DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759
Form Available Online: www.stancounty.com/planning/applications.shtm

APPLICATION INFORMATION

HOW DO I APPLY?
Complete and submit this application/questionnaire form to the Stanislaus County Department of Planning & Community Development. Copies of this application may be obtained in person or on-line at our website, www.stancounty.com You are urged to meet and discuss your application with Planning staff. Pre-application meetings are not required, but are highly recommended.

HOW LONG WILL IT TAKE, FROM THE TIME A COMPLETE APPLICATION HAS BEEN RECEIVED?
The time to process an application will take about 90-120 days due to requirements of State law regarding public hearing notification, compliance with environmental laws, and time to write a staff report. Processing times will vary depending on the type of project, agency comments received during the early consultation period, and any studies which may be required to address agency comments. General Plan Amendment requests may take 6–9 months due to the number of times during the year the general plan can be amended.

HOW MUCH WILL IT COST?
Application fee: Reference Fee Schedule on pages 14 – 16

Fees may be paid by check, cash or credit card. Projects requiring an EIR be prepared will be subject to additional fees.

WHO APPROVES THE APPLICATION?
The Stanislaus County Planning Commission or Board of Supervisors will either approve or deny the application at an advertised public hearing.

BUILDING AND OTHER PERMITS?
After approval of your application, you may need to obtain a building permit, encroachment permit or other permit from the County and may also be required to obtain Federal or State permits from agencies such as the California Department of Fish and Wildlife, Regional Water Quality Control Board or US Army Corps of Engineers. Staff can assist you in identifying these permits.

WHAT INFORMATION WILL I NEED TO PROVIDE?
A complete application/questionnaire form including all applicable information listed on the Checklist on pages i–v.

Additional information may be required in order to complete the environmental review process. See Checklists and Notifications below.

APPLICATION CHECKLIST

All Applications:

☒ = **Information Included**

☐ **Complete Application/Questionnaire Form**
Must be signed by all property owners and the applicant(s).

☐ **One copy of the current Grant Deed**
Must include a legal description of the property for which the project is being requested. Please note that the legal description is not the same as the Assessor's Parcel Number (APN).

☐ **One copy of the Preliminary Title Report**
Preliminary title report, chain of title guarantee or equivalent documentation not older than six (6) months which shows any and all lienholders and easements affecting the project site.

☐ **8 ½" by 11" reproducible, to scale, legible plot plan which clearly shows the intended project, indicate the dimensions of the property, the location and dimensions of all existing and proposed buildings, landscaping, parking spaces and driveways (include their dimensions), location of any existing or proposed septic tank and leach lines, irrigation lines and/or drainage ditches, all recorded irrigation and utility easements, north arrow, indicate scale and other data which may be pertinent. In urbanized areas please identify all adjacent driveways and property structures.**
See example plot plans on pages 20 & 21 – Larger copies of the plot plan may also be submitted and in some cases may be required or requested by staff.

☐ **8 ½" by 11" reproducible, to scale, legible area map, showing specific land uses (crops, houses, buildings, parcel lines and parcel sizes, etc.) for the adjacent two parcels in each direction from the subject property.** *See example area map on page 22.*

☐ **Buffer and Setback Guidelines – Statement of Compliance**
A Statement of Compliance must be provided for any new or expanding non-agricultural use proposed in the A-2 (General Agriculture) zoning district or on a parcel adjoining the A-2 zoning district. Reference Appendix "A" of the Stanislaus County General Plan Agricultural Element. Required vegetative screening and fencing shall be reflected on all required plot plans and landscaping plans.

☐ **Application Fee**
Reference fee schedule on pages 14 - 16.

☐ **"Will Serve" letter**
Required for water and/or sewer if such services are to be provided by a City, Service District, Sanitary District, etc.

☐ **Adjoining County Information**
Provide the names, address, and assessment numbers of all properties located in an **ADJOINING COUNTY** within one quarter mile (1320 feet) and/or two parcels in each direction, of applicant(s) property**.** *Said information must be taken from the latest assessment roll of the county in question.*

☐ **Property Ownership and Partnership Interest**
Provide a complete list with the complete names of all persons with a property ownership or partnership interest in any property for which the project is being requested and the Grant Deed reflects a trust, corporation, limited liability partnership, or other holding for which all individuals with an interest are not specifically identified by individual name. All individuals identified on the list may be required to sign the application.

General Plan, Community Plan and Specific Plan Amendment:

☐ **A description of the specific area(s) of the General Plan (and Community/Specific Plan, if applicable) which are requested to be changed.**

☐ **A full statement of the reasons and justifications for such changes in the General Plan (and Community/Specific Plan, if applicable) to support your application.**

☐ **A description of the events which have taken place which have rendered portions of the General Plan (and Community/Specific Plan, if applicable) inadequate or unattainable unless the proposed amendment is approved.**

☐ **A description of any studies or policies which have brought into question the specific policies or portions of the General Plan sought to be changed.**

☐ **A description of the effect of the General Plan (i.e., fiscal impact, etc.) upon future development of a specific area or the overall development of Stanislaus County.**

☐ **All applications for a General Plan and Specific Plan Amendment must include a records search for historical and cultural resources obtained from the Central California Information Center, 801 Monte Vista Avenue, Turlock 95382, (209) 667-3307 (contact Elizabeth Greathouse).**

Rezone: (Non-Planned Development/Planned Industrial):

☐ **Optional – Written information to support your application is recommended.**

☐ **All applications for a rezone must include a records search for historical and cultural resources obtained from the Central California Information Center, 801 Monte Vista Avenue, Turlock 95382, (209) 667-3307 (contact Elizabeth Greathouse).**

Rezone: (Planned Development) - Reference Chapter 21.40 of the Stanislaus County Zoning Ordinance:

- ☐ **18" by 26" reproducible, to scale, legible plot plan which clearly shows the intended project, indicate the dimensions of the property, the location and dimensions of all existing and proposed building, landscaping, parking spaces and driveways, irrigation lines and/or drainage ditches, all recorded irrigation and utility easements, north arrow, indicate scale and other data which may be pertinent.**
  See plot plan example on page 20.

- ☐ **Development Schedule**
  Must include completion date of each proposed phase of development.

- ☐ **Elevations**
  Drawings or pictures showing those sides of any proposed or existing building(s) which will be visible to the public. Said elevations shall need not be final plans, but should at least give an accurate representation of the outside appearance of the structures.

- ☐ **Sign Plan**
  Must include location and size of all proposed signs.

- ☐ **Parking Analysis**
  Reference Chapter 21.76 – Off Street Parking of the Stanislaus County Zoning Ordinance. Plan must account for the use of all proposed and existing buildings/uses.

- ☐ **Landscaping and Tree Planting Plan**
  Reference Chapter 21.102 – Landscape of the Stanislaus County Zoning Ordinance.

- ☐ **All applications for a rezone must include a records search for historical and cultural resources obtained from the Central California Information Center, 801 Monte Vista Avenue, Turlock 95382, (209) 667-3307 (contact Elizabeth Greathouse).**

Rezone: (Planned Industrial) – Reference Chapter 21.42 of the Stanislaus County Zoning Ordinance:

- ☐ **All items required for a Planned Development**

- ☐ **Circulation Plan**
  Must illustrate the movement and parking of trucks within the development.

- ☐ **Landscape Analysis**
  At least 5% of the parcel area shall be landscaped. 5% required for each phase of development.

