



CITY OF NORCO

CONDITIONAL USE PERMIT APPLICATION FOR RESIDENTIAL ACCESSORY BUILDINGS OVER 864 SQUARE FEET

REQUIRED SUBMITTALS:

- 1. Completed Uniform Application.
- 2. Completed Justification for Approval.
- 3. Ten copies of the site plan. Site plan shall include information specified on the form titled "Site Plan Check List" and shall be folded to 8½" x 11" (so that the bottom right portion of the plan shows). Floor plans, building elevations and additional site plans may be required as determined by the project planner.
- 4. One copy of 8½" x 11" reduction of plans.
- 5. Completed Environmental Information Form.
- 6. One copy of the Grant Deed or Title Report indicating legal vesting, lot description, and easements.
- 7. Public Notice Requirements:
 - a. Three sets of typed, gummed labels listing the names, addresses, and Assessor's Parcel Number of all property owners within a minimum radius of 300 feet of the exterior boundaries of the subject property (the list shall be obtained from the latest equalized assessment rolls issued by the County Assessor's Office) or within the minimum radius that is required such that a minimum of 25 property owners will be notified. Please include applicant, property owner, engineer and anyone else needing to be noticed.
 - b. Radius map drawn on Assessor's Parcel Maps indicating all property within a 300-foot radius around the subject property.
 - c. Completed Letter of Certification (certifies mailing labels were prepared correctly).
- 8. Photos of the subject property (digital format or hard copies).
- 9. Filing fees:
 - 1.5% of the total valuation of building per the current Building Code valuation rate and based on the anticipated occupancy, rounded up to the next whole dollar amount
 - Public Notice Fee: \$473



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UNIFORM APPLICATION

File No: _____
 Related Files: _____
 Date Filed: _____
 Fees Paid: _____

GENERAL INFORMATION:

Project Location:	
Property Owner:	Applicant:
Address:	Address:
Telephone:	Telephone:
Fax: E-mail:	Fax: E-mail:
Engineer:	Architect:
Address:	Address:
Telephone:	Telephone:
Fax: E-mail:	Fax: E-mail:
General Plan:	Site Acreage:
Zoning:	Assessor's Parcel Number:
Description of Proposal:	

REQUESTED REVIEW:

<input type="checkbox"/> Conditional Use Permit (includes major, minor and modifications)	<input type="checkbox"/> Tentative Parcel Map
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Tentative Tract Map
<input type="checkbox"/> Site Plan Review (includes major, minor, modifications, development phasing plan, model home sales complex, and wall and fence plan review)	<input type="checkbox"/> Variance (includes major and minor)
<input type="checkbox"/> Specific Plan Preparation/Amendment	<input type="checkbox"/> Zone Change
	<input type="checkbox"/> Other

APPLICATION CERTIFICATION:

I hereby declare that as applicant for this proposal, I have familiarized myself with the relevant provisions of the Norco Municipal Code; and I have read the foregoing application and know the contents of the application to be true to the best of my knowledge (if applicant is not same as property owner, owner shall authorize applicant to represent his/her interest in the above referenced application by signing below).

Owner:	Applicant:
Date:	Date:



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CONDITIONAL USE PERMIT
JUSTIFICATION FOR APPROVAL

ANSWER THE FOLLOWING QUESTIONS IN THE SPACES PROVIDED BELOW.
ATTACH ADDITIONAL PAGES IF NECESSARY.

1. Explain how the requested conditional use permit will not adversely affect the general plan or the public convenience or the general welfare of persons residing or working in the neighborhood thereof.

2. Explain how the requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.

3. Explain how the size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area.

4. Explain how the traffic generated by the proposed use will not impose an undue burden on streets and highways in the area.

FORM "I"

ENVIRONMENTAL INFORMATION FORM

(To be completed by private project applicant to assist staff in completing initial study)

DATE FILED: _____

GENERAL INFORMATION

1. Name and address of developer or project sponsor:

2. Address of project:

3. Assessor's Block and Lot Number:

4. Name, address, and telephone number of person to be contacted concerning this project:

5. Indicate number of the permit application for the project to which this form pertains:

6. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

7. Existing zoning district:

8. Proposed use of site (project for which this form is filed):

PROJECT DESCRIPTION

9. Site size.

10. Square footage.

11. Number of floors of construction.

12. Amount of off-street parking provided.

13. Attach plans.

14. Proposed scheduling.

15. Associated projects.

16. Anticipated incremental development.

17. If residential, include the number of units, schedule of unit sizes, range of sales prices or rents and type of household size expected.
18. If commercial, indicate the type, whether neighborhood; city-or regionally-oriented, square footage of sales area and loading facilities.
19. If industrial, indicate type, estimated employment per shift and loading facilities.
20. If industrial, indicate type, estimated employment per shift and loading facilities.
21. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

