

Land Development Entitlement Check List

- City Council or Planning Commission Agenda
- Current Planning and Zoning applicable jurisdictional zoning application for rezoning or variance
- Zoning or Variance approval
- Land Use Approval
- Finding of Fact - Resolutions
- Notice of Development Conditions - Resolutions
- Tentative and/or Final Tract Maps, preferably stamped and recorded
- Engineering Drawings if Final Map Approved
- Topographic Survey/Grading Analysis
- Copy of any Access Easements or right-a-ways necessary for site development
- CC&R's if applicable
- Development agreement with municipality, if offsite development conditions are specified or specific mitigations are prescribed in the Notice of Conditions
- Engineer's Estimate of Bond requirement for offsite improvements and drawings to support
- Utility Will Serve letters if Tentative Map approval is applicable. Probably not necessary if lots are unfinished or Final Map approval is granted.
- Consultant Roster with names, phone #'s and email for Borrowers Civil Engineer/Planning Consultant, Assigned Planner @ Planning Dept., Borrowers Counsel, Title/Escrow Officer, Special Smdy Consultants
- EIR
- CEQNSEPA checklists
- Geotechnical Site Analysis (soil report)
- Seismic Survey and report
- Environmental Site Assessment - Toxic and Hazardous Waste
- Biological Site Assessment
- Stormwater/Drainage Smdy
- Dept. of Fish & Game Special Mitigation Reports
- US Army Corps of Engineers Wetlands and Mitigation Studies
- US Fish & Wildlife Service Special Mitigation Reports
- Traffic Consultants Report
- City Engineers Traffic Mitigation Analysis
- FM Vector Control Study - Building height limitation analysis
- Architectural Shade & Shadow Mitigation Analysis
- Historical & Archaeological Resources Study