



City of Los Banos
Planning Department
520 J Street
Los Banos, CA 93635
Phone: (209) 827-7000 Ext 118
Fax: (209) 827-8059

Area Plan Submittal Requirements

- 1. Completed Application
 - a. If the applicant is not the property owner(s), the property owner(s) shall designate the applicant as the authorized agent to act on his or her behalf by way of a signed, dated and notarized statement and both (or all) shall sign the application.
- 2. Fee as listed on Fee Schedule
- 3. Cost Recovery Contract
- 4. Area Plan (10 bound copies) to include:
 - a. Project Description or narrative text fully explaining intended use, General Plan Designation (proposed and existing), zoning, surrounding uses, proposed backbone infrastructure (with evidence of availability of adequate services such as water, sewer and storm drainage), proposed backbone circulation, proposed density ranges, public facilities, parks and open space, services and environmental review.
 - b. Annexation Boundary Plat and Legal Description Exhibit (11"x 17")
 - c. Area Plan Boundary Plant and Legal Description Exhibit (11"x 17")
 - d. Annexation Boundary Exhibit (11"x 17")
 - e. Aerial Photo Exhibit, 300' Radius (11"x 17")
 - f. Existing General Plan Land Use Classification Exhibit (11" x 17")
 - g. Proposed Zoning Land Use Plan Exhibit with Acreages (11"x 17")
 - h. Sanitary Sewer Exhibit –Location and Sizes (11"x 17")
 - i. Water Distribution Exhibit – Location and Sizes (11"x 17")
 - j. Storm Drainage Exhibit – Location and Sizes (11"x 17")
 - k. Backbone Circulation Plan Exhibit (11"x 17")
 - l. Site photos showing site and surrounding properties (labeled clearly)
 - m. Vicinity Map with Assessor's Parcel Number(s), 300' radius (11"x 17")
- 5. Completed Environmental Checklist with or without Environmental Document
- 6. Electronic Package of Entire Submittal on CD

FOR YOUR INFORMATION: Staff may deem additional submittal information such as a noise study, biological assessment, parking study, drainage report, arborist report, sight line analysis or infrastructure calculations or master plans necessary to adequately analyze the project, complete environmental review or make recommendations to the Elected or Appointed Officials.