



CITY OF RIALTO PLANNING DIVISION

ENTITLEMENT APPLICATION

LEGAL OWNER PROPERTY INFORMATION: I hereby certify that I am (we are) the record owner(s) for property tax assessment purposes of the property encompassed by this application. I understand and agree that this application will not be deemed complete by the City until all filing fees, documents, certifications, plans, etc., as required by the Rialto Municipal Code, are filed with the Planning Division.

Date: _____ Name (Print): _____

Signature: _____

APPLICANT INFORMATION: Name (Print): _____

Phone Number: _____ Email: _____

Address: _____

PROJECT LOCATION: _____

ASSESSOR'S PARCEL NUMBER(S): _____

APPLICATION TYPE: (check all that apply)

- Conditional Development Permit
- Major - \$3,241.50
 - Minor - \$2,292.00

- Development Agreement
- Minimum - \$3,987.70

- General Plan Amendment
- Minimum - \$4,087.50

- Lot Line Adjustment/Lot Merger
- \$786.40
 - *Separate Public Works fees required for certificate of compliance

- Precise Plan of Design
- < 5 acres - \$2,468.40
 - 5-10 acres - \$3,092.30
 - > 10 acres - \$3,702.60
 - Revision - \$1,261.30

- Specific Plan Amendment
- \$4,978.50 plus City Cost

- Specific Plan Review
- Contract Cost plus 5% Administrative Fee

- Tentative Parcel Map (4 lots or less)
- \$2,821.00
 - Ext. of Time - \$705.10

- Tentative Tract/Parcel Map (5 lots or more)
- Residential - \$4,462.10
 - Comm./Ind. - \$3,946.80
 - Ext. of Time - \$705.10

- Variance
- \$1,329.00

- Zone Change
- \$4,597.80

- Zoning Code Amendment
- \$4,597.80

PROJECT DESCRIPTION: _____

_____ (Attach more if needed)

GROSS ACREAGE: _____ **NET ACREAGE:** _____

ZONING DESIGNATION: _____ **LAND USE DESIGNATION:** _____

Staff Use Only:

RECEIVED BY: _____ **SUBMITTAL DATE:** _____



CITY OF RIALTO PLANNING DIVISION

ENTITLEMENT APPLICATION CONTACT INFORMATION

APPLICANT: Name (Print): _____
Address: _____
Phone: _____ Email: _____

LEGAL PROPERTY OWNER: Name (Print): _____
Address: _____
Phone: _____ Email: _____

ARCHITECT: Name (Print): _____
Address: _____
Phone: _____ Email: _____

ENGINEER: Name (Print): _____
Address: _____
Phone: _____ Email: _____

ENVIRONMENTAL: Name (Print): _____
Address: _____
Phone: _____ Email: _____

LANDSCAPE ARCHITECT: Name (Print): _____
Address: _____
Phone: _____ Email: _____

BUILDING CONTRACTOR: Name (Print): _____
Address: _____
Phone: _____ Email: _____



CITY OF RIALTO PLANNING DIVISION

ENTITLEMENT APPLICATION FILING REQUIREMENTS

Conditional Development Permit

The Conditional Development Permit (CDP) application must be filed with the Planning Division and shall consist of the items listed below. Incomplete application packages will not be accepted.

1. One (1) copy of a completed Entitlement Application and the appropriate filing fees.

_____ _____
Planner Applicant

2. One (1) copy of a completed Environmental Information Form and the appropriate filing fees and fees for the Department of Fish and Game. (Attached)

_____ _____
Planner Applicant

3. One (1) copy of a preliminary title report (prepared within the past three (3) months) and the grant deed.

_____ _____
Planner Applicant

4. One (1) **complete** set of plans, stapled and folded to no larger than 8.5" X 14" in size. The set of plans shall include a site plan, floor plan, and elevation plan. (See attached plan requirements)

_____ _____
Planner Applicant

5. Photos of the subject site and surrounding area.

_____ _____
Planner Applicant

6. Public Notification Package: One (1) radius map and two (2) sets of property owner mailing labels for all properties within 660' (1,000' for warehouse developments) of the subject site. See attached information.

_____ _____
Planner Applicant

7. Notification Sign: One (1) 4' x 8' sign installed on the project site within two (2) weeks after submittal. Additional signs are required to be installed every 300 linear feet for project sites that exceed 300 linear feet of frontage. See attached sheet for the required criteria (e.g. materials, sign information, letter height, etc.).

