



# COMMUNITY DEVELOPMENT DEPARTMENT MAP AMENDMENT

FILE NUMBER: \_\_\_\_\_

PRE-APPLICATION:

☐

Owner Information	Applicant Information
Name: Multiple Property Owners. See Attached List.	Name: Pacific Gateway CA, LLC
Mailing Address:	Mailing Address:
Send to Developer Pursuant to Letter of Agency	See Applicant/Developer Representative Information
Phone: Developer	Phone: Developer
Email: Developer	Email: Developer
Applicant Representative Information	Design Professional Information
Name: Ridgeline Property Group (Developer) Steve Arthur	Name: David Babcock; Jeff Berberich / DB+A
Mailing Address:	Mailing Address:
915 Highland Pointe Dr., Ste 250, Roseville, CA 95678	3581 Mt. Diablo Blvd, Suite 235, Lafayette, CA 94549
Phone: (916) 284-3245	Phone: (925) 283-5070
Email: sa@ridgelinepg.com	Email: dbabcock@dbabcock.com; jberberich;@dbabcock.com

Proposal (Attach additional sheets as necessary)	
Type of Map Amendment (check all that apply):	<input checked="" type="checkbox"/> General Plan Designation <input checked="" type="checkbox"/> Zone Reclassification
EXISTING	PROPOSED
General Plan Designation(s): General Agriculture (A/G)	General Plan Designation(s): See attached Land Use Map.
Zone(s): General Agricultural	Zone(s): See attached Land Use Map.
Reason for Request:	
See attached Project Description.	
Is this application tied to another discretionary application?	Related Planning Application (PA) number(s):

Property Information			
Assessor Parcel Number	Property Address	Property Size	Williamson Act Contract
See attached parcel list.	See attached parcel map.	See attached parcel list.	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
			Yes: <input type="checkbox"/> No: <input type="checkbox"/>
			Yes: <input type="checkbox"/> No: <input type="checkbox"/>



FILE NUMBER: \_\_\_\_\_

**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: See attached Owner Acknowledgment	Signature: _____	Date: _____
Print Name: See attached Owner Acknowledgment	Signature: _____	Date: _____
Print Name: See attached Owner Acknowledgment	Signature: _____	Date: _____
Print Name: See attached Owner Acknowledgment	Signature: _____	Date: _____
Print Name: See attached Owner Acknowledgment	Signature: _____	Date: _____



# COMMUNITY DEVELOPMENT DEPARTMENT COMPREHENSIVE PLAN

FILE NUMBER: \_\_\_\_\_

**PRE-APPLICATION:**

☐

Owner Information	Applicant Information
Name: Multiple Property Owners. See Attached List.	Name: Pacific Gateway CA, LLC
Mailing Address: Send to Developer Pursuant to Letter of Agency	Mailing Address: See Applicant/Developer Representative Information
Phone: Developer	Phone: Developer
Email: Developer	Email: Developer
Applicant Representative Information	Design Professional Information
Name: Ridgeline Property Group (Developer) Steve Arthur	Name: David Babcock; Jeff Berberich / DB+A
Mailing Address: 915 Highland Pointe Dr., Ste 250, Roseville, CA 95678	Mailing Address: 3581 Mt. Diablo Blvd, Suite 235, Lafayette, CA 94549
Phone: (916) 284-3245	Phone: (925) 283-5070
Email: sa@ridgelinepg.com	Email: dbabcock@dbabcock.com; jberberich@dbabcock.com

Proposal (Attach full Comprehensive Plan document)	
Type of Comprehensive Plan proposed (check only one, separate applications required for each):	<input checked="" type="checkbox"/> Specific Plan <input type="checkbox"/> Special Purpose Plan <input type="checkbox"/> Master Plan <input type="checkbox"/> Public Financing Plan
Summary of Comprehensive Plan: See attached Project Description.	
Is this application tied to another discretionary application?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
	Related Planning Application (PA) number(s):

Property Information (Attach additional sheets as necessary)			
Assessor Parcel Number	Property Address	Property Size	Williamson Act Contract
See attached Parcel List	See attached Parcel Map	See attached Parcel List	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
			Yes: <input type="checkbox"/> No: <input type="checkbox"/>
			Yes: <input type="checkbox"/> No: <input type="checkbox"/>



# COMMUNITY DEVELOPMENT DEPARTMENT COMPREHENSIVE PLAN

FILE NUMBER: \_\_\_\_\_

## OPERATIONS

Estimated Underlying Operational Information (Attach additional sheets as necessary)						
Use	Hours of Operation	Days of Operation	Estimated Employees Per Shift	Estimated Customers Per Shift	Estimated Deliveries Per Shift	Seasonal Operation
						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"/>
						Yes: <input type="checkbox"/> No: <input type="checkbox"/>

Surface Transportation Assistance Act (STAA)			
Are STAA trucks anticipated with the underlying operations?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Is the project site on an existing STAA route?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Contact the Department of Public Works for information regarding STAA routes at 209-468-3000			

Summary of Uses (Attach additional sheets as necessary)	
Proposed Uses	Total Proposed Square Footage
See attached Land Use Map.	

