



City of
Los Banos
At the Crossroads of California

Community & Economic
Development Department
520 J St.
Los Banos, CA 93635
Phone: (209) 827-7000 ext. 2433
www.losbanos.org

AREA PLAN SUBMITTAL REQUIREMENTS

- ☐ Completed Application
 - 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.
- ☐ Application fee
- ☐ Cost Recovery Contract
- ☐ Area Plan
 - Ten (10) bound color copies to include:
 - Project description 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
 - Annexation Boundary Plan and Legal Description exhibit (11"x17")
 - Area Plan Boundary Plan and Legal Description exhibit (11"x17")
 - Annexation Boundary exhibit (11"x17")
 - Aerial photo exhibit showing a 300' radius (11"x17")
 - Existing General Plan Land Use Classification exhibit (11" x17")
 - Proposed Zoning Land Use Plan exhibit with acreages (11"x17")
 - Sanitary Sewer exhibit – location and sizes (11"x17")
 - Water Distribution exhibit – location and sizes (11"x17")
 - Storm Drainage exhibit – location and sizes (11"x17")
 - Backbone Circulation Plan exhibit (11"x17")
 - Vicinity Map with Assessor's Parcel Number(s) showing a 300' radius (11"x17")
 - Site photos showing site and surrounding properties (labeled clearly)
- ☐ Legal description
- ☐ Completed Environmental checklist with or without environmental document
- ☐ Electronic copy of full submittal on USB drive

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