



PLANNED DEVELOPMENT ZONE

APPLICATION PROCESSING STEPS	
STEP 1	CHECK WITH STAFF - Development Services Staff will explain the requirements and procedures to you.
STEP 2	<p>SUBMIT YOUR APPLICATION - When you apply, file all of the following:</p> <ul style="list-style-type: none"> • FEE The staff will let you know the current cost of filing an application. Make checks payable to the San Joaquin County Treasurer. • FORM Ten (10) copies of the Phase 1 application and ten (10) copies of Phase II application are required unless the Director of Community Development determines that only one (1) application, a Phase3 II application is required. • DEED One copy of the recorded deed(s) of the property. • SERVICES If your project requires connection to public facilities, you must submit a "will-serve" letter from the appropriate water, sewer and drainage entities at the time of filing. This letter must include a statement from the agency that they will serve the proposed development, and has, or will have, the capacity to provide such service. • SOIL SUITABILITY STUDY If the proposed method of sewage disposal is on-site, and this is permissible, submit a soil suitability study prepared to the specifications of the Environmental Health Division. • APPLICATION COMPLETE Staff will check your application. If anything is missing, you will be notified in writing. The applicant will be sent a postcard once the application has been determined complete. (<u>Your application cannot be processed until it is complete.</u>)
STEP 3	<p>APPLICATION PROCESSING</p> <ul style="list-style-type: none"> • PREAPPLICATION CONFERENCE Staff will check your application. If anything is missing, you will be notified in writing. The applicant will be sent a postcard once the application has been determined complete. (<u>Your application cannot be processed until it is complete.</u>) • CEQA The County will decide if the proposal will have an adverse effect on the environment. If there are no adverse effects, the application will be processed. If there are potential adverse effects, further environmental review will be required. Projects that have the potential to adversely affect the environment will require the preparation of an E.I.R. This may extend the processing time. • REFERRALS AND ACTION Staff will refer the application to any County departments, other agencies and surrounding property owners affected by your proposal. At the end of a review and comment period a staff report will be prepared and the Planning Commission will hold a public hearing. Typically the Commission will act on the project in about 8 weeks after an application is reviewed. At the conclusion of the hearing the Commission will either refer the application to the Board of Supervisors with a favorable recommendation or deny the request. The Board of Supervisors will then hold a public hearing and take final action on your request (Note: Planning Commission denials must be appealed in order to be heard by the Board of Supervisors). • FINAL ACTION The Board of Supervisors action is final.
STEP 4	<p>CONDITIONS AND ADDITIONAL PERMITS</p> <ul style="list-style-type: none"> • CONDITIONS The staff will send you the final action and if it is approval it will list any conditions of the rezoning. • SANITATION & WELL PERMITS Projects that will utilize new on-site sanitation disposal and/or on-site wells, must get permits from the Environmental Health Division. • BUSINESS LICENSES If the project involves a business, a Business License must be approved prior to starting operation. Business License applications can be processed concurrently with the Development application. • BUILDING PERMITS If the project involves construction a building permit must be approved prior to commencement of work. • OTHER PERMITS Frequently other local, state and/or federal agencies will require permits prior to new uses being established (e.g. Air Pollution Control District, Regional Water Quality Control Board, Fish and Game, Fish and Wildlife or the Sheriff's Office). The Community Development Department will identify additional permits we are aware of that may be required for your project.



