 300 feet beyond the exterior boundaries of the subject property when adjacent property is unimproved or vacant. When adjacent property is improved or not vacant, contour lines shall extend beyond the exterior boundaries of the subject property a distance sufficient to determine compatibility with adjacent property. Maximum contour interval should be five feet. Flood Control District and Transportation Department base maps are acceptable sources of information. Topography from U.S.G.S. maps may be used only when more detailed information is not available. Additional topography may be required if deemed necessary. |
| X | X | X | X | 8. Preliminary grading including all cut/fill, slopes to scale with setbacks from structures and property lines, the elevations of all individual building pads, the elevations at the perimeter of the subject property, conceptual drainage facilities (including the location of terraces, terrace drains, down drains, brow ditches, V-ditches, and lot to lot drainage facilities), existing topography, and the relationship to adjoining land development, and any existing grading. |
| X | X | X | X | 9. Indicate on the plans the amount of cut or fill and the approximate number of truck trips proposed, if any. |
| X | X | X | X | 10. Spot Elevations (proposed finished elevations) sufficient to demonstrate that streets, driveways, parking lots, and drainage grades meet minimum requirements. Spot elevations may be necessary at street intersections, end, and cul-de-sacs; beginning and end of all driveways, parking lot outer limits, entrance and end points, and at all grade breaks. |
| X | X | X | X | 11. When subsurface septic sewage disposal is intended, include and identify the primary sewage disposal system and its 100% expansion area. Identify any proposed cuts and/or fills in the areas of the sewage disposal systems, the elevation of the individual building pads such that there will be gravity feed to the sewage disposal system, and statement signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report. Said statement may be attached to the grading plan or placed upon a blue line copy of the grading plan. |
| X | X | X | X | 12. Note whether or not land is subject to liquefaction or other geologic hazard, or is within a Special Studies Zone. |
| X | X | X | X | 13. Note whether or not land is subject to overflow, inundation, or flood hazard. |
| X | X | X | X | 14. FEMA mapped floodplains and floodways including zone designation. |
| X | X | X | X | 15. Drainage Plan. The Conceptual Grading plan shall include a conceptual drainage plan showing how all on-site and off-site storm water will be conveyed through the property. The exhibit shall clearly label points of concentration where flows enter or exit the site and indicate the amount of runoff (cubic feet per second – CFS) and the tributary drainage area (acres) at these points. The drainage plan shall acknowledge offsite construction required to collect flows and to discharge them to an adequate outlet. The exhibit shall also clearly label all watercourses, channels, culverts, brow ditches, or other flood control facilities passing through the site and indicate whether they are proposed or existing. Additionally, all facilities shall be labeled with name, owner, maintenance entity, size, grades, and dimensions. All easements or right of way shall be shown and their widths indicated. Where calculated flow rates or hydraulic capacities are supplied or where flood control facilities are proposed, the exhibit shall be signed and sealed by a registered civil engineer. |
| X | X | X | X | 16. In cases where it is not feasible to show the required detail on the exhibit or where offsite improvements or analysis are required, the applicant may submit two (2) copies of a drainage report as a supplement to the exhibit. |
| X | X | X | X | 17. Centerline curve radii and typical sections of all open channels. |

