



# APPLICATION CHECKLIST

## VESTING MAP

**What is a vesting map?** A vesting map is similar to a tentative map but once the map is approved, the developer receives the vested right to build the project in substantial compliance with the ordinances, policies, and standards in effect at the time the application of the vesting tentative map is deemed complete. Applications for vesting maps must include all project entitlements to be submitted and processed concurrently. All map proposals must comply with the City of Citrus Heights subdivision and zoning regulations and the State of California Subdivision Map Act.

A request for a Vesting Parcel Map or Subdivision Map requires one (1) public hearing before the City's Planning Commission and (1) public hearing before the City Council. The applicant or the applicant's representative must be present at all public hearings to answer questions.

### Application Submittal Requirements

1. One (1) copy of the completed application form, and all required signatures.
2. The required processing fee (see fee schedule).
3. One (1) copy of a preliminary title report, current within 6 months.
4. Electronic copies (CD, USB drive, or e-mail) of all plans.
5. **Five (5) copies (individually folded)** of a fully dimensional exhibit map drawn to scale (It is recommended the map be prepared by a registered Civil Engineer or licensed Land Surveyor and shall be no smaller than 1" = 40') and shall indicate the following:
  - Project name, north arrow, scale and a vicinity map
  - Lot dimensions, lot numbers, and pad elevations
  - Street right-of-way dimensions, existing and proposed street grades, and street names
  - All easements of record
  - Existing and post project elevations shown as contours & spot elevations both on site and on adjacent property
  - Existing contours at 2' intervals for slopes less than 10%, and contours at 5' intervals for slopes greater than 10%
  - All cut and fill slopes and indicate slopes (2:1, 3:1), and grading quantities (excavation, fill and site balance)
  - Method of drainage: Low impact development is preferred. Stormwater vaults are only permitted on a limited basis. Depict location of Stormwater Quality Treatment Control Measures on plan. For more information see: <http://www.beriverfriendly.net/Newdevelopment/>
  - Provide preliminary calculations to demonstrate Stormwater Quality Treatment Control Measures are adequately designed for future stormwater volume
  - Location of stormwater infrastructure including swales, rain gardens, etc.
  - A water and sewer plan indicating the point of connection and a preliminary design of the pipe locations and sizes
  - Any natural features including: wetlands, streams, etc..
  - All existing trees with elevations and numbered corresponding to an arborist report
  - Trees to be removed shall be designated with an "X" and building footprints shown for house lots with trees
  - Public facilities schools, parks, electric substations, fire stations, etc.(subdivisions only)
  - Phasing lines (subdivisions only)
  - Summary of project statistics including zoning, land use, owner developer, engineer, and assessor's parcel numbers for all parcels affected
6. **Five (5) copies (individually folded)** of a **landscape** plan drawn to scale indicating(if landscaping is proposed or required for public improvements or tree mitigation):
  - Project name, north arrow and scale (scale to match site plan)
  - Location of all existing and proposed trees and Tree Legend indicating botanical name & common name; quantity; size; and water usage (L,M,H)
  - Location and quantity of proposed turf (grass) areas
  - Certification from a licensed Landscape Architect that the proposed landscaping and irrigation complies with the City's Water Efficient Landscape Standards (MAWA = 0.85 Residential and 0.92 Commercial)

- Demonstration that all proposed trees comply with minimum soil volume requirements: Large Trees 500 CF, Medium Trees 300 CF, Small Trees 60 CF
  - Location of stormwater quality treatment measures and associated landscaping.
  - A Plant Legend in table form for all shrubs and ground cover. Include the following information in the Plant Legend: botanical & common name; size; and water usage (L,M,H); height & width for mature shrubs. Replace height & width with typical spacing for ground cover. Individual shrub/ground cover locations do not need to be shown if a complete Plant Legend is provided.
  - Landscape notes indicating shrub/ground cover design intent at key locations (e.g. screening intent, entry treatment intent, streetscape intent, property line treatment, etc.)
  - Shading calculations for parking areas
  - Detail of pedestrian plazas/site furniture and enhanced paving if not shown onsite plan
  - The height and design of all fencing, walls, or other screening, including adjacent developments that would affect or influence the on-site landscaping
  - Irrigation system(s) delineating coverage but must be submitted with plans for building permits)
  - One (1) 11" x 17" reproducible copy
7. Completed Greenhouse Gas Reduction Checklist (for all projects not exempt from CEQA).
  8. One (1) 8½" x 11" reproducible copy
  9. One Copy of a Tree Assessment or Arborist report is required for all projects with Native Oak Trees or trees with trunks 19 inches or greater
  10. Additional information as deemed necessary by the Planning Department/Engineering Departments.

An electronic copy of all materials shall also be provided at the time of submittal. The electronic copy shall be provided either on a CD or USB flash drive. The CD or USB flash drive shall contain each document that is included in the planning entitlement application. Any subsequent revision or supplemental information submitted in conjunction with the application shall also be submitted in electronic form.

***Please note: You may be required to submit additional copies prior to the public hearing.***

Please feel free to discuss your application with a member of the Planning Department at (916) 727-4740 or visit the office located in City Hall located at 6360 Fountain Square Drive, Citrus Heights, CA 95621

[www.citrusheights.net](http://www.citrusheights.net)



# UNIVERSAL APPLICATION FORM

CITY OF CITRUS HEIGHTS ♦ PLANNING DEPARTMENT

[www.citrusheights.net](http://www.citrusheights.net)

6360 Fountain Square Drive ♦ Citrus Heights, CA 95621 ♦ (916) 727-4740

Proposed Project Name (Print or type) \_\_\_\_\_

Address of Project \_\_\_\_\_

Total Land Area \_\_\_\_\_ Assessor's Parcel #'s \_\_\_\_\_

Acreage, Gross Floor Area, No. of Living Units, (if applicable) \_\_\_\_\_

Project Description \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Application Entitlement Type(s): \_\_\_\_\_

## APPLICATIONS MUST BE SUBMITTED IN PERSON - ORIGINAL INK SIGNATURES ARE REQUIRED

Owner's Authorization: (If the applicant is not the property owner of record), I authorize the Applicant to file this application and to represent me on all matters concerning the application.

### PROPERTY OWNER (print or type)

Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Company Name \_\_\_\_\_ Day Phone \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### APPLICANT (print or type)

Company Name \_\_\_\_\_ Day Phone \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

E-Mail \_\_\_\_\_

### DEVELOPER (print or type)

Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Company Name \_\_\_\_\_ Day Phone \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Designated Primary Contact Person if Different than Applicant. (print or type)

Name \_\_\_\_\_ Day Phone \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

E-Mail \_\_\_\_\_

<p>City Use Only:          Approving Authority: _____ Current Zoning _____          Date received: _____          Fees paid: _____          Receipt Number: _____          File Number(s) _____</p>
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