



PRELIMINARY GRADING PLANS

(Initial Applications and Amendments)

Purpose: The purpose of preliminary grading plan review is to ensure the maximum possible preservation of the natural scenic character of the city, and to protect life, limb and property, where grading is proposed involving in excess of 10,000 cubic yards of material (total of cut and fill).

Code Reference: Fremont Municipal Code, Chapter 18.205 (Grading, Erosion and Sediment Control), especially § 18.205.090 and §18.205.100.

I understand that my plan review may be delayed if required materials are missing from the submittal package.

Project Applicant

Date

Submittal Requirements:

NOTE:

- Indicates an item which is always required.
- Indicates an item which may be required, depending on the project. The staff person who provides you this sheet will check (✓) the box if the item is required for your application.

■ 1. A completed application form including:

Part I: Project information and the current property owner(s) signature authorizing the project proposal.

Part II Reimbursement Agreement with signature of the billing party acknowledging responsibility for charges.

Part III: A list of all consultants proposed to be involved with the project, or a statement that none are proposed to be involved.

Part IV: A statement signed by the applicant indicating whether the project site is found on the Hazardous Waste and Substances Sites List pursuant to California Government Code Section 65962.5.

Part V: Development Statistics

■ 2. Plans including the following items:

- a. Vicinity map showing a one-half mile radius of the site.
- b. Accurately dimensioned site plans, prepared by a registered civil engineer, showing:
 - (1) Property lines.
 - (2) Location and configuration of all existing and proposed structures on or within 15 feet of the project site.
 - (3) Parking, vehicle circulation areas and driveways.
 - (4) Accurate contours showing the topography of the existing ground, and existing plant materials including trees and areas of shrubbery and ground cover.

Contours shall be drawn at one-foot intervals where existing ground slopes are less than five percent, and at five-foot intervals where existing slopes exceed five percent. They shall extend to the curb line of any public street improved to City standards, and to the center line of any other street.

Proposed contours or cross sections shall be provided to show how the proposed grading will interact with the existing adjacent properties not included in the development.

- (5) Toe-of-the-Hill and Ridgeline, where applicable.
- (6) Location, extent, elevations, dimensions and slopes of all proposed grading, shown by accurate contours (as above) and other means.
- (7) Easements on the property.
- (8) All land uses surrounding the project site (may be listed on a separate sheet).
- (9) A detailed drainage plan showing all drop inlets and grate elevations, valley gutters, swales, and type of surface drainage proposed for each lot.

- (10) Preliminary Stormwater Management Plan (<http://fremont.gov/SWMP>) showing proposed treatment measures if the project meets one or more of the following:
- a. Project creates or replaces more than 5,000 square feet of impervious surfaces and is a restaurant, standalone parking lot, retail gas outlet, or an automotive facility; or
 - b. Project creates or replaces more than 10,000 square feet of impervious surfaces.
- c. Landscape Concept Plans, new or modified, showing:
- (1) Location, spacing, size, quantities, and botanical designations of all existing and proposed on-site, and required right-of-way trees.
 - (2) Shrub, groundcover, turf grass, and ornamental grass massing with botanical designations provided in list form and grouped by type, symbol, and water use.
 - (3) Concept sections and elevation drawings of all landscape architectural features such as walls, fences, lighting, paving types (and patterns), arbors, benches, fountains and other like features showing scale, form, materials, and colors.
 - (4) Existing trees proposed for preservation.
 - (5) Refer to the City's Landscape Development Requirements and Policies online at www.fremont.gov/LDRP.
 - (6) Include erosion control areas.
- d. Detailed plans of all walls, cribbing, dams or other drainage devices to be constructed in connection with, or as part of, the proposed grading, with a map showing the drainage areas and computed runoff from the areas.
- e. Tree Survey Plan showing the following:
- (1) Existing and proposed site features, including but not limited to buildings, walls, paving, grading etc.
 - (2) Tree(s) trunk six-inch DBH (trunk diameter at 4.5 – feet above ground level) and larger located on plan by a licensed surveyor, and with accurate canopy outline.
 - (3) Trees labeled by number and tagged on-site per ISA standards.