| C U P | P D P | S P R | M C U P | CUP = Conditional Use Permit SPR = Site Plan Review MCUP = Minor Conditional Use Permit PDP = Planned Development Permit |
|---|-------------|-------------|------------------|--|
| X | X | X | X | 18. Setback dimensions of existing structures and paved areas. |
| X | X | X | X | 19. Location and amount of flammable/combustible liquids and waste oil both above and below ground. |
| X | X | X | X | 20. Constrained areas including but not limited to, the following resources and hazards; Slopes in excess of 25%, biologically sensitive areas, archeologically sensitive areas, flood hazard areas, ridgelines, hilltops, and geologically hazardous areas. Within constrained areas, proposed pad locations and driveways must be shown. Show all fault building setback lines and limits. |
| X | X | X | X | 21. To show compliance with the Water Quality Management Plan, water quality features or a note describing the site's water quality features shall be shown. |
| CONCEPTUAL LANDSCAPING: (In order to provide you with valuable feedback on the plans they should include all of the following material.) | | | | |
| X | X | X | X | 1. It is required that plans be prepared in accordance with Chapter 17.325 of the Development Code with the plans prepared by a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system. (See Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code.) |
| X | X | X | X | 2. Location, widths, and improvements of existing and proposed public utility, easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property. Also include location of all existing and proposed utility boxes, backflow preventers for the buildings and landscape systems, and backflow preventers for fire detection. |
| X | X | X | X | 3. List and accurately show all easements of record (by map or instrument number). |
| X | X | X | X | 4. Table indicating area and density calculations with percentage breakdowns, including total area involved, total building area divided by uses, (if applicable), total parking or paved area, total landscaped area, total recreation, and/or open space area. Identify proposed parking spaces. |
| X | X | X | X | 5. Labeled common areas, open space, and recreational areas, with location, dimensions, acreage, any known proposed uses, and name of proposed owner(s) or entity (ies) who will maintain these areas. Show/Identify San Jacinto Community Services Department (SJCS D) areas of landscaping. |
| X | X | X | X | 6. Labeled landscaped areas with dimensions and spacing of proposed planters. Ensure that all planting areas contain 5 feet of planted area, excluding curbs and adjacent concrete step-out where applicable next to parking stalls. |
| X | X | X | X | 7. Include plant size, species, spacing proposed and planters. Incorporate drip irrigation, smart irrigation controller, and plant materials with low-water requirements (hydro-zoned). |
| X | X | X | X | 8. Identify the square footage of landscape: <ul style="list-style-type: none"> a. Overall b. Within the right-of-way c. Within bumper overhang |
| X | X | X | X | 9. Label existing trees to be preserved and/or removed under Municipal Code Section 12.20 Street Trees and Shrubs. Provide detailed information regarding site constraints and protection for all trees to be preserved in place or moved. |
| X | X | X | X | 10. Indicate that the landscape plans shall comply with all applicable with the San Jacinto Landscape Design Guidelines. Check Appendix One by to determine appropriate landscape palette and wall designs for certain General Plan designated streets. |
| X | X | X | X | 11. To show compliance with the Water Quality Management Plan, water quality features or a note describing the site's water quality features shall be shown. |
| X | X | X | X | 12. Indicate intended planting theme, or themes if for model homes (note the Sunset climate zone for |