_____ _____
Planner Applicant

8. Other information or items as necessary that may include air quality analysis, greenhouse gas study, noise study, traffic study, etc.

_____ _____
Planner Applicant

9. One (1) USB Flash Drive containing all of the submittal requirements in PDF and/or JPEG format.

_____ _____
Planner Applicant

General Plan Amendment

The General Plan Amendment (GPA) application must be filed with the Planning Division and shall consist of the items listed below. Incomplete application packages will not be accepted.

1. One (1) copy of a completed Entitlement Application and the appropriate filing fees.

_____ _____
Planner Applicant

2. One (1) copy of a completed Environmental Information Form and the appropriate filing fees and fees for the Department of Fish and Game. (Attached)

_____ _____
Planner Applicant

3. One (1) copy of a preliminary title report (prepared within the past three (3) months) and the grant deed.

_____ _____
Planner Applicant

4. Written documentation of the requested general plan amendment, including the reason for the request and its justification.

_____ _____
Planner Applicant

5. Other information or items as necessary that may include air quality analysis, fiscal impact analysis, greenhouse gas study, noise study, traffic study, etc.

_____ _____
Planner Applicant

(General Plan Amendment cont. on next page)

General Plan Amendment (cont.)

- 6. Public Notification Package: One (1) radius map and two (2) sets of property owner mailing labels for all properties within 660' (1,000' for warehouse developments) of the subject site. See attached information.

Planner Applicant

- 7. Notification Sign: One (1) 4' x 8' sign installed on the project site within two (2) weeks after submittal. Additional signs are required to be installed every 300 linear feet for project sites that exceed 300 linear feet of frontage. See attached sheet for the required criteria (e.g. materials, sign information, letter height, etc.).

Planner Applicant

Lot Line Adjustment / Lot Merger

The Lot Line Adjustment (LLA) application must be filed with the Planning Division and shall consist of the items listed below. Incomplete application packages will not be accepted.

- 1. One (1) copy of a completed Entitlement Application and the appropriate filing fees.

Planner Applicant

- 2. One (1) copy of a completed Environmental Information Form and the appropriate filing fees and fees for the Department of Fish and Game. (Attached)

Planner Applicant

- 3. Three (3) copies of a preliminary title report (prepared within the last 30 days) and three (3) copies of the grant deed.

Planner Applicant

- 4. Three (3) copies of the proposed lot line adjustment plan map drawn on 8 ½" X 11" paper. Any developed parcels (i.e. buildings, walls, fences, etc.) shall be shown on the plat map by identifying the existing facilities and their relationship to the existing and proposed lot lines. These plans must have the signature seal of the professional authorized to practice land surveying pursuant to the Business and Professional Code of the State of California.

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- 5. Three (3) copies of a letter signed by all fee owners of the properties involved, agreeing to the proposed adjustment and containing a listing by Legal Description of Assessor Number of the parcels and owners.

Planner Applicant

- 6. Three (3) copies of existing recorded deeds.

Planner Applicant

- 7. Three (3) copies of the existing and proposed legal descriptions which must have the signature and seal of the professional authorized to practice land surveying pursuant to the Business and Professional Code of the State of California.

Planner Applicant

- 8. The individual boundaries of all lots involved shall appear on a current recorded map (tract, parcel map, or Record-of-Survey).

Planner Applicant

- 9. Three (3) copies of letters from all secured lenders of non-objection to the lot line adjustment.

Planner Applicant

Precise Plan of Design

The Precise Plan of Design (PPD) application must be filed with the Planning Division and shall consist of the items listed below. Incomplete application packages will not be accepted.

- 1. One (1) copy of a completed Entitlement Application and the appropriate filing fees.

Planner Applicant

- 2. One (1) copy of a completed Environmental Information Form and the appropriate filing fees and fees for the Department of Fish and Game. (Attached)

Planner Applicant

- 3. One (1) copy of a preliminary title report (prepared within the past three (3) months) and one (1) copy of the grant deed.

Planner Applicant



CITY OF RIALTO PLANNING DIVISION

ENTITLEMENT APPLICATION FILING REQUIREMENTS

Precise Plan of Design (cont.)