(4) Summary table identifying botanical designation, DBH, and elevation of tree at ground level.

- 3. The number of plans to be submitted with the application are:
 - a. Ten (10) sets of full-sized plans (collated and folded to a size NO LARGER THAN 8" x 13"). Full-size plans submitted shall be no larger than 30" x 42".
 - b. One (1) set of the plans reduced to 11" x 17", collated and folded to 8 1/2" x 11".
 - c. CD-ROM with all the required plans in PDF format.

If the project requires multiple application types, only submit the quantity of plans required by the type requesting the greatest number of sets.

- 4. Certification of the estimated quantities of excavation and fill involved, including the shrinkage factor.
- 5. One hardcopy and one copy in PDF format of a written statement describing and supporting the changes proposed to the natural or existing grade. This statement shall be prepared in letter form.
- 6. Colored exhibit showing areas of cut and fill.
- 7. Environmental Impact Questionnaire.
- 8. Complete the Impervious Surface Area Calculation Sheet.

Incomplete Applications: An application is considered to be incomplete if any of the items checked on this information sheet have not been included. Processing of the application will be delayed until the submittal is determined to be complete.

Hearing Notification: The City will notify all property owners, as well as business and residential tenants within the appropriate radius of your project site. Most projects require a 300-foot radius, while some require 1,000-foot based on the sensitivity of the project and the level of community input anticipated or required.

As with all other costs, you will be billed for staff time to research, create and label the required postcards. If the public hearing is delayed for an extended period of time after notices for your project have been mailed, you will be charged the cost to re-mail postcards.

Schedule Time Line: An application will be assigned to a staff planner within a week of a submittal. During that time, the application will be routed to city staff and outside agencies for their review and comment(s).

An applicant meeting will be scheduled for approximately three weeks after the initial submittal. A letter will confirm the applicant meeting. The applicant and other project representatives should plan on attending this meeting. The meeting is with the project planner, who will discuss any issues identified by the City or outside agencies. The project planner will provide a letter identifying any issues with the project either at the meeting or within 30 days of the application submittal and will identify, if necessary additional material needed to complete the application.

Once the project planner deems an application complete, the application will be tentatively scheduled for a Planning Commission hearing date. The project planner will advise the applicant the necessary materials required for final submittal for the Planning Commission meeting. The final submittal is required 21 days before the hearing date to allow for review report preparation, and proper noticing. The applicant and other project representatives should plan on attending the Planning Commission hearing.

Appeals of Planning Commission Action: Appeals of Planning Commission action are considered by the City Council. Appeals to the City Council must be submitted in writing to the City Clerk within 10 calendar days of the Planning Commission action. Please consult the Appeal Application available at www.fremont.gov/permit for further details.

Development Impact Fees:

Commercial and Industrial

Development impact fees may be assessed if your project involves new construction or additional floor area. If the project involves a change of use in a building, development impact fees may also be assessed. For example, a change from a warehouse to an industrial classification or a change from retail to an office would require Development Impact Fees be paid. A credit will be applied to the value of fees for the previous use category and a charge will be applied for the fees of the new use category. There are three categories of Development Impact fees assessed for commercial and industrial buildings: Traffic, Capital Facilities and Fire Protection Fees.

Residential

New residential dwellings (single family and multi-family projects) always trigger payment of Development Impact Fees. In addition to the fee categories assessed for commercial and industrial, new residential construction also requires the payment of Park Facilities and Park Dedication In-Lieu fees.

For further information on Development Impact Fees, please refer to the Development Impact Fee schedule available in the Development Services Center or speak with a Development Services staff member.

Fees: The minimum deposit is \$_____ and is due at the time of submittal. The actual charge will be based on staff time required to process the application. Progress billings will be invoiced during the review of the project if charges exceed the minimum deposit. A refund will be invoiced at the completion of the project review if excess funds have been paid.

Requirements described on this sheet are subject to change. If you need additional information or clarification regarding your submittal please contact the staff person who furnished you this sheet for further assistance.

Information sheet furnished by: _____ Phone: (510) 494- _____

for proposal: _____

_____ Date: _____