| C U P | P D P | S P R | M C U P | CUP = Conditional Use Permit SPR = Site Plan Review MCUP = Minor Conditional Use Permit PDP = Planned Development Permit |
|--------------------------------|-------------|-------------|------------------|---|
| | | | | San Jacinto is Sunset Zone 18). |
| X | X | X | X | 13. Identify the LMD/CFD Parkway & Median landscaping, street trees, parks, open space, detention basins, grading, walls, fences, and street design criteria, as example of a few of the requirements that can be found in the Development Code and the City's Landscape and Design Guidelines . |
| X | X | X | X | 14. Show proposed trees, shrubs, vegetative ground covers, inert groundcovers and vines in accordance with the City's Landscape and Design Guidelines . |
| X | X | X | X | 15. Provide a plant legend with the following: <ul style="list-style-type: none"> ➤ Botanic Name ➤ Common name ➤ Installation Container Size ➤ WUCOLS Factor ➤ Plant Form ➤ Spacing ➤ Projected plant size at 10 years following installation |
| X | X | X | X | 16. Show the placement of signs or monuments, walls/structures, fencing, retaining walls, drainage elements, etc. |
| X | X | X | X | 17. In addition to the conceptual landscape plan provide copies of the Preliminary WQMP Plan and preliminary grading plan for the landscape architect's review. |
| X | X | X | X | 18. Provide written confirmation of plan approval from the appropriate water agency. |
| ELEVATIONS/FLOOR PLANS: | | | | |
| X | X | X | X | 1. Dimensioned elevations, including details of proposed materials for elevations, type of construction and occupancy classification per the current Uniform Building Code and floor plans for each building. (Attach to site plan). |
| X | X | X | X | 2. Architectural elevations shall include scaled drawings of all sides of all buildings with dimensions indicating proposed and existing heights and any proposed or existing wall signs, HVAC equipment, solar equipment or other equipment mounted on exterior walls or roof. Identify location of electrical equipment, roof access ladder, and fire riser, preferably within an interior equipment room. Show locations of gas meter stub out. |
| X | X | X | X | 3. Fully dimensioned floor plans indicating all structure footprints, uses of all rooms, locations of windows, doors or other openings, mechanical equipment, disabled access, restrooms, play areas, storage area, garages, etc. (If alcohol sales are proposed, the floor plans should specify the areas to be used to display, store, serve, etc. alcohol and provide percentages of these areas to that of the remainder of the building area.) |
| X | X | X | X | 4. Roof plans must include the height of the parapet, roof height, highest and lowest roof deck height and highest and lowest parapet heights. Also indicate the height of the tallest equipment. Conceptual sign locations, colors & materials should be identified. No landscaping, figures, or other presentation decorations shall be illustrated on the building elevations. |
| PLANNED DEVELOPMENT: | | | | |
| | X | | | 1. A preliminary development plan (plotting study) of the entire property(ies) involved showing the general location and types of dwelling units, open spaces, driveways, streets, and off-street parking areas. The plotting study should show how all the requirements of Development Code Chapter 17.425 – Single-Family Development are being met. |
| | X | | | 2. Calculations of the site area, number of dwelling units and approximate area devoted to open space (common and private). |
| | X | | | 3. Computations of gross and net site area. If project is to be completed in phases, computations shall also be provided for each phase. |
| | X | | | 4. Number of dwelling units per housing types. If project is to be completed in phases, computations shall also be provided for each phase |

| C U P | P D P | S P R | M C U P | CUP = Conditional Use Permit SPR = Site Plan Review MCUP = Minor Conditional Use Permit PDP = Planned Development Permit |
|------------------------------|-------------|-------------|------------------|---|
| | X | | | 5. Dimensioned setbacks. |
| | X | | | 6. Preliminary architectural renderings. For single family residential provide variation in the architecture. |
| | X | | | 7. A detailed amenities plan. |
| | X | | | 8. Catalog cuts of exterior common open space features, such as, but not limited to (all represent the quality of amenities to be provided within the project): 1. Tot lot equipment 2. Water features 3. Lighting 4. Outdoor furnishings 5. Decorative paving |
| | X | | | 9. For multi-family residential provide the following information: STATUTORY CONDOMINIUM <input type="checkbox"/> NON-STATUTORY CONDOMINIUM <input type="checkbox"/> EXISTING ZONING OF SITE _____ REZONING PROPOSED _____ GROSS SITE AREA (EXCLUDE ADJACENT RIGHT-OF-WAY) _____ ACRES TOTAL # DWELLING UNITS _____ DENSITY OF UNITS PER ACRE _____ TOTAL COMMON USABLE OPEN SPACE PROVIDED _____ SQ. FT. AREA OF LARGEST COMMON OPEN SPACE CONCENTRATION _____ SQ. FT. # RESIDENT OFF-STREET PARKING SPACES PROVIDED COVERED _____ UNCOVERED _____ # GUEST PARKING PROVIDED _____ # RV STORAGE SPACES PROVIDED _____ # EFFICIENCY/STUDIO SQ. FT. _____ # ONE BEDROOM SQ. FT. _____ # TWO BEDROOM SQ. FT. _____ # THREE BEDROOM SQ. FT. _____ OTHER/SPECIFY SQ. FT _____ |
| DEVELOPMENT SCHEDULE: | | | | |
| | X | | | 1. The development schedule for a Planned Development Permit shall indicate the approximate time period, after the Planned Development Permit becomes effective, when construction of the project can be expected to begin, the anticipated rate of development, and the anticipated completion date. If approved by the Commission, shall become a part of the Planned Development Permit and shall be adhered to by the owner of the property and the owner's successor(s)-in-interest. NOTE: The Director shall require the posting of cash, a savings and loan certificate, or a performance bond issued by a corporate surety company, in an amount to be determined by the City Engineer, in compliance with Section 17.660.070 (Performance Guarantees), to cover the |