4. One (1) **complete** set of plans, stapled and folded to no larger than 8.5" X 14" in size. The set of plans shall include a site plan, floor plan, roof plan, elevation plan, conceptual grading plan, and landscape plan. (See attached plan requirements)

Planner Applicant

5. One (1) copy of a Preliminary Water Quality Management Plan prepared for the project.

Planner Applicant

6. One (1) complete set of color elevations.

Planner Applicant

7. One (1) 8.5" X 11" color and materials board.

Planner Applicant

8. Photos of the subject site and the surrounding area.

Planner Applicant

9. One (1) copy of the Assessor's Parcel Map for the site.

Planner Applicant

10. One (1) aerial image of the site.

Planner Applicant

11. One (1) USB Flash Drive containing all of the submittal requirements in PDF and/or JPEG format.

Planner Applicant

12. Public Notification Package: One (1) radius map and two (2) sets of property owner mailing labels for all properties within 660' (1,000' for warehouse developments) of the subject site. See attached information.

Planner Applicant

13. Notification Sign: One (1) 4' x 8' sign installed on the project site within two (2) weeks after submittal. Additional signs are required to be installed every 300 linear feet for project sites that exceed 300 linear feet of frontage. See attached sheet for the required criteria (e.g. materials, sign information, letter height, etc.).

Planner Applicant

14. Other information or items as necessary that may include air quality analysis, greenhouse gas study, noise study, traffic study, etc.

Planner Applicant

Specific Plan

The Specific Plan Review (SP) application must be filed with the Planning Division and shall consist of the items listed below. Incomplete application packages will not be accepted.

1. One (1) copy of a completed Entitlement Application and the appropriate filing fees.

Planner Applicant

2. One (1) copy of a completed Environmental Information Form and the appropriate filing fees and fees for the Department of Fish and Game. (Attached)

Planner Applicant

3. One (1) copy of a preliminary title report (prepared within the past three (3) months) and one (1) copy of the grant deed.

Planner Applicant

4. Written documentation of the requested Specific Plan amendment, including the reason for the request and its justification.

Planner Applicant

(Specific Plan cont. on next page)



CITY OF RIALTO PLANNING DIVISION

ENTITLEMENT APPLICATION FILING REQUIREMENTS

Specific Plan (cont.)

5. Twenty-four (24) bound copies of the draft Specific Plan.

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Applicant

6. Public Notification Package: One (1) radius map and two (2) sets of property owner mailing labels for all properties within 600' (1,000' for warehouse developments) of the subject site. See attached information.

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Applicant

7. Notification Sign: One (1) 4' x 8' sign installed on the project site within two (2) weeks after submittal. Additional signs are required to be installed every 300 linear feet for project sites that exceed 300 linear feet of frontage. See attached sheet for the required criteria (e.g. materials, sign information, letter height, etc.).

Planner

Applicant

8. Other information or items as necessary that may include air quality analysis, fiscal impact analysis, greenhouse gas study, noise study, traffic study, etc.

Planner

Applicant

9. One (1) USB Flash Drive containing the Specific Plan and all related documents.

Planner

Applicant

Specific Plan Amendment

The Specific Plan Amendment (SPA) application must be filed with the Planning Division and shall consist of the items listed below. Incomplete application packages will not be accepted.

1. One (1) copy of a completed Entitlement Application and the appropriate filing fees

Planner

Applicant

2. One (1) copy of a completed Environmental Information Form and the appropriate filing fees and fees for the Department of Fish and Game (Attached)

Planner

Applicant

3. One (1) copy of a preliminary title report (prepared within the past three (3) months) and one (1) copy of the grant deed.

Planner

Applicant

4. Written documentation of the requested Specific Plan amendment, including the reason for the request and its justification.

Planner

Applicant

5. Other information or items as necessary that may include air quality analysis, fiscal impact analysis, greenhouse gas study, noise study, traffic study, etc.

Planner

Applicant

6. Public Notification Package: One (1) radius map and two (2) sets of property owner mailing labels for all properties within 660' (1,000' for warehouse developments) of the subject site. See attached information.

Planner

Applicant

7. Notification Sign: One (1) 4' x 8' sign installed on the project site within two (2) weeks after submittal. Additional signs are required to be installed every 300 linear feet for project sites that exceed 300 linear feet of frontage. See attached sheet for the required criteria (e.g. materials, sign information, letter height, etc.).

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Tentative Parcel/Tract Map

The Tentative Parcel/Tract Map (TPM/TTM) application must be filed with the Planning Division and shall consist of the items listed below. Incomplete application packages will not be accepted.

1. One (1) copy of a completed Entitlement Application and the appropriate filing fees.

Planner

Applicant

(Tentative Parcel/Tract Map cont. on next page)



CITY OF RIALTO PLANNING DIVISION

ENTITLEMENT APPLICATION FILING REQUIREMENTS

Tentative Parcel/Tract Map (cont.)

