

**Pacifica Quarry Project  
Development Permit Application  
Materials Required**

Item	Cross-reference or Comment
Deposits	To be provided to City upon execution of Reimbursement Agreement.
Reimbursement Agreement	Pending negotiations between City Attorney and legal counsel for Preserve@Pacifica, LLC
Environmental Information Form	See Development Plan Sheet 5.1 Environmental Information Form
Title Report	See Attachment 1
Evidence of legal interest in the property proposed to be developed by the owner signing the application or authorization of the signatory of the signatory to represent the property owner.	See Development Plan Sheet 8.0 Proof of Ownership
Letter of explanation describing the project in detail. Include information on existing and proposed: structures, architectural style/materials, grading, roads, driveways, fences/walls, hours of operation, # of employees, parking, circulation, delivery schedule, etc.	See Attachment 2
Photographs of the property and surrounding area.	See Attachment 3
Preliminary geotechnical report, including flood hazard and fault info-three (3) copies, including one unbound report. If project site is within an Alquist-Priolo earthquake fault zone, submit a geologic report.	See Development Plan Sheet 5.3 Geological and Soils Analysis
Indicate whether property is located within a flood hazard area. If property is within a flood hazard area the elevation of the lowest floor, including the basement, shall be certified by a registered professional engineer or surveyor to be properly elevated. Such certification shall be provided to the Flood Plain Administrator.	The property is not located within a FEMA flood hazard area. See Development Plan Sheet 4.2 Grading and Drainage Plan.

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Estimate additional vehicular trips generated by the proposed project. Prepare estimate in accordance with the current edition of the Institute of Transportation Engineers (ITE) "Trip Generation Manual."	This will be completed as part of the EIR process.
C.3 Checklist, completed and signed. For regulated projects, submit plans showing drainage management areas (DMAs) and treatment measures.	See Development Plan Sheet 4.4 Post Development Hydrology Exhibit for DMAs and treatment measures.
Hydrology calculations based on a 100-year storm for the entire development, prepared by a registered professional, to determine the size of all proposed storm drain facilities and the impact on the existing system (storm drains, creeks, and waterways). If the calculations reveal that the city system would be negatively impacted, those impacts shall be mitigated to the satisfaction of the City Engineer. Hydrology calculation report shall be signed and stamped by a registered engineer.	This will be completed as part of the EIR process.
Preliminary landscape plan showing, at a minimum, placement of landscaping, plant size, plant species, and irrigation plan.	Concepts only - See Specific Plan Sheet 2.0-2.1 Landscape Plan and Materials
Model Water Efficient Landscape Ordinance Checklist (for development projects that exceed 2,500 square feet of new or replaced landscape area, and for homeowner projects that exceed 5,000 square feet of new or replaced landscape area).	This will be submitted later
Color and material samples	Concepts only – See Specific Plan Sheet 4.5 General Concepts for Building Color
Exterior lighting plan.	Exterior lighting will comply with building codes.
Submit written evidence from the North Coast County Water District (2400 Francisco Blvd., Pacifica) that water pressure is sufficient for domestic and fire sprinkler uses.	Water pressure will comply with standards.
For non-residential projects, submit the "Information Regarding Hazardous Materials" form.	See Phase 1

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8 copies of the site plan (for initial submittal) containing the information below (15 copies of the final version will be necessary prior to hearing):	
(a) Exterior boundaries of the subject property and property dimensions.	See Specific Plan Sheet 1.0 Conceptual Vesting Tentative Map
(b) Bearings and dimensions of property lines, and referenced survey monuments	See Specific Plan Sheet 1.0 Conceptual Vesting Tentative Map
(c) Existing topography and existing average cross slope prepared by a registered engineer or a licensed surveyor. Include contours at a scale appropriate to the project site.	See Development Plan Sheet 4.0 Existing Topography Plan and Development Plan Sheet 4.3 Existing Slope Analysis
(d) Location and dimensions of existing and proposed structures, and their ages, and location and distance from nearest adjacent buildings.	See Development Plan Sheet 6.0-6.1 Building Siting and Configuration
(e) Location, design, dimensions of proposed parking and loading facilities.	See Specific Plan Sheet 6.0 Parking Plan
(f) Location, height, design and type of fencing and retaining walls.	See Development Plan Sheet 4.2 Grading and Drainage Plan indicating retaining walls and heights.
(g) Location of creek or other waterways, if any.	See Development Plan Sheet 2.0 Open Space Plan
(h) Dimensions of setbacks and building separations.	See Development Plan Sheet 6.0-6.1 Building Siting and Configuration
(i) Location and dimensions of existing and proposed street improvements, including, but not limited to: gutters, curbs, sidewalks, street centerlines, street widths, alleys and easements. If a driveway approach is being added or altered, show distances to nearest existing driveways in both directions. (contact Engineering Division)	Concepts only – See Development Plan Sheet 1.0 Circulation Plan and Specific Plan Sheet 1.0 Conceptual Vesting Tentative Map and Specific Plan Sheet 3.1 Typical Street Sections

