

Continued from reverse side

- Location and designation (public or private) of all parks, open spaces, trails, recreational areas, etc., including total area to be dedicated to public use and private use
- Location, grades, and widths for public/private streets (right-of-way and curb-to-curb) and proposed street names
- Centerline of existing streets and distance to nearest cross street
- Total length of all existing and proposed streets (in feet) along centerline between intersections
- Cross-section for all street improvements, including depth, type of surface treatment, base, and sub-base
- Curve radii of existing/proposed streets
- Location and dimensions of proposed future street extensions proposed by subdivider or per the City's General Plan
- Proposed landscaping, including size, height, and type of existing and proposed trees, vegetation and/or groundcover and any proposed for removal
- Location, type, size, and lineal footage of existing and proposed stormwater drainage improvements within 200 feet of property

- Location, type, size, and lineal footage of existing and proposed water and sanitary sewer improvements within 200 feet of property
- Location of Special Flood Hazard Area limits as designated by the Federal Emergency Management Agency or a statement that no such areas exist on the property

Grading plans shall also include the following:

- Existing and proposed topography with 5' contour intervals for areas of 10% or greater slope and 2' contour intervals for areas with less than 10% slope (include match with all adjacent topography)
- Location, dimension, and flow direction of all drainage swales, intermittent streams, creeks, ponds, and other water bodies
- Limits of grading, the area and percentage of lot area subject to grading, number of cubic yards of cut and fill per lot, total cubic yards of cut and fill
- Areas proposed for grading should be highlighted with shading or other graphic technique
- Profiles of proposed cuts/fills showing existing grades, proposed grades, and finished slopes (e.g. 2:2 or 3:1, etc.)

REVIEW PROCESS

PRE-APPLICATION: The applicant meets with staff to become familiar with land use and zoning requirements applicable to the project.

APPLICATION SUBMITTAL: City staff review application for completeness. If complete, staff schedules the project for consideration before the Environmental Administrator for determination of compliance with the California Environmental Quality Act. Environmental Administrator refers to the Planning Commission, City Council, and/or any other boards and commissions as deemed necessary.

RELEVANT BOARDS/COMMISSION REVIEWS: Staff schedules a public meeting with relevant boards and/or commissions as required by the Environmental Administrator.

PLANNING COMMISSION: The Planning Commission conducts the public hearing and refers to the City Council with a recommendation of approval, approval with conditions, or denial.

CITY COUNCIL: The City Council conducts public hearing and makes final decision to approve, approve with conditions, or deny based upon commission/staff recommendations and public testimony.

ANY QUESTIONS? Please call the Planning Department at (949) 443-6331.



Your Guide to Understanding the TENTATIVE PARCEL MAP APPLICATION PROCESS

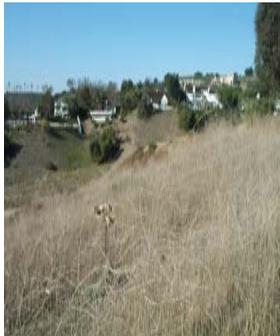


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TENTATIVE PARCEL MAP PROCESS

For subdivisions of land involving four or less lots, the City requires review of a tentative parcel map application. The review process assures that the proposed lots comply with the zoning district standards and that the proposed subdivision provides the necessary public improvements (e.g. access, utilities, and related facilities). The proposed subdivision review also ensures consistency with the City's General Plan and Municipal Code provisions.



A tentative parcel map application requires public hearings by both the City's Planning Commission and City Council. Processing times vary from 4-to-12 months, depending upon the issues inherent in the proposal.

SUBMISSION REQUIREMENTS

- Application for Development Approval
- Deposit per adopted City Council resolution
- Check payable to OCFA for OCFA review
- A title report for the property completed by a licensed title company and prepared within 30 days of your application submittal, along with an American Land Title Association (ALTA) survey
- Other technical studies (to be prepared under contract by the City with the cost to be borne by the applicant) as required by the Environmental Administrator or Planning Director for determining CEQA compliance
- Tree Survey of existing trees (over 6" in diameter measured 36" above grade) prepared by an arborist or landscape architect indicating type, location, condition, diameter, height, and proposed disposition
- Fifteen (15) copies each, drawn to scale and folded to 9" x 12", of the following:
 - Proposed subdivision map
 - Proposed grading plan
 - For non-residential, comprehensive development concepts (e.g. site plan, landscape plan, preliminary architectural elevations per City Council Policy 402)
- One (1) set of photographic reductions (8 1/2" x 11")
- Conceptual Water Quality Management Plan (if project is classified as "Priority Project")

- A diskcopy of an Excel spreadsheet of the property owner's mailing list for all real properties within 500 feet of the project including the assessor parcel number, name, and mailing address. A copy of the relevant assessor parcel map(s) delineating the limits of the 500 foot public notice area. A signed affidavit by the person responsible for preparing the list attesting to its accuracy and its compliance with Title 9.

Subdivision Map shall include the following:

- Vicinity map showing the general location of the property within the City
- North arrow, scale, date and title block
- Map dimensions should be a minimum size of 18" x 24" with a maximum size of 24" x 36"
- Name, address, telephone number and signature of subdivider
- Name, address, telephone number, and signed statement of consent by record property owner(s)
- Name, address, telephone number, and license/registration number of civil engineer/ surveyor responsible for preparation of the map
- Parcel number designation (at top center) and for adjoining properties within 300 ft.
- Location of all existing and proposed property lines and property boundaries

- Acreage or square feet of each lot, total project acreage, number of lots and proposed use, lot dimensions
- Location, width, and type of all existing and proposed easements
- Building setback lines per zoning classification
- Location, width, and approximate grade of existing and proposed public and private streets, driveways, sidewalks, equestrian trails, bikeways, parking areas, and similar improvements
- Location of existing and proposed utilities, above and below ground, including sanitary sewer, storm sewer, electricity, natural gas, telephone and cable TV
- Existing and proposed General Plan and zoning designations and use of all properties within 300 feet of project boundaries
- Location and use of all existing and proposed structures, trees, and improvements, including accessory structures, fences, sheds, and similar improvements
- Location and size of each parcel to be dedicated for public use or reserved for future dedication or capital improvements
- Location of all "common areas" (open space, parking, etc.) to be dedicated for private use to a property owners association or similar entity

see reverse side