



MOUNTAIN HOUSE PLAN AND DEVELOPMENT TITLE APPLICATION/AMENDMENT

- APPLICABLE TO:**
- COUNTY GENERAL PLAN
 - MOUNTAIN HOUSE
 - MASTER PLANS
 - PUBLIC FINANCING PLANS
 - SPECIFIC PLANS
 - SPECIAL PURPOSE PLANS
 - DEVELOPMENT TITLE

SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
1810 EAST HAZELTON AVENUE, STOCKTON, CA 95205
TELEPHONE: (209) 468-3121
BUSINESS HOURS: 8:00 a.m. to 12:00 p.m./1:00 p.m. to 5:00 p.m.
(Monday through Friday)

FILE NUMBER: _____ - _____ - _____

APPLICATION/AMENDMENT PROCESSING STEPS	
STEP 1	<p>CHECK WITH STAFF</p> <p><i>Development Services Staff will explain the requirements and procedures to you. Note that an amendment to one document may require an amendment to another document so that all Mountain House plans and the Development Title are consistent with each other.</i></p>
STEP 2	<p>PREAPPLICATION CONFERENCE</p> <p><i>A Preapplication Conference will be required for new plans prior to submittal and may be required for some amendments. Staff will advise you as to which parts of the application must be submitted prior to the Preapplication Conference.</i></p>
STEP 3 <input type="checkbox"/> FEE <input type="checkbox"/> FORMS <input type="checkbox"/> MAP <input type="checkbox"/> TEXT CHANGE <input type="checkbox"/> DEED <input type="checkbox"/> OTHER ITEMS	<p>SUBMIT YOUR APPLICATION: When you apply, submit all of the following:</p> <p><i>The staff will let you know the current cost of filing an application. Make checks payable to the San Joaquin County Treasurer.</i></p> <p><i>Seven (7) copies of the completed application information forms (attached), which all owners/applicants must sign.</i></p> <p><i>If a map is to be amended or added. Seven (7) copies.</i></p> <p><i>If text is to be amended or added. Seven (7) copies.</i></p> <p><i>If applicable, one copy of the recorded deed(s) of the property.</i></p> <p><i>As required by the applications form or staff.</i></p>
STEP 4 <input type="checkbox"/> CEQA <input type="checkbox"/> REFERRALS AND ACTION <input type="checkbox"/> FINAL ACTION	<p>APPLICATION PROCESSING</p> <p><i>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. (Your application cannot be processed until it is complete.)</i></p> <p><i>The County will decide if the proposal will have an adverse effect on the environment. If there are no potential 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 EIR. This will extend the processing time.</i></p> <p><i>Staff will refer the application to any County departments, other agencies surrounding property owners (for a map amendment) 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. 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.)</i></p> <p><i>The Board of Supervisors' action if final. The staff will send you a notification of the final action.</i></p>
STEP 5 <input type="checkbox"/> LAND USE PERMITS <input type="checkbox"/> BUILDING PERMITS <input type="checkbox"/> BUSINESS LICENSES <input type="checkbox"/> OTHER PERMITS	<p>PERMITS</p> <p><i>Additional applications and permits may be necessary for the actual establishment of a use. The staff will make this determination when a specific use is proposed.</i></p> <p><i>Subdivisions and some specific land uses will require permits, which may require an additional public hearing.</i></p> <p><i>If the project involves construction, a building permit must be approved prior to commencement of work.</i></p> <p><i>If the project involves a business, a Business License must be approved prior to starting operation.</i></p> <p><i>Frequently other local, state, and/or federal agencies will require permits prior to new uses being established (e.g., Air Quality, Regional Water Quality Control Board, Fish & Game, Fish & Wildlife, or the Sheriff's Office). The Community Development Department will identify additional permits we are aware of that may be required.</i></p>