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(j) Existing traffic and parking control signs, signals, and curb and pavement markings, and existing street lighting, as well as any proposed changes thereto.	Will be prepared in connection with traffic analysis for EIR.
(k) Existing and proposed storm water drainage patterns, ultimate discharge point, proposed drainage modifications including how runoff is and would be conveyed to a public street, storm drain, adjacent creek, or waterway. Include stormwater treatment measures, as applicable.	See Development Plan Sheet 4.2 Grading and Drainage Plan and Development Plan Sheet 4.4 Post-Development Hydrology Exhibit.
(l) Specify the location, species and size of all heritage trees with driplines extending over the construction area. Indicate the extent of the canopy in the illustrations. If work is proposed within the dripline of a heritage tree or removal, relocation or trimming is proposed, submit a tree protection plan prepared by a qualified arborist, horticulturalist, landscape architect or other qualified person. Refer to Section 4-12.07 of the Pacifica Municipal Code for a list of required tree protection plan contents and objectives. If there are no heritage trees with canopies extending over the proposed construction area, indicate this on the plans.	See Development Plan Sheet 6.11 Tree Removal Plan
(m) Location and dimensions of all existing and proposed public easements, including, but not limited to, utility, drainage, and public access easements.	See Specific Plan sheet 1.0 Conceptual Vesting Tentative Map
(n) Location and dimensions of all existing and proposed private easements, including, but not limited to ingress and egress easements.	See Specific Plan sheet 1.0 Conceptual Vesting Tentative Map
(o) Location, dimensions of existing and proposed legal and physical access to the site.	See Development Plan Sheet 1.0 Circulation Plan
(p) Existing and proposed sewer improvements that includes how the proposed system connects to the existing main. (contact Wastewater Division)	See Specific Plan Sheet 3.2 Utility Plan

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(q) Existing and proposed utilities such as water, gas, electric, telephone and cable, and how the proposed project connects to the existing systems, including any new on- or off-site poles, vaults, cabinets or other structures. All proposed new utilities must be installed underground from the nearest joint pole or box. (contact Engineering Division)	See Specific Plan Sheet 3.2 Utility Plan
(r) Indicate the address and Assessor Parcel Number of adjacent properties.	See Specific Plan Sheet 1.0 Conceptual Vesting Tentative Map
(s) Indicate all lot data including the lot area, existing and proposed lot coverage, and the existing and proposed landscape coverage, expressed in square feet and percentage of total lot area; existing and proposed floor area (excluding garage); and, existing and proposed garage area.	See Development Plan Sheet 3.0 Land Use Plan
(t) On-site circulation plan, including directional and regulatory signage.	See Development Plan Sheet 1.0 Circulation Plan
(u) Existing and proposed fire service features in the vicinity of the project, to include locations of fire hydrants and cross streets or fire apparatus turnarounds.	See Specific Plan Sheet 3.2 Utility Plan
(v) Per the adopted City of Pacifica Complete Street Policy, developments shall include, but not be limited to, bicycle and pedestrian facilities. (contact Engineering Division for full requirements)	See Specific Plan Sheet 3.1 Typical Street Sections
(w) For multi-family residential projects, provide the following information: a table on the coversheet showing occupancy group, type of construction, total number of units, and total number of accessible units.	This will be submitted later.
(x) For commercial projects, provide the following information: occupancy group, type of construction, total number of parking	For parking, see Specific Plan Sheet 6.0 Parking Plan, the remainder of material to be submitted later

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stalls, number of accessible parking stalls, exit analysis, allowable area calculation.	
8 copies (for initial submittal) of floor plans, elevations (front, rear, and all sides), grading plans, drainage plans, and sectional plans (15 copies of the final version will be necessary prior to hearing).	See Specific Plan submittal
8 copies of building elevation(s), <input checked="" type="checkbox"/> perspective renderings or photo simulation (if checked), <input type="checkbox"/> visual aids (if checked) showing height and massing of the project and adjacent buildings. (15 copies of the final version will be necessary prior to hearing)	See Attachment 4 and see Specific Plan Sheet 4.11 Architectural Character
One 8-1/2" x 11" reduction of all plans or maps.	Enclosed
Electronic version in PDF format of all project materials.	Enclosed
If the proposal includes the disturbance of any land within the Hillside Preservation District (HPD) submit the calculations used to derive the coverage information, described in Section 9-4.2257 of the Pacifica Municipal Code.	See Development Plan Sheet 4.3 Existing Slope Analysis
For SIGN PERMIT(S), design, including materials, colors, shape, location, size, area, copy, and illumination of all proposed and/or existing signs; street frontage of lot and building.	No sign permits anticipated.
For DEVELOPMENT PERMIT (DP) APPLICATIONS, the additional material required by Pacifica Municipal Code Section 9-4.2205 (copy attached).	See Development Plan submittal
For SPECIFIC PLAN (SP) APPLICATIONS, the additional material required by Pacifica Municipal Code Section 9-4.2208 (copy attached).	See Specific Plan submittal
For TENTATIVE SUBDIVISIONS (SUB) or PARCEL MAP AND SUBDIVISION MODIFICATION (MOD) APPLICATIONS, the additional material required by Pacifica Municipal Code Sections 10-1.401 through 10-1.405 (copy attached), and an Engineering Division Tentative Map Checklist.	See Attachment 5

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<p>For VARIANCES (PV) and MINOR MODIFICATIONS (MM), a written statement, plans and evidence showing that the special circumstances and criteria of Pacifica Municipal Code Section 9-4.3404 are met (copy attached).</p>	<p>No variance is being requested at this time.</p>
<p>The plans and other application materials must be sorted and assembled prior to submission to the Planning Department. Minimum plan sheet size is 24" X 36".</p>	<p>Enclosed</p>
<p>Additional study/analysis required: Explain how this project relates to Use Permit UP-71-16 for a quarry reclamation plan.</p>	<p>The Use Permit (UP-71-16) is a stand-alone approval for the Quarry Reclamation Plan, which is a Plan that must be prepared and implemented pursuant to the state's Surface Mining and Reclamation Act (SMARA) to ensure quarries and other similar mining operations are reclaimed for safe conditions after closure. Preparation and implementation of the Plan is subject to a set of processes and requirements that are separate and apart from the processes and requirements for the Quarry Project. The Plan has independent utility in relation to the Quarry Project and must be implemented regardless of whether the Quarry Project is ever constructed and operational.</p>