2. One (1) copy of a completed Environmental Information Form and the appropriate filing fees and fees for the Department of Fish and Game. (Attached)

Planner Applicant

3. One (1) copy of a preliminary title report (prepared within the past three (3) months) and one (1) copy of the grant deed.

Planner Applicant

4. One (1) copy of the tentative map and conceptual grading plan stapled and folded to no larger than 8.5" X 14" in size.

Planner Applicant

5. One (1) copy of a Preliminary Water Quality Management Plan prepared for the project.

Planner Applicant

6. Photos of the subject site and the surrounding area

Planner Applicant

7. One (1) copy of the Assessor's Parcel Map for the site

Planner Applicant

8. One (1) aerial image of the site

Planner Applicant

9. Water and sewer will serve letter(s)

Planner Applicant

10. Hazardous waste site declaration letter

Planner Applicant

11. Other information or items as necessary that may include air quality analysis, greenhouse gas study, noise study, traffic study, etc.

Planner Applicant

12. Public Notification Package: One (1) radius map and two (2) sets of property owner mailing labels for all properties within 660' (1,000' for warehouse developments) of the subject site. See attached information.

Planner Applicant

13. Notification Sign: One (1) 4' x 8' sign installed on the project site within two (2) weeks after submittal. Additional signs are required to be installed every 300 linear feet for project sites that exceed 300 linear feet of frontage. See attached sheet for the required criteria (e.g. materials, sign information, letter height, etc.).

Planner Applicant

14. One (1) USB Flash Drive containing all of the submittal requirements in PDF and/or JPEG format.

Planner Applicant

Variance

The Variance (VAR) application must be filed with the Planning Division and shall consist of the items listed below. Incomplete application packages will not be accepted.

1. One (1) copy of a completed Entitlement Application and the appropriate filing fees.

Planner Applicant

2. One (1) copy of a completed Environmental Information Form and the appropriate filing fees and fees for the Department of Fish and Game. (Attached)

Planner Applicant

(Variance cont. on next page)



CITY OF RIALTO PLANNING DIVISION

ENTITLEMENT APPLICATION FILING REQUIREMENTS

Variance (cont.)

3. One (1) copy of a preliminary title report (prepared within the past three (3) months) and one (1) copy of the grant deed.

Planner Applicant

4. One (1) **complete** set of plans (to include site plan, floor plan, and elevation details) **folded to no larger than 8.5" X 14" in size.** (See attached plan requirements)

Planner Applicant

5. Photos of the subject site and surrounding area

Planner Applicant

6. Written documentation of the requested variance, including the reason for the request and its justification.

Planner Applicant

7. Public Notification Package: One (1) radius map and two (2) sets of property owner mailing labels for all properties within 660' (1,000' for warehouse developments) of the subject site. See attached information.

Planner Applicant

8. Notification Sign: One (1) 4' x 8' sign installed on the project site within two (2) weeks after submittal. Additional signs are required to be installed every 300 linear feet for project sites that exceed 300 linear feet of frontage. See attached sheet for the required criteria (e.g. materials, sign information, letter height, etc.).

Planner Applicant

9. One (1) CD containing all of the submittal requirements in PDF and/or JPEG format.

Planner Applicant

10. Other information or items as necessary that may include air quality analysis, greenhouse gas study, noise study, traffic study, etc.

Planner Applicant

Zone Change

The Zone Change (ZC) application must be filed with the Planning Division and shall consist of the items listed below. Incomplete application packages will not be accepted.

1. One (1) copy of a completed Entitlement Application and the appropriate filing fees.

Planner Applicant

2. One (1) copy of a completed Environmental Information Form and the appropriate filing fees and fees for the Department of Fish and Game. (Attached)

Planner Applicant

3. One (1) copy of a preliminary title report (prepared within the past three (3) months) and one (1) copy of the grant deed.

Planner Applicant

4. Written documentation of the requested zone change, including the reason for the request and its justification.

Planner Applicant

5. Other information or items as necessary that may include air quality analysis, fiscal impact analysis, greenhouse gas study, noise study, traffic study, etc.

Planner Applicant

6. Public Notification Package: One (1) radius map and two (2) sets of property owner mailing labels for all properties within 660' (1,000' for warehouse developments) of the subject site. See attached information.

Planner Applicant

7. Notification Sign: One (1) 4' x 8' sign installed on the project site within two (2) weeks after submittal. Additional signs are required to be installed every 300 linear feet for project sites that exceed 300 linear feet of frontage. See attached sheet for the required criteria (e.g. materials, sign information, letter height, etc.).