- ☐ **All applications for a rezone must include a records search for historical and cultural resources obtained from the Central California Information Center, 801 Monte Vista Avenue, Turlock 95382, (209) 667-3307 (contact Elizabeth Greathouse).**

Rezone: (Industrial Business Park or Light Industrial) – Reference Chapters 21.61 and 21.62 of the Stanislaus County Zoning Ordinance:

- ☐ **All items required for a Planned Development**
  (Landscape Plans reference Chapters 21.61.070 and/or 21.62.070 of the Stanislaus County Zoning Ordinance)

- ☐ **Proof of compliance with Development Standards as defined in Chapters 21.61.040 and/or 21.62.040 of the Stanislaus County Zoning Ordinance.**

- ☐ **All applications for a rezone must include a records search for historical and cultural resources obtained from the Central California Information Center, 801 Monte Vista Avenue, Turlock 95382, (209) 667-3307 (contact Elizabeth Greathouse).**

Use Permit:

☐ **Elevations**
Drawings or pictures showing those sides of any proposed or existing building(s) which will be visible to the public. Said elevations shall need not be final plans, but should at least give an accurate representation of the outside appearance of the structures.

☐ **Parking Analysis**
Reference Chapter 21.76 – Off Street Parking of the Stanislaus County Zoning Ordinance. Plan must account for the use of all proposed and existing buildings/uses.

☐ **Landscaping and Tree Planting Plan**
Reference Chapter 21.102 – Landscape of the Stanislaus County Zoning Ordinance.

Variance:

☐ **Information sufficient to support the required "Variance Findings" on page 19.**

Subdivision Map:

☐ **Twenty-five (25) 18" by 26" copies of the tentative map drawn to a scale of one inch equals 50 feet (1" = 50') for small subdivisions and one inch equals 100 feet (1" = 100') for large subdivisions. The map must contain the following physical data:**

- **A key or location map showing the general area;**
- **The subdivision name, date, north arrow, scale, boundaries, street names and sufficient description to define location;**
- **Name and address of record owners;**
- **Name and address of subdivider;**
- **Name and address of person(s) preparing map;**
- **Acreage to the nearest tenth of an acre;**
- **Sufficient elevations or contours to show the general slope of the land and high and low points thereof;**
- **Location, name, width, elevation and grades of streets and alleys within the land adjacent to the proposed subdivision;**
- **Location and size of all pipelines, existing irrigation and drainage facilities, irrigation and drainage patterns, existing or proposed water wells, septic tanks and drainage (leach) fields, sewage lines and structures used in connecting therewith. Sewer leach fields including those bordering the proposed subdivision may be required to be shown at the discretion of the Director of Environmental Resources;**
- **Location and character of existing or proposed utilities;**
- **Width, location, and purpose of existing or proposed easements;**
- **Lot layout with appropriate dimensions of each lot, and each lot and block shall be numbered;**
- **Outline of existing buildings and mobile homes to remain in place within the subdivision and in relation to existing and proposed streets, lot and building lines;**
- **Location of all areas subject to inundation by floods or storm water overflow and the width and direction of flow of all water courses;**
- **Typical street sections;**
- **Tax Assessor's parcel number as shown on the latest County Assessment Roll;**
- **Any improvements proposed which are not a requirement;**
- **Proposed method of storm water drainage;**
- **Proposed method of sewage disposal;**
- **Proposed method of providing domestic water, location and type of fire hydrants and existing or proposed wells to be used; and,**
- **Preliminary soil report of the subdivision, prepared by a registered civil engineer.**

**** All maps <u>must</u> be folded to no greater than 8 ½" x 11" upon submittal.***
** For vesting maps, additional information, including detailed grading plans, building details, sewer, water, storm drain and road details and information on proposed building uses may be required, at the discretion of the County.*

☐ **8 ½" by 11" reproducible copy of tentative map**

☐ **Tree Planting Plan**
Reference Chapter 21.102 – Landscape of the Stanislaus County Zoning Ordinance.

☐ **Information supporting compliance with County General Plan Policies regarding parks.**
Not required for parcels being created within non-residential zoning districts.

☐ **All applications for a subdivision map must include a records search for historical and cultural resources obtained from the Central California Information Center, 801 Monte Vista Avenue, Turlock 95382, (209) 667-3307 (contact Elizabeth Greathouse).**

Parcel Map:

☐ **Ten (10) 18" by 26" copies of the tentative map drawn to a legible scale. The map must contain the following physical data:**

- **Sufficient description to define the location, date, north arrow, scale and boundaries; (full width of all streets bordering the property must be shown);**
- **Name and address of record owner(s);**
- **Name and address of person(s) preparing map;**
- **Acreage to the nearest tenth of an acre; parcels less than one acre in area may be noted in square feet;**
- **Location and size of all pipelines, existing irrigation and drainage facilities, irrigation and drainage patterns, existing or proposed water wells, septic tanks and drainage (leach) fields, sewage lines and structures used in connecting therewith, water table depth, soil type, slope of the land;**
- **Outline of existing buildings and mobile homes to remain in place within the subdivision, showing the distance to existing or proposed streets, lots and building lines;**
- **Tax Assessor's parcel number as shown on the latest County Assessment Roll.**

All maps <u>must</u> be folded to no greater than 8 ½ " x 11" upon submittal.

☐ **8 ½" by 11" reproducible copy of parcel map**

☐ **Information supporting compliance with County General Plan Policies regarding parks**
Not required for parcels being created within non-residential zoning districts.

** For vesting maps, additional information, including detailed grading plans, building details, sewer, water, storm drain and road details and information on proposed building uses may be required, at the discretion of the County.*

☐ **All applications for a parcel map must include a records search for historical and cultural resources obtained from the Central California Information Center, 801 Monte Vista Avenue, Turlock 95382, (209) 667-3307 (contact Elizabeth Greathouse).**

Exception (To the Subdivision Ordinance):

☐ **Information sufficient to support the required "Exception Findings" shown on page 19.**

Williamson Act Cancellation:

☐ **Written information discussing alternative use of the land and anticipated time frame for implementation of the alternative use.**

APPLICATION CHECKLIST MUST BE SUBMITTED WITH APPLICATION QUESTIONNAIRE

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759
Form Available Online: http://www.stancounty.com/planning/applications.shtm

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- ☐ **General Plan Amendment**
- ☐ **Rezone**
- ☐ **Use Permit**
- ☐ **Variance**
- ☐ **Historic Site Permit**
- ☐ **Subdivision Map**
- ☐ **Parcel Map**
- ☐ **Exception**
- ☐ **Williamson Act Cancellation**
- ☐ **Other** _____

PLANNING STAFF USE ONLY:

Application No(s): _____ _____ _____

Date: _____

S _____ **T**_____ **R** _____

GP Designation: _____

Zoning: _____

Fee: _____

Receipt No. _____

Received By: _____

Notes: _____

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).

_____

_____

_____

_____

CONTACT PERSON: Who is the primary contact person for information regarding this project?

Name: _____ email**:** _____

Address: _____

Telephone: _____ Fax**:** _____

(Attach additional sheets as necessary)

PROPERTY OWNER'S NAME: _____

Mailing Address _____

_____

Telephone: _____ Fax: _____

APPLICANT'S NAME: _____

Mailing Address _____

Telephone: _____ Fax: _____

ENGINEER / APPLICANT: _____

Mailing Address _____

Telephone: _____ Fax: _____

PROPERTY OWNER/APPLICANT SIGNATURE(S)

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form including:

1. The Notices to All Applicants on page 9;
2. Acknowledgments/Authorizations on pages 11 - 12; and,
3. The Indemnification on page 13.