Estimated On-Site Parking			
Full Sized Parking Spaces:		ADA Parking Spaces:	
Compact Parking Spaces:		Total Parking Spaces:	





# COMMUNITY DEVELOPMENT DEPARTMENT COMPREHENSIVE PLAN

FILE NUMBER: \_\_\_\_\_

## SERVICES

Water				
Public	<input checked="" type="checkbox"/>	Service Provider: <b>Future CSD</b>	Will Serve Letter Provided <input type="checkbox"/>	Distance to Existing Public Water:
Private	<input type="checkbox"/>	Existing Well	New Well <input type="checkbox"/>	Well Replacement <input type="checkbox"/>

Wastewater Disposal				
Public	<input checked="" type="checkbox"/>	Service Provider: <b>Future CSD</b>	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Sewer:
Private	<input type="checkbox"/>	Existing Septic System <input type="checkbox"/>	New Septic System <input type="checkbox"/>	Septic System Replacement <input type="checkbox"/>

Storm Drainage				
Public	<input checked="" type="checkbox"/>	Service Provider: <b>Onsite Basins</b>	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Storm Drain:
Private	<input type="checkbox"/>	Existing On-site Retention Pond <input type="checkbox"/>	New On-site Retention Pond <input type="checkbox"/>	Natural Drainage <input type="checkbox"/>

Other Public Services					
School Service			Fire Protection Service		
Service Provider	Distance to School	2.0 Miles	Service Provider	Distance to Fire Station	2.5 Miles
Jefferson School District					

**South San Joaquin  
County Fire Authority**



**FILE NUMBER:** \_\_\_\_\_

[illegible]



**FILE NUMBER:** \_\_\_\_\_

(Attach additional sheets as necessary)  
See Chapter 9-1025 of the Development Title for Performance Standard Regulations

Page 5 of 6



FILE NUMBER: \_\_\_\_\_

**AUTHORIZATION SIGNATURES**

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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.

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**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: See attached Owner Acknowledgment	Signature: _____	Date: _____
Print Name: See attached Owner Acknowledgment	Signature: _____	Date: _____
Print Name: See attached Owner Acknowledgment	Signature: _____	Date: _____
Print Name: See attached Owner Acknowledgment	Signature: _____	Date: _____



# COMMUNITY DEVELOPMENT DEPARTMENT SITE APPROVAL/USE PERMIT

FILE NUMBER: \_\_\_\_\_

**PRE-APPLICATION:** ☐

Owner Information	Applicant Information
Name: Multiple Property Owners. See Attached List	Name: Pacific Gateway CA, LLC (c/o Ridgeline Property Group)
Mailing Address: Send to Developer Pursuant to Agency Letter	Mailing Address: 915 Highland Pointe Dr. Ste 250 Roseville, CA 95678
Phone: Developer	Phone: 916-284-3245
Email: Developer	Email: sa@ridgelinepg.com
Applicant's Representative Information	Design Professional Information
Name: Ridgeline Property Group (Contact: Steve Arthur)	Name: HPA, Inc. (Contact: Teresa Goodwin)
Mailing Address: 915 Highland Pointe Dr. Ste 250 Roseville, CA 95678	Mailing Address: 600 Grand Ave. Suite 302 Oakland, CA 94610
Phone: 916-284-3245	Phone: 949-862-2111
Email: sa@ridgelinepg.com	Email: teresa@hparchs.com

Project Description (Attach additional sheets as necessary)	
Type of application (check only one, separate applications required for each):	<input checked="" type="checkbox"/> Site Approval <i>(Industrial)</i> or <input type="checkbox"/> Use Permit
Project Summary: See attached Exhibit No. 3. Project Description.	
Will the project include more than one (1) phase? (maximum of 2 phases) Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Length of time (maximum of 5 years): 5 years	
Note: For questions regarding phasing, contact the Planning Division at 209-468-3121.	
Is this application tied to another discretionary application?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
	Related Planning Application (PA) number(s):
	Numbers of TBD for related applications.

Property Information			
Assessor Parcel Number	Property Address	Property Size	Williamson Act Contract
See attached Parcel List	See Attached Pacific Gateway Parcel Map	See attached parcel List	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
			Yes: <input type="checkbox"/> No: <input type="checkbox"/>
			Yes: <input type="checkbox"/> No: <input type="checkbox"/>



# COMMUNITY DEVELOPMENT DEPARTMENT SITE APPROVAL/USE PERMIT

FILE NUMBER: \_\_\_\_\_

Airport Land Use Commission					
Within an Airport Area of Influence?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Includes structure over 200 feet in height?	Yes <input type="checkbox"/> No <input type="checkbox"/>	ALUC fees paid?	Yes <input type="checkbox"/> No <input type="checkbox"/>