- | Yes | No | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 22. Change in existing features of any bays, tidelands, beaches, lakes, hills or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input type="checkbox"/> | 23. Change in scenic views or vistas from existing residential areas or public lands or roads. |
| <input type="checkbox"/> | <input type="checkbox"/> | 24. Change in pattern, scale or character of general area of project. |
| <input type="checkbox"/> | <input type="checkbox"/> | 25. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input type="checkbox"/> | 26. Change in dust, ash, smoke, fumes or odors in vicinity. |
| <input type="checkbox"/> | <input type="checkbox"/> | 27. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input type="checkbox"/> | 28. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input type="checkbox"/> | 29. Site on filled land or on slope of 10 percent or more. |
| <input type="checkbox"/> | <input type="checkbox"/> | 30. Use or disposal of potentially <u>hazardous</u> materials, such as toxic substances, flammables or explosives. |
| <input type="checkbox"/> | <input type="checkbox"/> | 31. Substantial change in demand for municipal services (police, fire, water, sewage, etc). |
| <input type="checkbox"/> | <input type="checkbox"/> | 32. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input type="checkbox"/> | 33. Relationship to a larger project or series of projects. |
| <input type="checkbox"/> | <input type="checkbox"/> | 34. Has a prior environmental impact report been prepared for a program, plan, policy or ordinance consistent with this project? |
| <input type="checkbox"/> | <input type="checkbox"/> | 35. If you answered yes to Question 33, may this project cause significant effects on the environment that were not examined in the prior EIR? |

ENVIRONMENTAL SETTING:

36. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site.
37. 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 (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity.

CERTIFICATION:

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

Date:	Signature:
	For:



CITY OF NORCO

PROPERTY OWNER LIST LETTER OF CERTIFICATION

I, _____, certify that on _____, the attached property owners list was prepared and that said list contains the names and addresses of all persons to whom property is assessed, as found on the latest equalized Riverside County Assessment Roll, for a distance of 300 feet from the exterior boundaries of the property indicated below or within the minimum radius that is required such that a minimum of 25 property owners will be notified:

Address (if available):

Assessor's Parcel Number(s):

I further certify that said list is true and correct to the best of my knowledge. I understand that incorrect or erroneous information may be grounds for rejection of the subject application.

Signature:

Date:

Name:

Title Company :

Address:

Phone Number:



CITY OF NORCO

SAMPLE MAILING LABELS

MAILING LABELS SHALL BE PREPARED AS FOLLOWS:

1. Mailing labels shall be placed on 8-1/2" x 11" sheets with 33 self-adhesive labels per sheet (three columns with 11 labels per column).
2. Three sets of mailing labels are required.
3. Each label shall include the assessor parcel number, owner name and address for each parcel within 300 feet of the subject property, or within the minimum radius that is required such that a minimum of 25 property owners will be notified, as shown on the latest equalized assessment roll of the Riverside County Assessor. In addition, mailing labels shall be provided for the owner of the subject property, the applicant and for the engineer and architect for the project.

SAMPLE LABELS:

129-230-002 Mr. and Mrs. Smith 1234 Republican Ave. Santa Barbara, CA 92860
129-230-003 George Williams 123 Fourth St. Norco, CA 92860
129-241-023 Mr. and Mrs. Johnson 123 Fourth St. Norco, CA 92860

SAMPLE SHEET WITH 33 LABELS:

=====		
=====		
=====		



CITY OF NORCO

RESIDENTIAL ACCESSORY STRUCTURE MINOR SITE PLAN/MINOR CONDITIONAL USE PERMIT SITE PLAN CHECKLIST

SITE PLANS SHALL INCLUDE ALL OF THE FOLLOWING INFORMATION (UNLESS SAID INFORMATION IS NOT APPLICABLE TO THE SUBJECT APPLICATION):

1. All plans shall display on one sheet not smaller than 11" x 17" and not to exceed 30" x 48" drawn to a scale from 1"=10' to 1"=60'. ARCHITECTURAL SCALES ARE NOT ACCEPTABLE.
2. Persons/firms responsible for project (names, addresses, and telephone numbers) such as property owners, developers, architects or engineers.
3. Site plan identification including property address, north arrow, date of preparation, property boundary lines*, dedications for public use, street center line, and right-of-way lines.
4. General slope degree and direction*, with direction of site drainage including roughly 50 feet beyond property lines showing where off-site drainage occurs*. Proposed drainage systems and any proposed change to the existing drainage pattern needs to be included.
5. Existing structures/easements on-site: a) Buildings over 120 square feet; b) Fences and walls (indicate height and type); c) Easements (indicate purpose and dimensions).
6. Existing structures (greater than 120 square feet) off-site to approximately 50 feet beyond property lines. The latest available City aerial photo printouts can be used to satisfy this requirement*.
7. Proposed buildings and structures: a) Location, dimensions, area and height; b) Building entrances and exits; c) Outdoor storage areas including trash, mechanical services, material storage, etc.; d) Locations, dimensions, height and type of screening materials of storage areas; and e) Proposed walls and fences including location, dimensions, height and materials.
8. Indicate on all proposals: lot number, dimensions, lot area (net square footage), flat pad area, pad elevation, building pads, the primary animal-keeping area (PAKA) if one exists, or the contiguous open animal area where a PAKA does not exist.
9. Proposed building setbacks and distance between buildings and structures.
10. Proposed on-site circulation pattern for vehicles, pedestrians, and equestrians (indicate location, dimensions, and directional arrows as needed).
11. Site plan summary (to appear as notes on site plan): a) Site acreage; b) Site zoning and land use (existing and proposed); c) Proposed buildings and structures (indicate type of construction, roof materials, total building and ground floor area of each building, and total building coverage (square feet and percentage)).

* The City will assist in providing whatever background site and topographical data that may be available from City files. There is no guarantee that this information exists in City files in which case the applicant would have to provide the information