SITE IMPROVEMENTS AND SERVICES				
Water				
Public Water Proposed <input type="checkbox"/>	Service Provider		Annex-Formation Required	Distance to Public Water (Feet)
Existing <input type="checkbox"/>				
Private Water <input type="checkbox"/>	Existing Well <input type="checkbox"/> New Well <input type="checkbox"/>		Well Replacement <input type="checkbox"/>	
Sewage Disposal				
Public Sewage Disposal Proposed <input type="checkbox"/>	Service Provider		Annex-Formation Required	Distance to Public Sewer Facility
Existing <input type="checkbox"/>				
On-site Sewage Disposal <input type="checkbox"/>	Existing Septic System <input type="checkbox"/> New Septic System <input type="checkbox"/>		Other <input type="checkbox"/>	
Storm Drainage				
Public Storm Drainage Proposed <input type="checkbox"/>	Service Provider (if Public)	Annex-Formation Required	Terminal Drainage to:	Detention-Retention Ponds
Existing <input type="checkbox"/>				
Private Storm Drainage <input type="checkbox"/>	On-site Retention Pond(s) <input type="checkbox"/>		Natural Drainage/No Change <input type="checkbox"/> Other <input type="checkbox"/>	
Electricity		Telephone Service		
Service Provider	Distance to Service	Service Provider	Distance to Service	
School Service		Fire Protection Service		
Service Provider	Distance to Elem School	Service Provider	Distance to Fire Station	
Existing Roads				
Road/Street Name	R.O.W. Width	Pavement Width	Curb/Gutter	Sidewalks
			Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
			Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>



ENVIRONMENTAL INFORMATION (USE ADDITIONAL PAPER, IF NECESSARY)
Water, Drainage and Flooding
Describe any areas subject to flooding (include flood depths and flood panel map number):
Describe the current depth of the ground water and depth to potable water:
Describe any existing drainage courses or eroded areas on or near the project site (e.g. rivers, creeks, swales or drainage ditches):
Land, Land Use and Biota
Describe the site's topography (e.g. land forms, slopes, etc.):
Describe agricultural land that will be lost as a result of the project (type of crops, acres, quality of soil, etc.):
Describe any wildlife habitat on-site and species that are or may be present:
Describe any vegetation on-site by type and extent:
Air Quality
Describe air pollutants that may result from the project (e.g. construction related dust, vehicle trips per day, fire places, incinerators, etc.):



ENVIRONMENTAL INFORMATION (USE ADDITIONAL PAPER, IF NECESSARY)
Other
Describe any items of historical or archaeological interest on-site (e.g. cemeteries or structures):
Describe any on-site or off-site sources of noise or vibration (e.g. freeway noise, heavy equipment, etc.):
Describe any on-site or off-site sources of light of glare (e.g. parking lot lighting, or reflective materials used):
Describe any on-site or off-site source of odor (e.g. agricultural wastes):
Describe any displacement of people that will be caused by the project (e.g. numbers of people, housing units):



LEVINE ACT

Effective January 1, 2023, California Political Reform Act of 1974, Government Code § 84308, known as the Levine Act, prohibits any San Joaquin County Board of Supervisor member from participating in any agenda item involving a discretionary land use permit or other entitlements if the Board member has received any political contributions from the owner, applicant, or agent for the owner or applicant totaling more than \$250 in the 12 months before the decision (but not before January 1, 2023) and for the 12 months following the decision. The Act also prohibits an owner, applicant, or agent for the owner or applicant from making a contribution of more than \$250 to a member of the Board of Supervisors while the item is pending and for the 12 months following the date a final decision is rendered.

I have read and understand that this application is subject to these provisions:

_____ Initial

_____ Date

AUTHORIZATION SIGNATURES

ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION

I, the Owner/Applicant/Agent agrees to indemnify, defend (with counsel reasonably approved by County), and hold harmless the County and its officers, officials, employees, agents, boards and commissions (collectively "County") as follows:

1. INDEMNITY:

- A.** From and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities arising out of, related to, or in connection with the application and applied for project or to attack, set aside, void, or annul, in whole or in part, an approval of the applied for project by the County, the adoption of environmental review documents related to the applied for project, and any related development approvals or project conditions for the applied for project (hereinafter "Claim");
- B.** For any and all costs and expenses incurred by the County on account of any Claim, except where such indemnification is prohibited by law, including but not limited to damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, private attorney general fees claimed by or awarded to any party against the County, and the County's costs incurred in preparing an administrative record which are not paid by the petitioner.
- C.** Except as to the County's sole negligence or willful misconduct.