Planner Applicant



CITY OF RIALTO PLANNING DIVISION **ENTITLEMENT APPLICATION FILING REQUIREMENTS**

Zoning Code Amendment

The Zoning Code Amendment (ZCA) application must be filed with the Planning Division and shall consist of the items listed below. Incomplete application packages will not be accepted.

1. One (1) copy of a completed Entitlement Application and the appropriate filing fees.

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Applicant

2. One (1) copy of a completed Environmental Information Form and the appropriate filing fees and fees for the Department of Fish and Game. (Attached)

Planner

Applicant

3. One (1) copy of the preliminary title report (prepared within the past three (3) months) and one (1) copy of the grant deed.

Planner

Applicant

4. Written documentation of the requested Zoning Code amendment, including the reason for the request and its justification.

Planner

Applicant

5. Other information or items as necessary that may include air quality analysis, greenhouse gas study, noise study, traffic study, etc.

Planner

Applicant

6. Public Notification Package: One (1) radius map and two (2) sets of property owner mailing labels for all properties within 660' (1,000' for warehouse developments) of the subject site. See attached information.

Planner

Applicant

7. Notification Sign: One (1) 4' x 8' sign installed on the project site within two (2) weeks after submittal. Additional signs are required to be installed every 300 linear feet for project sites that exceed 300 linear feet of frontage. See attached sheet for the required criteria (e.g. materials, sign information, letter height, etc.).

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Applicant



EIR: City Contract Cost plus 5% (\$5,000.00 Deposit)*

And DFG fee: \$3,889.25***

Negative Declaration: \$1,586.70*

And DFG Fee: \$2,814.00***

Exemption: \$338.90*

And DFG Fee: \$50.00 ***

DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION ENVIRONMENTAL INFORMATION FORM

LEGAL PROPERTY OWNER INFORMATION : I hereby certify that I am (we are) the record owner(s) for property tax assessment purposes of the property encompassed by this application. I further waive the right of a decision of the project by the city within the prescribed time limits as set forth in State Law and the Municipal Code in the event an Environmental Impact Report is required to be prepared for the project. I also understand and agree that this application will not be deemed complete by the City until all filing fees, studies, documents, certifications, plans, etc., as required by Section 18.70 of the Rialto Municipal Code, are filed with the Planning Division.

Date: _____ Name (Print): _____

Email: _____ Signature: _____

Address: _____ City: _____

State: _____ Zip Code: _____ Telephone No. _____

ADDRESS OF PROPERTY (IF NONE, GENERAL LOCATION): _____

ACREAGE AND/OR SITE SIZE: _____

ASSESSORS PARCEL NUMBER(S): _____

(Valid Assessor Parcel Numbers (APN's) are required.)

EXISTING GENERAL PLAN DESIGNATION(S): _____

EXISTING ZONING DESIGNATION: _____

COMPLETE LEGAL DESCRIPTION OF SUBJECT PROPERTY: Attach a copy of the most recent Grant Deed(s). If your request is not for the entire property described on the Grant Deed, provide a metes and bounds description AND ATTACH A PLAT MAP OF THE PROPERTY.

APPLICANT: (if other than legal owner)

REPRESENTATIVE: (if other than applicant)

Printed Name: _____ Printed Name: _____

Address: _____ Address: _____

City: _____ State: _____ Zip: _____ City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Phone: _____ Fax: _____

Email: _____ Email: _____

* **City fees payable to City of Rialto**

*** DFG fees payable to Clerk of the Board

PROPOSED USE OF THE SITE, INCLUDING REQUESTED CITY APPROVAL(S):
(i.e., general plan amendment, zone change, conditional development permit, tentative map approval, precise plan of design, etc.).

RELATED PERMITS OR APPROVALS: (Please and describe related permits or other approvals required for this project, including those required by the City, County, Regional or State and Federal Agencies).

DESCRIPTION OF PROPOSED DEVELOPMENT:

Attach twelve (12) folded copies of a detailed plot plan and elevations, listing site size, square footage of proposed and existing structures, number of off-street parking spaces and points of vehicular access).

ENVIRONMENTAL CHECKLIST: Check the following items that are applicable to your project. Discuss in writing all checked items (Attach additional sheets as necessary).

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | | |

Mandatory Findings of Significance:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

RESPONSES TO ABOVE CHECKLIST:

ENVIRONMENTAL SETTING (ON-SITE): Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historic or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site.