Property Owner(s): **(Attach additional sheets as necessary)**

Signature(s)	Print Name

Applicant(s): (If different from above)

Signature(s)	Print Name

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): **Book**_____ **Page**_____ **Parcel**_____

Additional parcel numbers: _____

Project Site Address
or Physical Location: _____

_____

Property Area: Acres: _____ or Square feet: _____

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

_____

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

_____

_____

Existing General Plan & Zoning: _____

Proposed General Plan & Zoning: _____
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: _____

West: _____

North: _____

South: _____

WILLIAMSON ACT CONTRACT:

Yes ☐ **No** ☐

Is the property currently under a Williamson Act Contract?
Contract Number: _____

If yes, has a Notice of Non-Renewal been filed?

Date Filed: _____

Yes ☐ **No** ☐ Do you propose to cancel any portion of the Contract?

Yes ☐ **No** ☐ Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

_____

SITE CHARACTERISTICS: (Check one or more) Flat ☐ Rolling ☐ Steep ☐

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops ☐ Orchard ☐ Pasture/Grassland ☐ Scattered trees ☐

Shrubs ☐ Woodland ☐ River/Riparian ☐ Other ☐

Explain Other: _____

Yes ☐ **No** ☐ Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes ☐ **No** ☐ Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) _____

_____

STREAMS, LAKES, & PONDS:

Yes ☐ **No** ☐ Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes ☐ **No** ☐ Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

_____

Yes ☐ **No** ☐ Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes ☐ **No** ☐ Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

Yes ☐ **No** ☐ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.

Yes ☐ **No** ☐ Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes ☐ **No** ☐ Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes ☐ **No** ☐ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

_____

PROJECT SITE COVERAGE:

Existing Building Coverage: _____Sq. Ft. Landscaped Area: _____Sq. Ft.

Proposed Building Coverage: _____Sq. Ft. Paved Surface Area: _____Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary)_____

_____

Number of floors for each building: _____

_____

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary)_____

_____

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary)_____

_____

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) _____

_____

UTILITIES AND IRRIGATION FACILITIES:

Yes ☐ **No** ☐ Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: _____ Sewer*: _____

Telephone:_____ Gas/Propane: _____

Water**: _____ Irrigation: _____

***Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.**

****Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.**

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

_____

_____

_____

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes ☐ **No** ☐ Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes ☐ **No** ☐ Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes ☐ **No** ☐ Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes ☐ **No** ☐ Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots:_____ Total Dwelling Units:_____ Total Acreage:_____

Net Density per Acre: _____ Gross Density per Acre: _____

(complete if applicable)	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/ Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): _____

_____

Type of use(s): _____

_____

Days and hours of operation: _____

_____

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: _____

_____

Occupancy/capacity of building: _____

_____

Number of employees: (Maximum Shift): _____ (Minimum Shift): _____

Estimated number of daily customers/visitors on site at peak time: _____

Other occupants: _____

_____

Estimated number of truck deliveries/loadings per day: _____

Estimated hours of truck deliveries/loadings per day: _____

Estimated percentage of traffic to be generated by trucks: _____

Estimated number of railroad deliveries/loadings per day: _____

Square footage of:

Office area:_____ Warehouse area:_____

Sales area: _____ Storage area: _____

Loading area: _____ Manufacturing area: _____

Other: (explain type of area) _____

Yes ☐ **No** ☐ Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

_____

_____

_____

_____

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

_____

_____

_____

Yes ☐ **No** ☐ Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes ☐ **No** ☐ Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes ☐ **No** ☐ Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) ☐ Drainage Basin ☐ Direct Discharge ☐ Overland

☐ Other: (please explain) _____

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

_____

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

_____

_____

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

_____

_____

_____

_____

_____

_____

_____

NOTICES TO ALL APPLICANTS:

GENERAL PLAN CONSISTENCY WITHIN LAFCO-ADOPTED CITY SPHERE OF INFLUENCE (SOI):

Development, other than agricultural uses and churches, which are located within a LAFCO-adopted city SOI requires written communication received from the city memorializing their approval and specifying what conditions are necessary to ensure development complies with city development standards. The County will refer projects to the city for written communication, but all applicants are encouraged to contact the city within whose SOI the project is located at the earliest possible opportunity to determine project consistency with the city General Plan. Agricultural and church projects will also be referred to the city to determine General Plan consistency and conditions necessary to ensure compliance with city development standards. With the exception of agricultural uses and churches, written approval by the city must be obtained in order for the county to approve the project.

REQUIRED ADDITIONAL FEE: CALIFORNIA FISH & GAME CODE:

Pursuant to California Fish & Game Code §711.4, the County of Stanislaus is required to collect filing fees for the California Department of Fish and Wildlife for all projects subject to the California Environmental Quality Act (CEQA) unless a fee exemption is provided in writing from the California Department of Fish and Wildlife. Pursuant to California Fish & Game Code §711.4(d), all applicable fees are required to be paid **within 5 DAYS of approval** of any project subject to CEQA. These fees are subject to change without County approval required and are expected to increase yearly. Please contact the Planning and Community Development Department or refer to the current fee schedule for information on current fee amounts.

If a required filing fee is not paid for a project, the project will not be operative, vested or final and any local permits issued for the project will be invalid. (Section 711.4(c)(3) of the Fish and Game Code.)

Under the revised statute, a lead agency may no longer exempt a project from the filing fee requirement by determining that the project will have a de minimis effect on fish and wildlife. Instead, a filing fee will have to be paid unless the project will have *no effect* on fish and wildlife. (Section 711.4 (c)(2) of the Fish and Game Code). If the project will have any effect on fish and wildlife resources, even a minimal or de minimis effect, the fee is required.

A project proponent who believes the project will have *no* effect on fish and wildlife should contact the California Department of Fish and Wildlife. If the California Department of Fish and Wildlife concurs the project will have no such effect, the Department will provide the project proponent with a form that will exempt the project from the filing fee requirement. Project proponents may contact the Department by phone at (916) 651-0603 or through the Department's website at www.dfg.ca.gov.

Pursuant to California Fish & Game Code §711.4(e)(3) , the department (CDFW) shall assess a penalty of 10 percent of the amount of fees due for any failure to remit the amount payable when due. The department may pursue collection of delinquent fees through the Controller's office pursuant to Section 12419.5 of the Government Code.

Additionally California Fish & Game Code §711.4(f) states the following: Notwithstanding Section 12000, failure to pay the fee under subdivision (d) is not a misdemeanor. All unpaid fees are a statutory assessment subject to collection under procedures as provided in the Revenue and Taxation Code.

Failure to pay the necessary fee will also extend the statute of limitations for challenging the environmental determination made by the County, thus increasing exposure to legal challenge. The type of environmental determination to be made by the County may be discussed with the project planner following the environmental review stage of the project and will be outlined in Planning Commission staff report.

REQUIRED ADDITIONAL FEE: STANISLAUS COUNTY RECORDER:

Upon approval of the proposed project, Stanislaus County will record either a "Notice of Exemption" or a "Notice of Determination" pursuant to CEQA Guidelines. The Clerk Recorder charges an additional fee of **$57.00** for recording these documents. A separate check made payable to **"Stanislaus County**" is due and payable **within 5 DAYS of approval** of the project.