MOUNTAIN HOUSE PLAN AND DEVELOPMENT TITLE APPLICATION/AMENDMENT

FILE NUMBER _____ - _____ - _____

TO BE COMPLETED BY THE APPLICANT PRIOR TO FILING THE APPLICATION

- | | | |
|--|--|--|
| <p><u>APPLICATION</u>
[CHECK ONLY ONE]
[SEPARATE APPLICATION
FORM NEEDED FOR EACH
APPLICATION]</p> | <input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/> | <p>GENERAL PLAN
MASTER PLAN
PUBLIC FINANCING PLAN
SPECIFIC PLAN NO _____ FOR _____
SPECIAL PURPOSE PLAN FOR: _____
DEVELOPMENT TITLE</p> |
|--|--|--|

OTHER APPLICATIONS BEING SUBMITTED CONCURRENTLY

TYPE	APPLICATION NUMBER [staff to complete]
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____

OWNER	APPLICANT
Name _____	Name _____
Address _____	Address _____
_____	_____
Phone _____	Phone _____

TYPE OF AMENDMENT: MAP TEXT BOTH

PROPOSED AMENDMENT
TEXT AMENDMENT

TEXT TO BE DELETED (cite document name, volume number, and page number, as applicable)

TEXT TO BE MODIFIED (cite document name, volume number, and page number, as applicable)

TEXT TO BE ADDED (cite document name, volume number, and page number, as applicable)

PROPERTY SITE IMPROVEMENTS AND SERVICES

WATER

Public Water Existing <input type="checkbox"/> Proposed <input type="checkbox"/>	Service Provider:	Annexation or Formation Required Yes <input type="checkbox"/> No <input type="checkbox"/>	Distance to Public Water (ft.)
Private Water: Existing Well <input type="checkbox"/> New Well <input type="checkbox"/> Other: _____			

SEWAGE DISPOSAL

Public Sewage Disposal Existing <input type="checkbox"/> Proposed <input type="checkbox"/>	Service Provider:	Annexation or Formation Required? Yes <input type="checkbox"/> No <input type="checkbox"/>	Distance to Public Sewer Facility (miles)
On-Site Sewage Disposal: Existing Septic System <input type="checkbox"/> New Septic System <input type="checkbox"/> Other: _____			

STORM DRAINAGE

Public Storm Drainage Existing <input type="checkbox"/> Proposed <input type="checkbox"/>	Service Provider:	Annexation or Formation Required? Yes <input type="checkbox"/> No <input type="checkbox"/>	Detention-Retention Ponds? Yes <input type="checkbox"/> No <input type="checkbox"/>	Terminal Drainage to:
Private Storm Drainage: On-site Retention Pond(s) <input type="checkbox"/> Natural Drainage/No Change <input type="checkbox"/> Other: _____				

ELECTRICITY

Service Provider:	Distance to Service:
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TELEPHONE SERVICE

Service Provider:	Distance to Service:
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SCHOOL SERVICE

District Elementary: _____ High School: _____	Distance to School: _____ _____
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FIRE PROTECTION SERVICE

Service Provider:	Distance to Fire Station:
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EXISTING ACCESS 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 SHEETS 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 groundwater and depth to potable water (if groundwater is to be used):

Describe any existing drainage courses or eroded areas on or near the project site (e.g., rivers, creeks 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:

TRAFFIC AND TRANSPORTATION

Describe the amount and type of traffic that will be generated by the project:

AIR QUALITY

Describe air pollutants that may result from the project (e.g., construction related dust, vehicle trips per day, fireplaces, incinerators, etc.):

Describe any hazardous materials/wastes that will be present on-site:

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 or 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):

AUTHORIZATION SIGNATURES

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

SIGNATURE:

I 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 property's involved in this application and have been authorized to file on their behalf

and that the foregoing application statements are true and correct.

Signature:	Date:
Signature:	Date:
Signature:	Date:
Signature:	Date:
Signature:	Date:

F:\Mountain House\MH Application Forms\MH-Plan Title Amnd Form-MASTER