| C U P | P D P | S P R | M C U P | CUP = Conditional Use Permit SPR = Site Plan Review MCUP = Minor Conditional Use Permit PDP = Planned Development Permit |
|---|-------------|-------------|------------------|---|
| | | | | costs of the public improvements adjacent to the proposed development before the issuance of the Building Permit for the first phase of construction. |
| | X | | | 2. If the Development Schedule indicates the total project is to be developed in phases, it shall indicate the open space and amenities proposed for each individual phase. The developer shall construct all amenities shown on the plans and landscape all open spaces within each phase as it is completed, and before occupancy of any structure located within each particular phase of the development. |
| ALCOHOL SALES: | | | | |
| X | | | X | 1. To determine compliance with Development Code Section 17.430.040 D1 provide a map showing the location of the following: <ul style="list-style-type: none"> a. public or private schools (preschool thru 12th grade), places of worship, public parks, youth facilities, or other similar uses within 600-feet of the proposed project; b. existing residential dwellings or property zoned for residential uses within 100-feet, except for mixed-use projects and projects located in the Commercial Downtown Zone, as measured from any point upon the exterior walls of the structure or the leased space containing the business to the nearest property line of the residential property; c. Existing businesses selling alcoholic beverages for off-site or on-site consumption within 1000-feet of the proposed project, except for mixed-use projects and projects located in the Commercial Downtown Zone, as measured from any point upon the exterior walls of the structure or the leased space containing the businesses; and d. pool hall/billiard parlors, if alcoholic beverages are sold for on-site consumption in compliance with Development Code Section 5.36.050 (Serving of alcoholic beverages restricted) within 100-feet of the proposed project. |
| X | | | X | 2. On a floor plan, show the amount of store space, including refrigeration area, to be used for alcohol sales in comparison to the rest of the retail and refrigeration space. |
| X | | | X | 3. Provide a copy of the Alcohol Beverage Control (ABC) application for the project and/or provide information on exactly what license type will be requested. |
| PUBLIC CONVENIENCE OR NECESSITY (PCorN): ABC may require a finding of Public Convenience or Necessity PCorN) due to the project location in an area where there is an over-concentration of alcoholic beverage licenses and/or a higher than average crime rate. The ABC may deny your application unless the City of San Jacinto makes a determination that PCorN will be served by your proposed project. | | | | |
| X | | | X | 1. Provide a map showing the boundaries of the Census Tract, the project site, and the other ABC licenses already issued within the Census Tract. |
| X | | | X | 2. Describe how your business will provide products and/or services that are different and unique to the area that existing businesses selling alcohol within 1,000 feet of your proposed site do not provide. |
| X | | | X | 3. Describe what improvements you plan to make to the proposed site, including improvements to any existing buildings, signage, landscaping, and parking areas, that will be beneficial to the surrounding community (if applicable). |
| X | | | X | 4. Describe how the issuance of the license and/or operation of the business WILL NOT contribute to or aggravate an existing crime problem in the area, including 1) your knowledge of the area or previous experience in business; and 2) the precautions or guidelines you will follow to ensure that your premises will be operated in a manner that is beneficial to the area. This might include a lighted parking area, security guard, video cameras, special landscaping to deter graffiti, etc. |
| X | | | X | 5. Attach any written letters of support; |
| X | | | X | 6. Attach any documentation regarding over-concentration and/or crime rates you received from ABC. |

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
CITY OF SAN JACINTO

[illegible]

DATE: _____ SIGNED: _____