TECHNICAL STUDIES:

If the project site is on or near a historical site, archaeological site, landfill site, river, floodplain, state highway, freeway, railroad, or airport, or if the project is identified by a resource agency or the County as potentially impacting sensitive agricultural, biological, hydrological, geological, mineral or other resources, or if specific environmental impacts are identified throughout the course of the project review, then specific technical studies may be required. Applicants are encouraged to contact the Planning Department at the earliest possible opportunity to determine the possible need and scope of such studies. (See Acknowledgements & Authorizations below for details.)

DEED RESTRICTIONS & COVENANTS, CONDITIONS & RESTRICTIONS (CC&RS):

The property involving this permit request may be subject to deed restrictions called Covenants, Conditions and Restrictions (CC&Rs) or a variety of private easements or other deed restrictions which may restrict the property's use and development. These deed restrictions are private agreements and are **NOT** enforced by the County of Stanislaus. Consequently, development standards specified in such deed restrictions are **NOT** considered by the County when granting permits.

You are advised to determine if the property is subject to deed restrictions and if so, contact the appropriate homeowners association and adjacent neighbors about your project prior to proceeding with construction. Following this procedure will minimize the potential for disagreement among neighbors and possible litigation.

***Acknowledgments/Authorizations*:**

CULTURAL RESOURCES REVIEW

The County of Stanislaus may refer this application to the Central California Information Center (CCIC) to determine whether a records search or focused study addressing cultural resources will need to be conducted by a cultural resource consultant. Should this referral occur, the applicant(s) understand that further study by a cultural resources consultant may be required. If a records search or further study is required, the applicant(s) will be responsible for any additional costs. **Your application may not be considered complete if a Records Search or Archaeological study is required.** The applicant(s) signature on this application form signifies an acknowledgement that this statement has been read and understood.

Senate Bill 18 COMPLIANCE

Senate Bill 18 requires the County to contact and consult with California Native American Tribes when adopting or amending a General Plan or Specific Plan or when designating land as open space. The purpose of the consultation is to protect Native American cultural places that may be impacted by the proposed action. The tribes have 90 days to respond and request a consultation. If a consultation is requested, additional studies or surveys may be required. If further study is required, the applicant(s) will be responsible for any additional costs. **Your application may not be considered complete if additional consultation with the Tribes is required.** The applicant(s) signature on this application form signifies an acknowledgement that this statement has been read and understood.

BIOLOGICAL RESOURCES REVIEW.

Stanislaus County includes areas of "Critical Habitat" as defined by the US Fish and Wildlife Service for specific federally listed threatened and endangered species. Other sensitive biological resources are also present within the County as shown on the California Natural Diversity Data Base maps. Your application will be forwarded to various resource agencies for review and comment. The applicant(s) understand that further study by a biological resources consultant may be required. If further study is required, the applicant(s) will be responsible for any additional costs. **Your application may not be considered complete if a Biological study is required.** The applicant(s) signature on this application form signifies an acknowledgement that this statement has been read and understood.

STREAMBED ALTERATION AGREEMENT AND U.S. ARMY CORPS OF ENGINEERS JURISDICTION

Prior to the commencement of any grading and/or construction activities on the property in question, that are based upon entitlements conferred by Stanislaus County permit approval(s), the applicant should consult with the California Department of Fish & Wildlife (DFW) to determine whether or not a Streambed Alteration Agreement [§1603, CA Fish & Game Code] is required. The applicant should also consult with the U.S. Army Corps of Engineers to determine whether or not a permit is required for these activities pursuant to Section 404 of the Clean Water Act. Conditions of Approval or Mitigation Measures may be imposed on your project that will require you to conduct additional studies or obtain additional permits prior to beginning any construction activities. The applicant(s) signature on this application form signifies an acknowledgement that this statement has been read and understood.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality.

You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicants responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

STATE OF CALIFORNIA HAZARDOUS WASTE AND SUBSTANCES SITES LIST (C.G.C. § 65962.5)

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List. The List may be obtained on the California State Department of Toxic Substances Control web site (http://www.envirostor.dtsc.ca.gov/public).

The applicant(s) signature on this application form signifies that they have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and have determined that the project site ☐ **is or** ☐ **is not** included on the List.

Date of List consulted: _____

Source of the listing: _____
(To be completed only if the site is included on the List)

ASSESSOR'S INFORMATION WAIVER

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make any information relating to the current owners assessed value and pursuant to R&T Code Sec. 408, available to the Stanislaus County Department of Planning and Community Development.

INDEMNIFICATION:

In consideration of the County's processing and consideration of this application for approval of the land use project being applied for (the "Project"), and the related California Environmental Quality Act (CEQA) consideration by the County, the Owner and Applicant, jointly and severally, agree to indemnify the County of Stanislaus ("County") from liability or loss connected with the Project approvals as follows:

1. The Owner and Applicant shall defend, indemnify and hold harmless the County and its agents, officers and employees from any claim, action, or proceeding against the County or its agents, officers or employees to attack, set aside, void, or annul the Project or any prior or subsequent development approvals regarding the Project or Project condition imposed by the County or any of its agencies, departments, commissions, agents, officers or employees concerning the said Project, or to impose personal liability against such agents, officers or employees resulting from their involvement in the Project, including any claim for private attorney general fees claimed by or awarded to any party from County.

   The obligations of the Owner and Applicant under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

2. The County will promptly notify Owner and Applicant of any such claim, action, or proceeding that is or may be subject to this Indemnification and, will cooperate fully in the defense.

3. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, actions, or proceeding in good faith. To the extent that County uses any of its resources responding to such claim, action, or proceeding, Owner and Applicant will reimburse County upon demand. Such resources include, but are not limited to, staff time, court costs, County Counsel's time at their regular rate for external or non-County agencies, and any other direct or indirect cost associated with responding to the claim, action, or proceedings.

4. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

5. The Owner and Applicant shall pay all court ordered costs and attorney fees.

6. This Indemnification represents the complete understanding between the Owner and Applicant and the County with respect to matters set forth herein.

IN WITNESS WHEREOF, by their signature on page 2, the Owner and Applicant hereby acknowledge that they have read, understand and agree to perform their obligations under this Indemnification.

