



LAND DEVELOPMENT APPLICATION FORM

APPLICATION TYPE(S)			
Planning Application Review <input type="checkbox"/> Initial Engineering Review <input type="checkbox"/> Lot Line Adj./Parcel Merge <input type="checkbox"/> Certificate of Compliance <input type="checkbox"/> Tentative Map <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Development Plan <input type="checkbox"/> Street Vacation	Land Development Plan Review <input type="checkbox"/> Parcel Map & Imp. Plan <input type="checkbox"/> Final Tract Map & Imp. Plan <input type="checkbox"/> Certificate of Correction <input type="checkbox"/> Construction Inspection <input type="checkbox"/> Watercourse Permit Grading <input type="checkbox"/> Plan Check – Non-Sub.	Stormwater <input type="checkbox"/> C.3 Stormwater Control Plan Review <input type="checkbox"/> Low Impact Development annual inspection <input type="checkbox"/> Low Impact Development installation/construction inspection <input type="checkbox"/> C.6 SWPPP Monthly Inspection	Other <input type="checkbox"/> Traffic Control Plan Review <input type="checkbox"/> Letter of Map Rev./Amend. <input type="checkbox"/> Easement Dedication <input type="checkbox"/> Document Retrieval <input type="checkbox"/> Plans & Specifications <input type="checkbox"/> Pre-Application Review <input type="checkbox"/> Encroachment Agreement <input type="checkbox"/> Other: _____

PROJECT INFORMATION	
Site Address: _____	
Tract/Parcel map #: _____	APN: _____ - _____ - _____ - _____ SFHA? _____ Yes _____ No
Site vacant? _____ Yes _____ No	APN: _____ - _____ - _____ - _____ If Yes, Elev. Certificate required
Project Description: _____	

PROPERTY OWNER ACKNOWLEDGEMENT & AUTHORIZATION	APPLICANT TO FILL IN
Property Owner's Name: _____ Company: _____ Mailing Address: _____ _____ Phone: (____) _____ Fax: (____) _____ Email: _____ Choose one: <input type="checkbox"/> I am the sole owner and hereby authorize the filing of this application <input type="checkbox"/> I own the project site jointly with one or more persons and am empowered to authorize the filing of this application on behalf of my fellow property owners; or, <input type="checkbox"/> I own the project site in conjunction with one or more persons who are listed with their acknowledgement and authorization for the filing of this application attached for additional property owner authorization/acknowledgements. Signature X _____ Date _____	Applicant: <input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other: _____ Name: _____ Company: _____ Mailing Address: _____ _____ Phone: (____) _____ Fax: (____) _____ Email: _____ In signing this application, I, as applicant, represent to have obtained authorization of the property owner to file this application. I agree to be bound by conditions of approval, subject only to the right to object at the hearing on this application or during the appeal period. If this application has not been signed by the property owner, I have attached separate documentation of full legal capacity to file this application and agreement to conditions of approval, subject only to the right to object at the hearings or during the appeal period. Signature X _____ Date _____

Grading Contractor: _____ Address: _____ City: _____ State License No.: _____ Phone: (____) _____	Hauling Contractor: _____ Address: _____ City: _____ State License No.: _____ Phone: (____) _____
Civil Engineer Name: _____ Address: _____ Phone: (____) _____	Soil Engineer Name: _____ Address: _____ Phone: (____) _____

SUBDIVISIONS: SIZE OF DEVELOPMENT AND NUMBER OF LOTS		GRADING:
a. Total Land Area of Project Site _____ acres	Total # of proposed lots _____	Site Cut: _____ cy
b. Current number of lots: _____ lots	Total # of units _____	Site Fill: _____ cy
c. Proposed subdivision? Yes or No	Total SFR lots _____	Import: _____ cy
	Total # of Townhouse lots _____	Export: _____ cy
Tentative Map Approval Date: _____	Total # of Common lots _____	Start Date: _____
PLN#: _____	Total # of Condo units _____	Complete Date: _____
		Bonding Co.: _____
		Bond Number: _____
		Permit Number: _____

BILLING AUTHORIZATION: Person responsible for payment of project charges.

I agree that the application fee submitted with this application is a deposit only. If the application is modified, an additional deposit or deposits may be required. The actual charges for the application(s) and any subsequent modifications will be based on staff time required to process the application, including modifications and appeals. Progress billings will be made during the review of the project if charges exceed the deposit. Prompt payments of progress billings will assure continued staff review of the project. I also agree that the denial of the project does not relieve me of the payment of charges for the processing of the application. I acknowledge I will be issued a refund at the completion of the project review if excess funds have been paid.

I further agree to pay all fees charged for the processing of this application and any subsequent modification based on the current fee schedule, which is in effect at the time the work, is performed. Additionally, I authorize the City to offset any shortage in any other accounts I might have with the City with excess funds from this account. The City reserves the right to offset any shortage in other accounts.