ENVIRONMENTAL SETTING (OFF-SITE): Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (single family, apartment house, shops, department stores, etc.), and scale of development (height, frontage, set back, rear yard, etc.). Attach photographs of the vicinity.

CERTIFICATION: To the best of my ability, I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation and to the best of my knowledge and belief that the facts, statements, and information presented are true and correct.

SIGNATURE: _____

DATE _____

TITLE: _____

PRINT NAME: _____

Additional Comments:



CITY OF RIALTO PLANNING DIVISION

FILING REQUIREMENTS

PLAN REQUIREMENTS

The following information is to be shown on the plans submitted as part of an Entitlement Application. It is recommended that all plans be professionally drawn by an Architect, Engineer, or other qualified professional.

THE PLANS SHALL INCLUDE THE FOLLOWING INFORMATION:

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1. Property lines and Dimensions.
2. The location, size, height and type of all structures, including signs, walls and fences.
3. All points of ingress and egress (i.e. driveways on-site, adjacent to the site, and across the street and within 300 feet of the site).
4. Parking lot layout fully dimensioned showing width and depth of all stalls (typical), aisle widths, handicapped facilities, and all curbs, sidewalks, etc.
5. Loading zones areas fully dimensioned.
6. All abutting streets, including names, distance to centerline, ultimate right-of-way width and proposed and existing improvements (curbs, sidewalks, utility poles, etc.) and cross-sections.
7. All existing improvements (i.e. land uses, buildings, structure, etc.) within 100 feet of the exterior boundaries of the subject site.
8. The exterior elevations of all buildings to be constructed, showing the general design, architectural features and building materials to be used.
9. The location, size and dimensions of all yards, setbacks and all spaces between structures.
10. All landscape areas clearly identified (include square footage of each area if possible.)



CITY OF RIALTO PLANNING DIVISION

FILING REQUIREMENTS

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11. North arrow and scale

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12. All points of ingress and egress for all buildings

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13. Location of proposed and existing fire hydrants (on-site and within 150 feet of the property).

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14. Dimensions and identification of all easement, whether public or private.

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15. Location of proposed and existing water and sewer mains (including pipe sizes and direction of flow).

Planner Applicant

16. A revision box for changes made to the plans.

Planner Applicant

17. If the project is to be phased, show the proposed phases and their sequences of development.

Planner Applicant

18. Vicinity Map.

Planner Applicant

19. Detailed plan of all roof mounted equipment and cross section draw to scale demonstrating the maximum size of the roof mounted equipment and how it will be screened from public view.

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20. The location, dimensions and method of improvement of all driveways, parking areas, walkways and any other means of access to the project site.

Planner Applicant

21. The locations, dimensions and method of improvement of all property to be dedicated to the public or to any public utility.



CITY OF RIALTO PLANNING DIVISION

FILING REQUIREMENTS

The plan shall provide the following information in a legend:

Planner Applicant

22. The general nature of the proposed use.

Planner Applicant

23. Net square footage of all buildings.

Planner Applicant

24. Lot coverage of all buildings as a percentage of the total new area of the site.

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25. Number of parking spaces required and the amount provided on-site

Planner Applicant

26. Type of building construction and occupancy (per Uniform Building Code) and for any attached buildings.

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27. Zoning and General Plan designations.

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28. Estimated number of employees (if available)

Planner Applicant

29. Assessor's Parcel Number(s) and telephone number of property owner, applicant and plan preparer.

Planner Applicant

30. Name, address and telephone number of all service providers, including water, sewer, school(s), utility companies, etc.

Radius Map and Property Ownership List Requirements

1. One (1) radius map which identifies all properties within six-hundred sixty (660) feet of the exterior boundaries of the subject property.
2. Two (2) sets of self-adhering mailing labels, each label containing the assessor's parcel number and the owner name and address of each property within six-hundred sixty (660) feet of the subject property, as identified in the radius map.

***All information shall be prepared using the latest property owner information from the most recent San Bernardino County Tax Assessment Roll.**

Radius Map/Ownership List Preparers

The following is a list of qualified businesses that can prepare radius maps and property ownership lists. This information is only intended to be used as a reference and is not an endorsement of any business.