2020 PLANNING FEES (EFFECTIVE SEPTEMBER 26, 2020)

FEES	ACTUAL COST [1]	PLANNING	PUBLIC WORKS [7] [8]	DER [7] [8]	PLAN. COMM. CLERK	CLERK OF THE BOARD [8]	GEN PLAN MAINT	FLOOD PLAIN ADMIN	GIS MAINT	TOTAL FEE [5][10][11][12]	
Adult Business Permit	Actual Cost Min Charge/ Deposit:	$3,000	$70	$472			$50	$50	$21	$3,663	Deposit
Ag Grievances	Actual Cost Min Charge/ Deposit:	$3,000	$210	$472	$144	$200	$200	$200	$78	$4,504	Deposit
Alcohol Beverage Control (ABC) License		$108							$1	$109	
Appeal of Planning Commission Decision to Board of Supervisors		$1,233				$100			$12	$1,345	
Appeal of Staff Determination to Planning Commission		$1,916			$144				$12	$2,072	
Building/Grading Permit Review (4)		$79					$1.28 /$1,000			$79	plus $1.28/ $1,000
Business License Application		$86								$86	
Combination Application (2)										See Note 2 Below	
Community Plan Amendment	Actual Cost Min Charge/ Deposit:	$5,000	$340	$472	$144	$200	$200	$200	$81	$6,637	Deposit
Condition of Approval or Development Standard Modification (6)		$1,830	$450	$187	$72				$37	$2,576	
Continuance Request for PC		$336			$72					$408	
Continuance Request for BOS		$333			$64	$144				$541	
Development Agreement	Actual Cost Min Charge/ Deposit:	$5,000	$210	$472	$144	$200	$200	$200	$78	$6,504	Deposit
Environmental Impact Report Separate Fee Charged In Addition To Regular Application Fee	Actual Cost Min Charge/ Deposit:									Deposit - To be determined based on cost estimate	
Environmental Studies & Peer Reviews	Actual Cost Min Charge/ Deposit:									Deposit - To be determined based on cost estimate	
Field Inspections & Site Visits (9) To Verify Conditions Of Approval/Mitigation Measures	Actual Cost Min Charge/ Deposit:	$151								$151	Deposit
General Plan Amendment	Actual Cost Min Charge/ Deposit:	$5,000	$210	$472	$144	$200	$200	$200	$78	$6,504	Deposit
Historical Site Review (Staff Approval)		$407	$70	$472			$50	$50	$21	$1,070	
Historical Site Permit		$3,812	$210	$472	$144		$100	$100	$46	$4,884	
Landscape Plan Review		$79								$79	
Landscape/Site Inspection		$161								$161	
Minor Lot Line Adjustment In R, C, M, PD, PI, IBP, LI Zones		$355	$210	$187			$50	$50	$14	$866	
Minor Lot Line Adjustment In A-2 Zone Without Williamson Act		$494	$695	$187			$50	$50	$27	$1,503	
Lot Line Adjustment In A-2 Zone With Williamson Act		$764	$695	$187		$50	$50	$50	$33	$1,829	
Merger		$273							$2	$275	
Mine Use Permit/ Reclamation Plan (RP)/ RP Amendment	Actual Cost Min Charge/ Deposit:	$15,000	$255	$187	$144		$200	$200	$70	$16,056	Deposit
Mine Inspections	Actual Cost Min Charge/ Deposit:									Deposit - To be determined based on cost estimate	
Mine Reinspection	Actual Cost Min Charge/ Deposit:									Deposit - To be determined based on cost estimate	
Mobile Home Application		$273							$7	$280	
Mobile Home Renewal		$63							$1	$64	
Mobile Home Renewal - Late Fee		$126							$1	$127	

FEES	ACTUAL COST [1]	PLANNING	PUBLIC WORKS [7] [8]	DER [7] [8]	PLAN. COMM. CLERK	CLERK OF THE BOARD [8]	GEN PLAN MAINT	FLOOD PLAIN ADMIN	GIS MAINT	TOTAL FEE [5][10][11][12]	
Parcel Maps (R, C, M, LI, IBP, PD, PI Zones) (6)		$2,797	$450	$472	$144		$100	$100	$41	$4,104	plus $30/lot
Parcel Maps (A-2 Zone, Non-Williamson Act And < 4 Parcels + Remainder) (6)		$3,340	$450	$472	$144		$100	$100	$43	$4,649	plus $30/lot
Parcel Maps (A-2 Zone, With Williamson Act Or > 4 Parcels + Remainder) (6)		$3,340	$450	$472	$144		$100	$100	$57	$4,663	plus $30/lot
Permit and Zoning Research (9)	Actual Cost Min Charge/ Deposit:	$151								$151	Deposit
Recirculation of Mitigated Negative Declaration	Actual Cost Min Charge/ Deposit:	$3,000	$210	$187	$144					$3,541	Deposit
Rezone	Actual Cost Min Charge/ Deposit:	$10,000	$210	$472	$144	$400	$200	$200	$78	$11,704	Deposit
SMARA Determination		$511					$50	$50	$16	$627	
Specific Plans	Actual Cost Min Charge/ Deposit:	$20,000	$340	$472	$144	$200	$200	$200	$81	$21,637	Deposit
Staff Approval Permit - With Referral		$527	$70	$187			$50	$50	$16	$900	
Staff Approval Permit - Without Referral & Single-Family Residence In Ag Zone		$286					$20	$20	$7	$333	
Street Name Change	Actual Cost Min Charge/ Deposit:	$500	$125		$72				$11	$708	Deposit
Subdivision Ordinance Exception		$3,150	$140	$472	$144		$100	$100	$55	$4,161	
Tentative Subdivision Map (3)	Actual Cost Min Charge/ Deposit:	$6,500	$550	$960	$144		$200	$200	$89	$8,643	Deposit plus $30/lot
Time Extensions		$1,830			$72				$10	$1,912	
Use Permit - Agricultural - All Tiers (6)		$3,440	$450	$472	$144		$100	$100	$55	$4,761	
Use Permit - Non-Agriculture Zones (6)		$3,440	$450	$472	$144		$100	$100	$45	$4,751	
Use Permit - Requiring Board Of Supervisors Approval (6)		$4,031	$450	$472	$144	$200	$200	$200	$63	$5,760	
Verification Letter - Single SFD		$123							$1	$124	
Verification Letter - All Other Uses		$202							$3	$205	
Waiver - Noise Control	Actual Cost Min Charge/ Deposit:	$3,000			$144				$12	$3,156	Deposit
Williamson Act Contract		$447	$70			$60			$4	$581	
Williamson Act Notice of Non-Renewal		$144							$2	$146	
Williamson Act Cancellation (2)		$959				$400	$200	$200	$28	$1,787	
Zoning Ordinance Text Amendment	Actual Cost Min Charge/ Deposit:	$5,000	$210	$472	$144	$400	$200	$200	$68	$6,694	Deposit
Zoning Ordinance Variance		$3,150	$160	$472	$144		$100	$100	$55	$4,181	

PLANNING FEE SCHEDULE NOTES

(1) Fees described above that require a deposit and are charged at "actual cost" have a minimum charge associated with them. The deposit required is the minimum charge and is non-refundable.* This DOES NOT include any necessary consultant costs for environmental review, specialized studies, financial consulting or any other expert consulting services potentially needed by the County for processing these applications. Monthly draws against the deposit will be made based on staff time and materials needed to process the applications. Staff costs and expenses for Planning, Public Works, and DER will be billed at fully burdened weighted labor rates as provided by the Auditors Office at the time of services rendered.

Invoices will be calculated on a quarterly basis and forwarded to the applicant for payment. If the deposit reaches a balance of 20% of the initial deposit or less, the Applicant will be asked to make a subsequent deposit in an amount dependent upon the amount of work left to complete on processing. Applicants will be expected to pay the subsequent deposit within 30 days of invoice date. In the event that the account is not paid within 30 days of the invoice date, processing will be suspended until such time that payment is made. Any remainder will be used to reconcile your final bill. If there is a balance remaining after reconciling the final bill, a refund check will be mailed to you. Public hearings will not be scheduled until payment in full is received.

* Fees may be refunded if the Planning Director, or his/her appointed designee, determines extraordinary circumstance warranting a refund exist.