Name: _____

Company: _____

Address: _____

Phone: (____) _____ Fax: (____) _____

Email: _____

Signature: _____

INDEMNIFICATION. Permittee shall indemnify, hold harmless, and defend the City (including its elected officials, officers, agents and employees) from and against any and all claims (including all litigation, demands, damages, liabilities, costs, and expenses, and including court costs and attorney's fees) resulting or arising from performance, or failure to perform, under this application (except only for those claims arising from the City's sole negligence, willful misconduct, or active negligence, as defined by California Civil Code section 2782). This Permit shall inure to the benefit of and be binding upon the Permittee and the Permittee's respective successors and assigns. This Permit shall not be assigned or transferred without the written consent of the City.

FOR ENCROACHMENT PERMIT APPLICANTS: Approval of this permit is subject to all of the provisions of the Encroachment Ordinance, applicable special provisions, and conditions as noted on the encroachment permit form.

SIGNATURE OF APPLICANT _____ DATE _____

Staff Use Only below

GRADING PLAN REVIEW

- Plan Check – Non-Subdivision
 - 0 – 50 cu. yards \$426
 - 51 – 1,000 cu. yards \$888
 - 1,001 – 10,000 cu. yards \$1,332
 - 10,001 or more \$2,218

TRACT OR PARCEL MAP CHECK

- Major Map (5 or more parcels) & Improvement Plans \$8,485 or 2.5% of bond estimate, whichever is greater
- Minor Map (4 parcels or fewer) & Improvement Plans \$6,498 or 2.5% of bond estimate, whichever is greater
- New Lot Fee, \$50/lot X _____ lots = \$ _____
- Watercourse Permit Fee, plus \$466
 - 5% of const. cost w/ R/W \$ _____
- Construction Insp.-Major Sub. \$7,580 or 3% of bond estimate, whichever is greater
- Construction Insp.-Minor Sub. \$3,249 or 3% of bond estimate, whichever is greater
- Certificate of Correction \$777

PROJECT ACCEPTANCE

- Major Subdivision \$3,728
- Amendment of Sub. Agmt (Major) \$2,175
- Minor Subdivision \$1,397
- Amendment of Sub. Agmt (Minor) \$777
- Digital Imaging Fee, plus \$25
- \$2/Sheet x _____ Sheets = \$ _____

ENCROACHMENT AGREEMENT

- Encroachment Agreement \$847

PLANNING APPLICATION REVIEW

- Initial Engineering Review \$111
- Lot Line Adjustment/Parcel Merge \$665
- Tentative Parcel Map (4 or less) \$2796
- Certificate of Compliance \$777
- Tentative Subdivision Map (5 to 25 lots) \$2485
- Tentative Subdivision Map (26 to 100 lots) \$3106
- Tentative Subdivision Map (101 to 200 lots) \$3728
- Tentative Subdivision Map (201+ lots) \$4970
- Preliminary Plan \$665
- Development Plan \$665
- Street Vacation \$888

STORMWATER REVIEW

- C.3 Stormwater Control Plan Review \$1036
- Low Impact Development Annual Inspection \$533
- Low Impact Development Installation/Construction inspection fee \$533
- C.6 SWPPP Monthly Inspection & Compliance deposit, \$373/month x _____ month = \$ _____

OTHER

- Traffic Control Plan Review \$ _____
- Letter of Map Rev/Amendment \$777
- Easement Dedication (Utility) \$932
- Consultant Services, Cost + 10% \$ _____
- Document Retrieval \$ _____
- Plotting \$ _____
- Plans & Specs. \$35 / \$55 (mailed)
- Pre-Application \$ _____
- (LIST) _____
- _____ \$ _____

HOURLY RATES

- City Engineer, \$310/hr x _____ hr = \$ _____
- Capital Projects Manager, \$278/hr x _____ hr = \$ _____
- Senior Civil Engineer, \$234/hr x _____ hr = \$ _____
- Associate Civil Engineer, \$221/hr x _____ hr = \$ _____
- Engineer II, \$178/hr x _____ hr = \$ _____
- Engineer I, \$155/hr x _____ hr = \$ _____
- Engineer Asset Administrator, \$216/hr x _____ hr = \$ _____
- Construction Inspector II, \$178/hr x _____ hr = \$ _____
- Construction Inspector I, \$155/hr x _____ hr = \$ _____
- Stormwater Program Manager, \$194/hr x _____ hr = \$ _____
- Source Control Inspector III, \$178/hr x _____ hr = \$ _____
- Source Control Inspector II, \$162/hr x _____ hr = \$ _____
- Source Control Inspector I, \$133/hr x _____ hr = \$ _____
- _____ \$ _____/hr x _____ hr = \$ _____

DEPOSIT SUBTOTAL: \$ _____

FLAT FEE SUBTOTAL: \$ _____

TOTAL DEPOSITS AND/OR FLAT FEES: \$ _____

ENGINEERING DIVISION USE ONLY

Application Type: Residential _____ Commercial _____ Industrial _____

Intake Staff: _____

File No.:

Submittal Date: