



County of San Diego, Planning & Development Services **APPLICANT'S GUIDE TO A SITE PLAN** **ZONING DIVISION**

This guide provides information on how to apply for a Site Plan. Please be sure to read all of the information in this guide and the associated Permit Coversheet. NOTE: PART I and PART II of this guide apply to all Site Plan applications. PART III has the special filing requirements for Site Plans required by "B" Community Design Designators. PART IV has the special filing requirements for the RiverWay Specific Plan. PART V has the special filing requirements for Wireless Facilities.

PERMIT APPLICATIONS AND PERMIT COVERSHEETS: Discretionary Permit Applications are listed on this webpage: <http://www.sandiegocounty.gov/content/sdc/pds/zoning/ZoningPermits.html>. Each link opens a specific Permit Coversheet that provides important information on fees and deposits, links to forms, specific instructions and submittal requirements for that Permit Application. We suggest that you refer to these Permit Coversheets frequently when preparing and/or applying for a permit as they are regularly updated.

PART I – FORMS AND DOCUMENTS

Please refer to the Permit Coversheets at the webpage listed above and look under "SITE PLAN".

IMPORTANT: The purpose of supplemental form ([PDS-346S](#)) is to provide a thorough description of the site's proposed use. This part of the application is very important because it provides information which is used in the analysis of the project and preparation of recommendations and conditions of the permit. Check the appropriate box under the Type of Permit Requested section. In the Description of Proposed Use section, identify the Zoning Ordinance Section which requires the Site Plan. Provide as much information as necessary to enable the Site Plan to be evaluated according to the specific criteria set forth in the Zoning Ordinance. Reference the appropriate sections for context and criteria. If this application is a modification of an existing Site Plan, describe both the existing use and the proposed modification. List any Variances. *PLEASE NOTE: Any request for a Variance requires a separate application package and fees.*

PART II – PLOT PLANS AND ELEVATIONS

Find the appropriate Permit Coversheet, using the link, to find out how many printed plot plans are required.

All plot plans must contain the information listed on PDS-090 ([Minimum Plot Plan Information](#)). In addition, include any other information which may be pertinent to your specific request, as well as all of the following:

- LEGIBILITY** – The plot plan must be legible. Faded prints or excessively dark prints which are difficult to read or reproduce clearly are not acceptable.
- NORTH ARROW/SCALE** – A north arrow is necessary to establish the direction. An engineer's scale is required (e.g., 1 inch = 20 feet) on all plot plans.
- ASSESSOR'S NUMBER (APN)** – Include the Assessor's Book, Page and Parcel Number on the plot plan.
- DIMENSIONS** – Show all the following dimensions: Exterior property lines, width of roads and easements, size of structures, setbacks from property lines and centerlines to existing and/or proposed structures, distances between detached structures, parking areas and driveways.



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- ELEVATIONS – Complete architectural elevations of all sides of the building(s) are required. Indicate structure heights and dimensions and whether they are existing or proposed. All finish materials must be indicated on the drawing. Elevations MUST be shown on a separate drawing.
- STRUCTURES – Show all existing and proposed structures and their dimensions and floor area. This would include buildings, sheds, storage areas and recreational facilities such as swimming pools and playgrounds. Label if structures are existing or proposed. Label buildings and open area as to their use. Show fences, walls, trash enclosures or dumpster locations. Indicate height where applicable.
- PEDESTRIAN AND VEHICULAR CIRCULATION AND PARKING – Show walkways, driveways, entrances, exits and parking lot areas with all dimensions. Label handicapped parking spaces. Indicate the number of standard and handicapped spaces. No compact parking spaces allowed. Show contiguous streets with centerlines and all easements. Show parking for service and delivery vehicles and loading and unloading areas.
- DRAINAGE – Indicate any natural drainage (including streams) and any proposed drainage systems. Show the slopes of the property and any proposed grading.
- EXISTING NATURAL FEATURES – Indicate trees with over six (6) inch trunk diameters, streams, rock outcroppings, and locations of flood zones. Extensive natural features may be shown on a separate drawing.
- LANDSCAPED AREAS – Areas suitable for landscaping must be shown. Include the size and species of both existing and proposed plantings. Indicate any removal of existing trees. Extensive landscaping information may be shown on a separate drawing.
- BUFFERING AND SCREENING – Show areas to be screened and materials for screening.
- SIGNS – Show all existing signs to remain and proposed signs. Include elevation drawings with dimensions (area and height) and construction materials indicated and proposed method of illumination.
- LIGHTING – Show locations and types of all project lighting.
- UTILITIES – Show location of all utility lines and easements.
- GRADING** – A Preliminary Grading Plan must be filed with a Site Plan conforming to all requirements of Section 87.203 of the San Diego County Code of Regulatory Ordinances, except that it shall not be required to show the estimated grading starting and completion dates. The level of detail required may be less than would be required for actual construction, but shall be sufficient to permit analysis of all on-site and off-site environmental impacts and mitigation measures.
 - Preliminary Grading Plan** shall be on a separate sheet and cannot be incorporated into the plot plan for the project.
- FENCING – Show existing and proposed fencing including heights and materials.

IMPORTANT: Include language on the plot plan that indicates if future accessory structures are allowed, (pursuant to Zoning Ordinance section 4835) such as future “room additions, enclosed patios, open-sided patio covers (attached or detached), pools and spas, balconies or decks, fencing, detached accessory buildings (garages, workshops, barns, etc.), second dwelling units and/or guest living quarters.



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PART III – SPECIAL REQUIREMENTS: “B” DESIGNATOR SITE PLAN

- TOPOGRAPHY – Show existing and proposed typography and grading. This may be combined with above information only for very minor slopes and/or grading.
- PHOTOGRAPHS – Show site conditions. Include any buildings within 400 feet on properties adjacent to the project site. Photographs should also be taken looking from the site as well as into the site. On an attached plot plan indicate the locations where these photographs were taken and the direction of the view.
- FINISH MATERIALS – Applicant must bring color samples of all finish materials to the Design Review Board hearing. We do not need to collect these items at intake.

NOTE: It is important to know that, if approved, the Site Plan will dictate the development of the property. Anything shown on the building permit application that is not shown on the approved Site Plan plot plan will not be allowed. Changes to the Site Plan plot plan, after approval, requires that another Site Plan be filed.

IMPORTANT: A complete and detailed Landscape Plan will be required after Site Plan approval and before issuance of building permit.

PART IV – SPECIAL REQUIREMENTS: RIVERWAY SPECIFIC PLAN AREA OF LAKESIDE

The RiverWay Specific Plan (*formerly USDRIP*) contains requirements that are specific to each of its twenty (20) Planning Areas. Please refer to your particular Planning Area for those requirements. The Riverway Specific Plan is online at: <http://www.sandiegocounty.gov/content/sdc/pds/usdrip.html>.

- **PLOT PLANS** – see permit coversheet for amount of required plot plans.
- **PROHIBITED USES** – The zoning for the RiverWay Specific Plan consists of modified M52, M54, C36 and residential zones. Some uses generally allowed in those zones are prohibited. Each Planning Area has a list of allowed uses. Check the list prior to applying in order to ensure the proposed use is allowed. Gas stations, drying cleaning, off-premise signs and the importation, storage and processing of hazardous or toxic waste are prohibited in all zones.
- **BEST MANAGEMENT PRACTICES** – Best Management Practices (BMPs) to protect water quality are required on all industrial and commercial projects. Refer to Pg. 34 of the RiverWay Specific Plan for requirements. All structural BMPs must be shown on the Site Plan and must be accompanied by a technical discussion stating why the Practices were chosen, how they will work and how mechanical BMPs will be maintained.
- **LANDSCAPING / SCREENING** – Specific screening requirements are found in some Specific Planning Areas. Refer to the RiverWay Specific Plan to find in which Planning Area the project is located and what requirements may exist for that Planning Area. Show all proposed landscaping and screening on the Site Plan.
- **OPEN STORAGE / ACCESSORY PARKING** – Open storage and accessory parking (delivery trucks, etc., not employee or customer parking) are restricted to a percentage of the total footprint of the buildings in some Planning Area. Refer to the RiverWay Specific Plan for requirements. Show all proposed open storage and accessory parking areas, as well as all screening techniques, on the Site Plan.



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- **PLANNING BUFFERS** – Parcels fronting on the river are required to have planning buffers measuring 50 feet from the top of the river slope. Any required planning buffers must be shown on the Site Plan. A Conceptual Landscape Plan for the planning buffer is also required.
- **TRAILS** – On some parcels, trail dedication and construction may be required. See Figure 13 in the RiverWay Specific Plan for the trail alignment. If the project site includes a trail, the trail must be shown on the Site Plan, indicated as “Easement for Pedestrian and Equestrian Use”. Show all off-site trail connections based upon Figure 13.

PART V – SPECIAL REQUIREMENTS: WIRELESS FACILITIES

- PLOT PLAN – Provide One (1) additional plot plan. In addition to the requirements for Site Plans, all plot plans shall show:
 - The height of the facility, with evidence, that the proposed facility is designed to the minimum height required. If the tower will exceed the maximum permitted height limit as measured from grade, include a discussion in the required report of the physical constraints (topographic features, etc.) making the additional height necessary.
 - The lease area of the proposed facility clearly identified.
- If the facility frequency is 1,200 megahertz or less submit a copy of the Federal Communications Commission Licensing Application Form 601, Main Form, Pages 1 through 4, Schedule A, Page 1, Schedule D, Page 1 and Schedule H, Pages 1 through 3.
- Three (3) copies of a Geographic Service Area Map identifying the geographic service area for the subject installation and the applicant's existing sites in the local service network associated with the gap the facility is meant to close and a description of how this service area fits into and is necessary for the company's service network.
- Three (3) copies of a Visual Impact Analysis showing the maximum silhouette, viewshed analysis, color and finish palette and proposed screening, photo simulations and a map depicting where the photos were taken.
- Three (3) copies of a Concept Landscape Plan showing all proposed landscaping, screening and proposed irrigation with a discussion of how the chosen material at maturity will screen the site.
- If located in a County Park, a letter of concurrence with the application from the Director, Department of Parks and Recreation.
- A letter stating the applicant's willingness to allow other carriers to co-locate wherever technologically and economically feasible and aesthetically desirable.
- Three (3) copies of a report containing the following:
 - Description of anticipated maintenance and monitoring program.
 - Manufacturer's specifications for all noise generating equipment and a depiction of the equipment location in relation to adjoining properties.
 - If not in a preferred zone or preferred location as identified in Section 6986, provide a map of the geographical area and a discussion of preferred sites that could serve the same area as the proposed site and a description of why each preferred site is not technologically or legally feasible.



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- Listing of hazardous materials to be used on-site.
- If on high voltage transmission tower, a demonstration that the facility increases the bulk and scale of the tower by less than 5 percent.