(2) Applications for two or more actions (e.g., Tentative Map and Exception) will be charged the highest application fee, except applications for a Lot Line Adjustment or Williamson Act Cancelation. See Exceptions note below. For those applications for two or more actions that include an action that is charged at "actual cost" (e.g., General Plan Amendment, Rezone, & Parcel Map) they will be charged the highest deposit amount as a minimum charge and deposit; this deposit is non-refundable.* All additional staff time and expenses needed to complete the application processing that exceed the deposit amount will be charged at actual cost, includingstaff costs to be billed at weighted labor rate per note (1).

Exceptions: If a Lot Line Adjustment is included in a Combination Application, an additional $695 will be required beyond the set fee or deposit amount in order to obtain a "Certificate of Compliance" from Public Works. Applications for a Williamson Act Cancelation shall pay a separate fee except when combined with an "actual cost" action.

(3) Department of Environmental Resources charges for Tentative Map review reflect a minimum charge of eight hours at a weighted labor rate of $120.00 per hour. Additional time required for Tentative Map review will be charged at the same hourly rate.

(4) A General Plan Maintenance Fee will be charged for every Building Permit of $1.28 per $1,000 of improvement valuation. This fee will be collected with other Building Permit fees and will be calculated based on the total valuation of the improvement as determined through the normal Building Permit process.

(5) If your project falls within an Airport Planning Boundary, a separate application and fee will be required for the Airport Land Use Commission (ALUC). You will be required to contact the ALUC and submit an application for review. For information purposes only: Projects are identified by the ALUC as either "Major" or "Minor" and the ALUC has adopted the following project review fees as of November 2005: Major: $1,200, Minor: $225. An amendment to the ALUC Plan will be charged as "actual cost" with a deposit and minimum charge the same as a General Plan Amendment and appeal of a staff determination as reflected on the current Planning Fee Schedule. Applicants should check with the ALUC to verify application costs.

(6) Department of Public Works charges for Condition of Approval or Development Standards Modifications, Parcel Maps, and Use Permits reflect a minimum charge of five hours at a weighted labor rate of $90.00 per hour. Additional time required for these request will be charged at $95 per hour for construction engineering services or $105 per hour for plan checking/engineering services.

(7) Fees for the Department of Public Works and the Department of Environmental Resources shall only apply when processing of the application(s) require referral to and/or action by the respective departments.

(8) A 1% Administrative Cost Recovery Fee will be charged to Public Works, Department of Environmental Resources, and Clerk of the Board for fees collected during the Land Use Application process.

(9) Deposit reflects a two hour minimum charge calculated annually based on the July 1st average weighted labor rate of planner staff (assistant/associate/senior/deputy director) assigned to performing the work. Actual cost for field inspections/site visits shall include mileage.

(10) Any application which has been inactive for one year or more will be recharged current applicable fees, unless it is determined by the Director that the work performed under the original fee will n need to be revised and/or updated.

(11) Any application submitted to legalize or correct for a violation of Stanislaus County Code shall be charged actual cost with a deposit amount equal to the adopted application fee.

(12) An additional 3.5% charge will be added to any fee collected by credit card

ADDITIONAL FEES REQUIRING SEPARATE PAYMENT

California State Archaeology Clearinghouse Fees - Applicable to MANY discretionary Permits - inquire with staff	**$150.00**	**per hr min.**
	0.15	**per copy**
Make Check payable to "**Central California Information Center**"		
Payable at the time of Application Submittal		
*** Fees subject to change without County approval required. Contact Elizabeth Greathouse at (209) 667-3307 for current fees		

CEQA Environmental Document Filing Fees - California Department of Fish and Wildlife (CDFW) imposes and collects a filing fee to cover the costs of managing and protecting California's fish and wildlife resources. CDFW is required to adjust the fees annually (Fish & G. Code Section 713). For a list of current fees visit: https://www.wildlife.ca.gov/Conservation/CEQA/Fees

County Clerk Recorder Fee - Applicable to ALL discretionary Permits, Williamson Act actions, CDFW DeMinimus Findings, and CEQA filings	**$57.00**
Make check payable to: **Stanislaus County Clerk Recorder**	
Payable within 5 days of Planning Commission or Board of Supervisors Action on Project	

ADDITIONAL RECORDER FEES, IN ADDITION TO ANY OTHER FEES, WILL BE REQUIRED IF DOCUMENTS MUST BE RECORDED
Fees are set by the Clerk Recorder's Office

DOCUMENTS & OTHER MEDIA: Reproduction costs for any document or other media retained by the Planning Department shall be actual cost.

Photocopy Charges:	**1st Page**	**$1.00**
	Additional Pages	**$0.25 per page**

FINDINGS

Findings are evaluated on the basis of evidence introduced by the applicant as part of the application. It is strongly recommended that the applicant incorporate the findings as part of the required project description (page 1). To simply reiterate, each finding does not provide evidence. Generally, findings can be addressed by providing details about the business, the property, current use of the property, operating parameters, and the like. A project cannot be approved if specific evidence is not available to support the required findings as part of the approval record.

General Plan Amendment:

General Plan amendments affect the entire County and any evaluation must give primary concern to the County as a whole; therefore, a fundamental question must be asked in each case: "Will this amendment, if adopted, generally improve the economic, physical and social well-being of the County in general"? Additionally, the County in reviewing General Plan amendments shall consider how the levels of public and private service might be affected. In each case, in order to take affirmative action regarding the General Plan amendment application, it must be found that:

a. The General Plan amendment will maintain a logical land use pattern without detriment to existing and planned land uses.

b. The County and other affected government agencies will be able to maintain levels of service consistent with the ability of the government agencies to provide a reasonable level of service.

In the case of a proposed amendment to the diagram of the Land Use Element, an additional finding must be established.

c. The amendment is consistent with the goals and policies.

Rezone:

None specified.

Use Permit:

All Use Permits

The establishment, maintenance and operation of the proposed use or building applied for is consistent with the General Plan and will not, under the circumstances of the particular case, be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the use, and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

Agricultural Uses

Tier One

Tier One uses may be allowed when the planning commission finds that, in addition to the finding required under Section 21.96.050, the use as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity.

Tier Two

1. The establishment as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity; and
2. The establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity; and
3. It is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned for commercial or industrial usage.

Tier Three

1. The use as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity, and
2. The parcel on which such use is requested is not located in one of the County's "most productive agricultural areas," as the term is used in the Agricultural Element of the General Plan; or the character of the use that is requested is such that the land may reasonably be returned to agricultural use in the future.

   In determining "most productive agricultural areas," factors to be considered include but are not limited to soil types and potential for agricultural production; the availability of irrigation water; ownership and parcelization patterns; uniqueness and flexibility of use; the existence of Williamson Act contracts; existing uses and their contributions to the agricultural sector of the economy. "Most productive agricultural areas" does not include any land within LAFCO-approved spheres of influence of cities or community services districts and sanitary districts serving the unincorporated community.

Nonconforming Uses

The Planning Commission, after a public hearing, may authorize the enlargement, expansion or restoration of the nonconforming use, or a change to a different use of equal or lesser intensity than the legal nonconforming use, on the same parcel as the existing use, if it finds that the enlargement, expansion or changes;

1. Will not, under the circumstances of the particular case, be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the use;
2. Will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of persons residing or working in the neighborhood or to the general welfare of the County; and,
3. Is logically and reasonably related to the existing use, and that the size or intensity of the enlargement, expansion, restoration or changes is such that it would be more appropriately moved to a zoning district in which it is permitted.