2. DEFENSE:

- A.** The County may participate or direct the defense of any Claim. The County's actions in defense of any claim shall not relieve me of any obligation to indemnify, defend, and hold harmless the County.
- B.** In the event of a disagreement between County and me regarding defense of any Claim, the County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.
- C.** If the County reasonably determines that having common counsel presents such counsel with a conflict of interest, or if I fail to promptly assume the defense of any Claim or to promptly employ counsel reasonably satisfactory to the County, then County may utilize the Office of the County Counsel or employ separate outside counsel to represent or defend the County, and I shall pay the reasonable attorneys' fees and costs of such counsel.

I, further, certify under penalty of perjury that I am (check one):

- Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or
- Legal agent (attach proof of the owner's consent to the application of the properties involved in this application) and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.

Print Name: _____ Signature: _____ Date: _____
 Print Name: _____ Signature: _____ Date: _____
 Print Name: _____ Signature: _____ Date: _____
 Print Name: _____ Signature: _____ Date: _____
 Print Name: _____ Signature: _____ Date: _____



SITE PLAN CHECK LIST

Phase I. Conceptual Site Plan and supporting Maps.

- (a) Existing site conditions, including contours, vegetation, waterways, levees, and other man-made features of the land;
- (b) Proposed street layout; off-street parking areas, including estimates of the number of off-street parking spaces; loading; emergency access areas; points of access to public rights-of-way; pedestrian and bicycle ways and transit facilities;
- (c) Proposed land uses, including areas proposed to be dedicated or reserved as common open spaces or for public or semi-public uses, with estimates of the acreage for each type of land use and preliminary computations of residential density;
- (d) Approximate arrangement of individual lots;
- (e) Approximate location and arrangement of all structures or outlines of areas within which buildings or structures may be located;
- (f) Preliminary elevations and/or perspective drawings of all proposed buildings or other structures;
- (g) A general landscaping plan; and
- (h) A general grading and drainage plan.

Phase II. Detailed Site Plan

- (a) A detailed plan for vehicular circulation, bicycle and pedestrian ways, transit facilities, access, and off-street parking, including road alignments and widths, finished grades, and computations of off-street parking spaces;
- (b) A detailed plan for infrastructure services and utilities, including the location and size of all utilities;
- (c) A detailed land use plan, specifying the areas within the PD zone for single-family/multi-family dwellings, commercial uses, industrial uses, off-street parking, recreational facilities, open space and other uses, with land use acreage and residential density computations;
- (d) Arrangement and dimensions of individual lots;
- (e) Location and type of all buildings and structures, including dimensions of setbacks and yard areas;
- (f) A definitive landscaping plan, including a plan for automatic sprinklers; and
- (g) Elevations and/or perspective drawings a submitted with the Phase I application.

Notes: The following information must be submitted with Phase II applications:

- A program for the installation and maintenance of parking areas, lighting, landscaping, infrastructure, utilities, and recreational facilities.
- A program for the preservation/maintenance of common open space areas.
- A program for the protection of open space resources.
- A tentative map for a minor or major subdivision filed concurrently with the Phase II application if the subject property is proposed to be divided.
- A development schedule indicating:
 - (a) The approximate date for the start of construction; and
 - (b) The phases, if any, in which the PD will be built and the approximate dates for the completion of each phase.



Professional Assistance. Preparation of the Phase I application and the Phase II application shall require, at a minimum, the services of a registered civil engineer (or licensed land surveyor) and a licensed architect. Depending on the complexity of the planned development, the services of a qualified urban planner and a registered landscape architect may also be required by the Director of Community Development.

Site Design Standards. The Conceptual Site Plan and the Detailed Site Plan shall be subject to the site design standards specified in Section 9-860.12.