Radius Maps 4 Less
Rancho Cucamonga, CA
(909) 997-9357

AM Mapping Service
Rancho Cucamonga, CA
(909) 466-7596

LA Mapping Service
71 Deer Creek Rd.
Pomona, CA 91766
(909) 595-0903

City Radius Maps
300 E. Bonita Ave. #3641
San Dimas, CA 91773
(818) 850-3382

Donna's Radius Maps
684 S. Gentry Ln.
Anaheim Hills, CA 92807
(714) 921-2921

Radius Maps
211 S. State College Blvd. #515
Anaheim, CA 92806
(888) 272-3487

Ownership Listing Service
P.O. Box 890684
Temecula, CA 92589
(951) 699-8064

GC Mapping Service
3055 W. Valley Boulevard
Alhambra, CA 91803
(626) 441-1080

Susan Case, Inc.
917 Glenneyre St. #7
Laguna Beach, CA 92651
(949) 494-6105

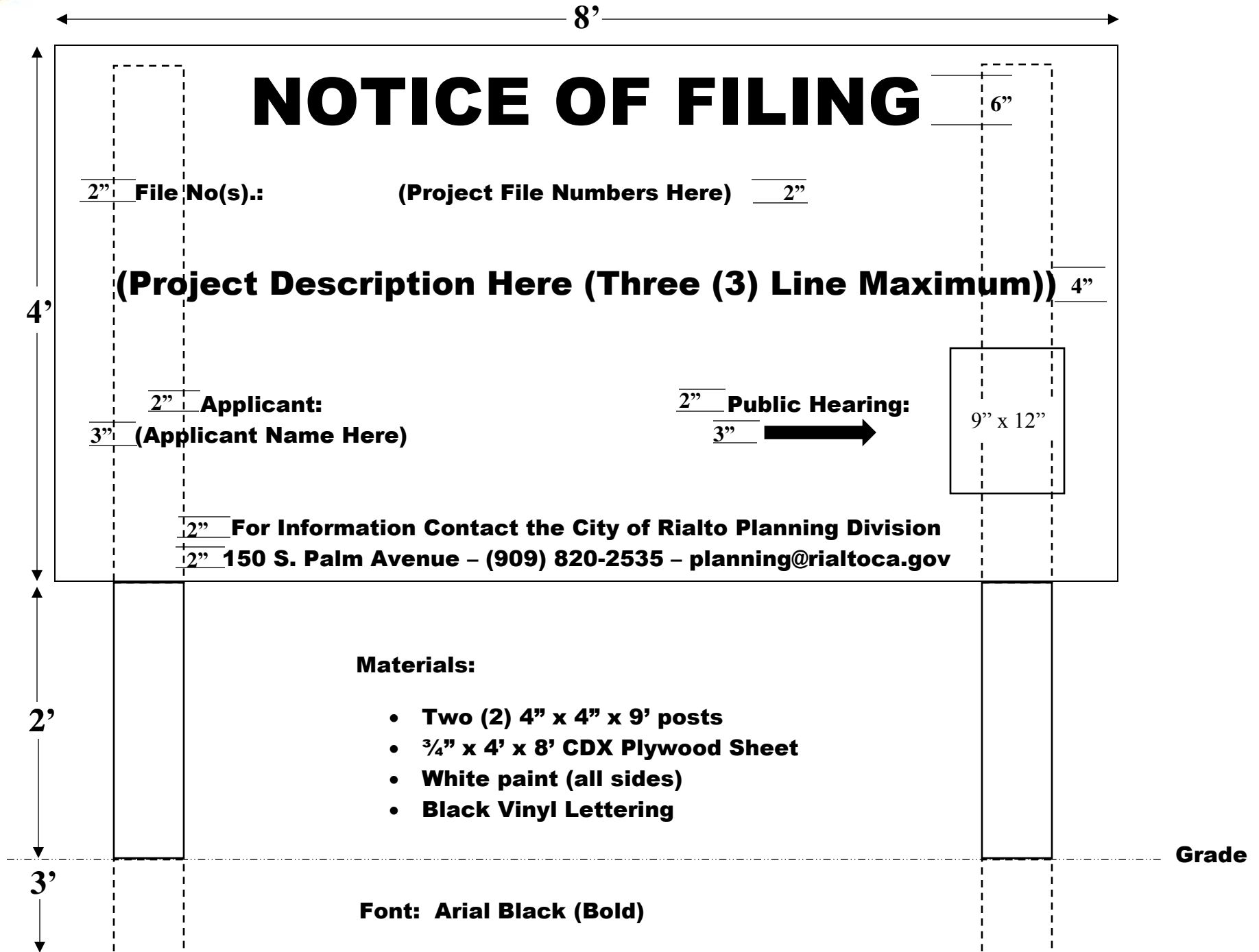
JPL Zoning Services
6257 Van Nuys Blvd. #101
Van Nuys, CA 91401
(818) 781-0016