***Williamson Act* (must be submitted with any request, except a Williamson Act Cancellation request, involving parcel(s) enrolled under the Williamson Act, California Government Code Section 51238.1)**

1. The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district.
2. The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing or shipping.
3. The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.

Williamson Act Cancellation

The landowner may petition the Board for cancellation of any contract as to all or any part of the subject property. The landowner's petition must be accompanied by a proposal for a specified alternative use of the land and a Notice of Non-Renewal shall be recorded prior to the petition being submitted for consideration. The Board may grant tentative approval for cancellation of a contract only if it makes the following findings as required by Government Code Section 51282:

1. That the cancellation is consistent with the purposes of the Williamson Act (California Government Code Sections 51200-51207); and
2. That cancellation is in the public interest.

A contract cancellation shall be consistent with the purposes of the Williamson Act only if the Board makes all of the following findings:

1. That the cancellation is for land on which a notice of nonrenewal has been served pursuant to Government Codes Section 51242.
2. That cancellation is not likely to result in the removal of adjacent lands from agricultural use.
3. That cancellation is for an alternative use which is consistent with the applicable provisions of the county general plan.
4. That cancellation will not result in discontiguous patterns of urban development.

5. That there is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

Cancellation of a contract shall be in the public interest only if the board makes the following findings:

1. That other public concerns substantially outweigh the objectives of this chapter; and
2. That there is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

Variance:

1. That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of this Chapter will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.
2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner and will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.
3. That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.

Subdivision and Parcel Map: (findings required for denial)

A parcel map or a tentative map shall not be approved or conditionally approved by the Commission if it makes any of the following findings:

1. That the proposed map is not consistent with applicable general and specific plans;
2. That the design or improvements of the proposed subdivision is not consistent with applicable general and specific plans;
3. That the site is not physically suitable for the proposed density of development;
4. That the site is not physically suitable for the type of development;
5. That the design of the subdivision, or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
6. That the design of the subdivision, or the type of improvements are likely to cause serious public health problems;
7. That the design of the subdivision or the type of improvements will conflict with easements acquired by the public at large, for access through, or use of, property within the proposed subdivision. In this connection, the Commission may approve a map if it finds that alternate easements for access or for use, will be provided that these will be substantially equivalent to the ones previously acquired by the public. This subsection shall apply only to easements established by judgment of a court of competent jurisdiction.

Exception

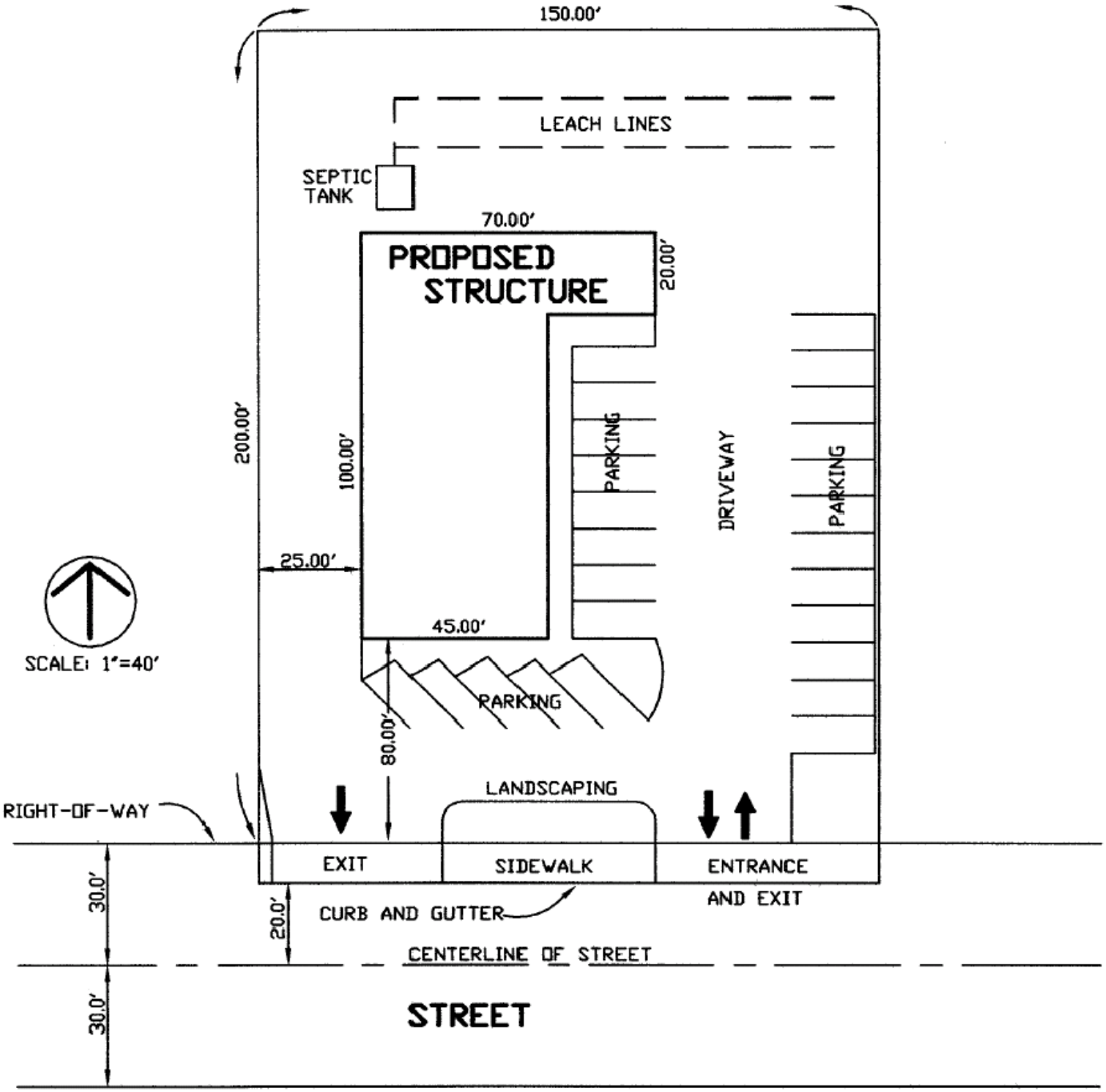
1. That there are special circumstances or conditions applying to the property being divided.

2. That the exception is necessary for the preservation and enjoyment of a substantial property right of the owner.

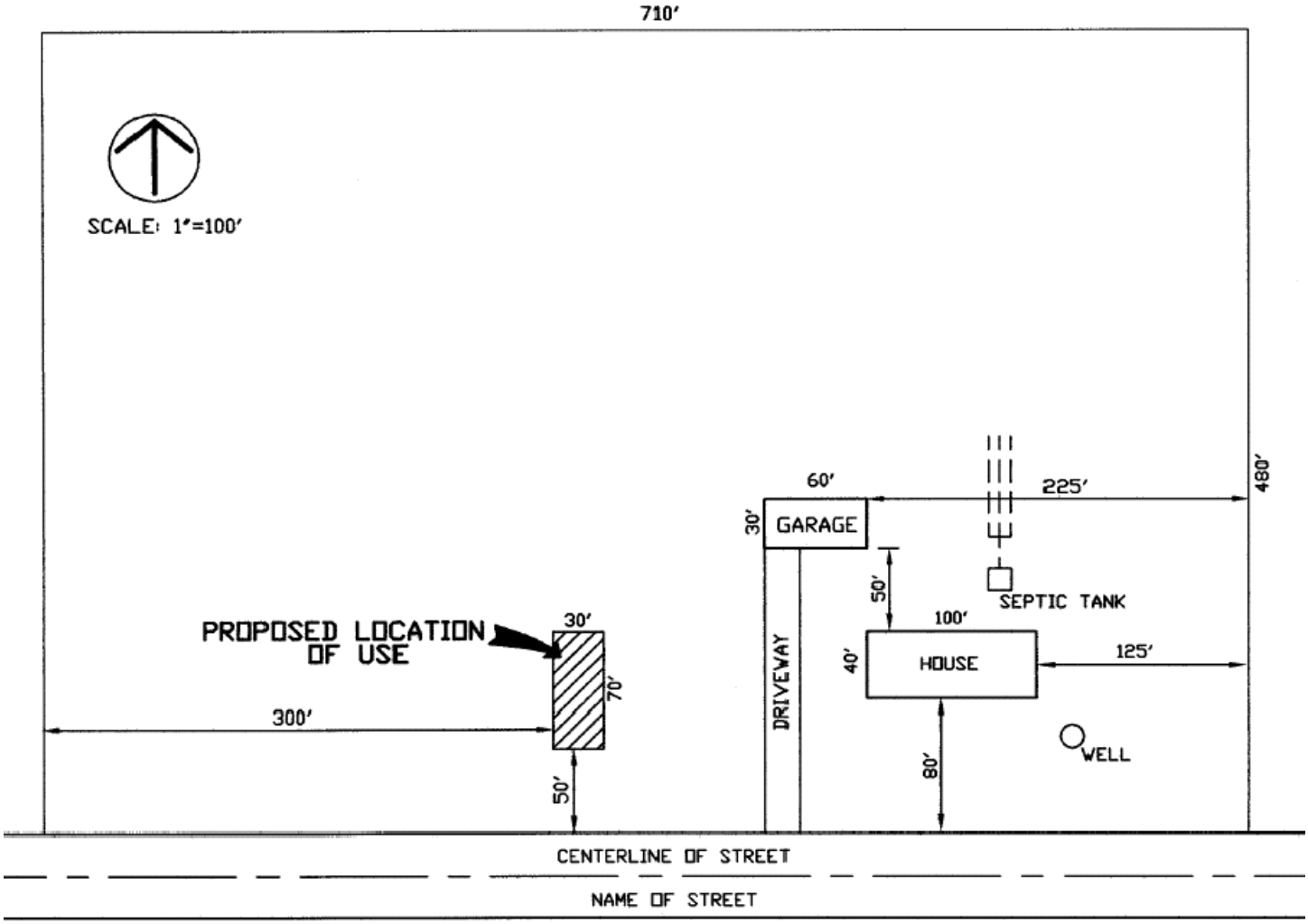
3. That the granting of the exception will not be detrimental to the public welfare, injurious to other property in the neighborhood of the subdivision, and that it will not constitute a special privilege not enjoyed by others under similar circumstances.

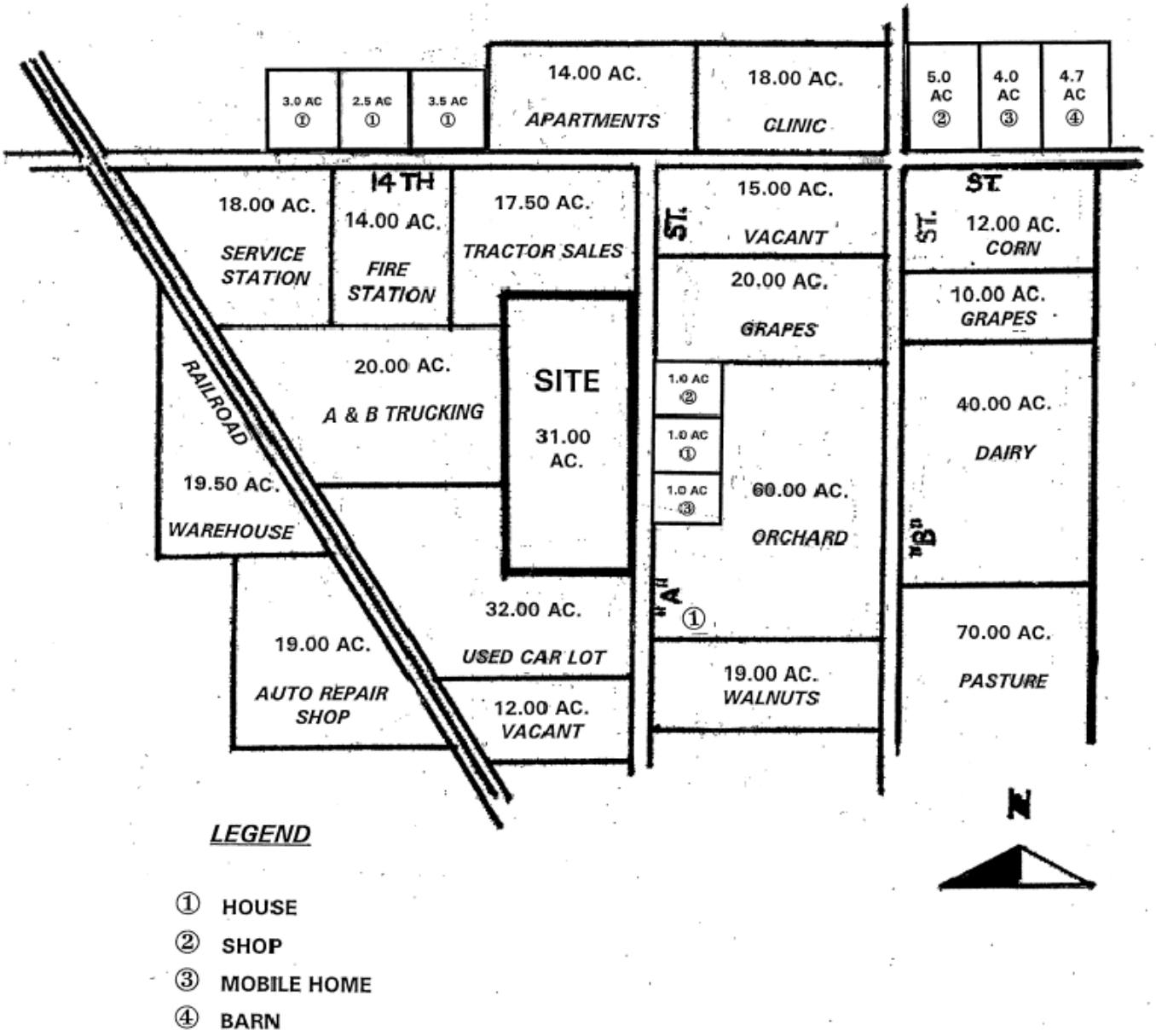
4. The granting of the exception will not be in conflict with the purposes and objectives of the general plan, or any element thereof, or any specific plan.

EXAMPLE PLOT PLAN



EXAMPLE PLOT PLAN



EXAMPLE AREA MAP

SPECIFIC LAND USES (CROPS, HOUSES, BUILDING, PARCEL LINES & PARCEL SIZE ETC.) FOR TWO PARCELS IN EACH DIRECTION FROM THE SUJECT PROPERTY.