DataPro
1711 Presidio Way
Plumas Lake, CA 95961
(800) 568-7104

Express Mapping
4000 Barranca Pkwy. #250
Irvine, CA 92604
(949) 771-0051

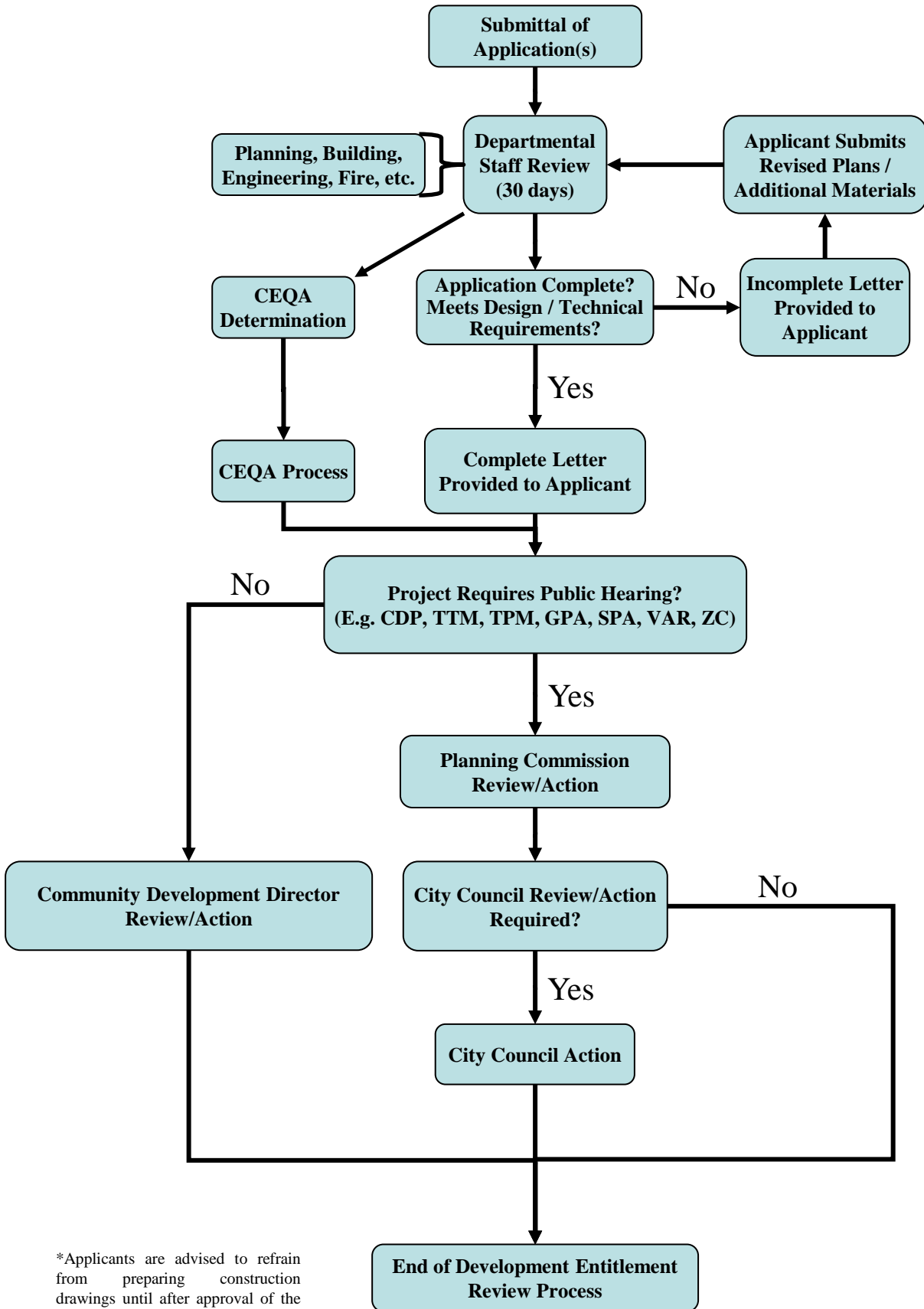


Notification Sign Required Criteria



City of Rialto

Development Entitlement Process Flowchart



*Applicants are advised to refrain from preparing construction drawings until after approval of the Precise Plan of Design.