## OPERATIONS

Employees/Customers/Deliveries per Work Shift (Attach additional sheets as necessary)									
Shift #	Shift Hours	Days of Operation	Average Number of Employees Per Shift		Average Number of Customers per Shift		Average Deliveries/Shipments per Shift		Seasonal Or Year-round?
			Existing	Proposed	Existing	Proposed	Existing	Proposed	
#1									
#2									
#3									
#4									

Surface Transportation Assistance Act (STAA)	
Will STAA type trucks, over California Legal length, be used as part of the proposed operation? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Existing route: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Note: Contact the Department of Public Works for information regarding STAA routes at 209-468-3000	

Buildings and Structures (This information must be shown on the Site Plan)						
Structure Number (as shown on site plan)	Proposed Use(s)	Number of Floors	Square Footage per Floor	Total Square Footage	Building Height	Occupancy
BLDG 1	Industrial	1	97,370	97,370	45'+/-	B, S-1
E2	Industrial	1	167,950	167,950	45'+/-	B, S-1
E3	Industrial	1	576,450	576,450	45'+/-	B, S-1
E4	Industrial	1	880,600	880,600	55'+/- up to 100'	B, S-1
E11	Industrial	1	1,159,490	1,159,490	55'+/- up to 100'	B, S-1

On-Site Parking							
Full-size Parking Spaces (Number)		Compact Parking Spaces (Number)		ADA Parking (Number)		Total Parking Spaces (Number)	
Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
0	1,697	0	0	0	per code	0	1,697





## COMMUNITY DEVELOPMENT DEPARTMENT SITE APPROVAL/USE PERMIT

FILE NUMBER: \_\_\_\_\_

### SERVICES

Water				
Public <input checked="" type="checkbox"/>	Service Provider: <b>Future CSD</b>	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Water:	
Private <input type="checkbox"/>	Existing Well <input type="checkbox"/>	New Well <input type="checkbox"/>	Well Replacement <input type="checkbox"/>	
Wastewater Disposal				
Public <input checked="" type="checkbox"/>	Service Provider: <b>Future CSD</b>	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Sewer:	
Private <input type="checkbox"/>	Existing Septic System <input type="checkbox"/>	New Septic System <input type="checkbox"/>	Septic System Replacement <input type="checkbox"/>	
If the project will result in process wastewater provide the following information:	Description of process wastewater:	Volume of process wastewater:	Method of disposal:	
Storm Drainage				
Public <input checked="" type="checkbox"/>	Service Provider:	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Storm Drain:	Developer to construct.
Private <input type="checkbox"/>	Existing On-site Retention Pond <input type="checkbox"/>	New On-site Retention Pond <input type="checkbox"/>	Natural Drainage <input type="checkbox"/>	

Other Public Services					
School Service			Fire Protection Service		
Service Provider N/A	Distance to School:		Service Provider Tracy Fire Department	Distance to Fire Station:	4.4 Miles



**SAN JOAQUIN**  
—COUNTY—

*Greatness grows here.*

## COMMUNITY DEVELOPMENT DEPARTMENT SITE APPROVAL/USE PERMIT

FILE NUMBER: \_\_\_\_\_

### ENVIRONMENTAL INFORMATION

*(Attach additional sheets as necessary)*

Topography
Describe the project site's topography:
See Exhibit No. 4, Environmental Information attachment.
Describe any existing drainage courses or eroded areas on or near the project site:
See Exhibit No. 4, Environmental Information attachment.

Biological Resources
Describe any wildlife habitat or species on-site:
See Exhibit No. 4, Environmental Information attachment.
Identify any waterways and/or riparian habitat that may be disturbed by the proposed project: (See Chapter 9-1510 of the Development Title for Riparian Habitat Regulations):
See Exhibit No. 4, Environmental Information attachment.
Identify any Native Oak trees, Heritage Oak trees or Historical trees that may be disturbed by the proposed project: (See Chapter 9-1505 of the Development Title for Tree Regulations):
See Exhibit No. 4, Environmental Information attachment.

Cultural Resources
Describe any items of historical or archaeological interest on-site:
See Exhibit No. 4, Environmental Information attachment.



## COMMUNITY DEVELOPMENT DEPARTMENT SITE APPROVAL/USE PERMIT

FILE NUMBER: \_\_\_\_\_

### PERFORMANCE STANDARDS

*(Attach additional sheets as necessary)*

*See Chapter 9-1025 of the Development Title for Performance Standard Regulations*

Air Quality
Describe air pollutants that may result from the project including during construction:
See Exhibit No. 5, Performance Standards attachment.

Noise
Describe on-site sources of noise or vibration that may result from the proposed project:
See Exhibit No. 5, Performance Standards attachment.
Describe any machinery, equipment, or transportation noise that may result from the proposed project:
See Exhibit No. 5, Performance Standards attachment.

Light and Glare
Describe any on-site sources of light and/or glare that may result from the proposed project:
See Exhibit No. 5, Performance Standards attachment.

Odor
Describe any on-site source of odor that may result from the proposed project:
See Exhibit No. 5, Performance Standards attachment.



**FILE NUMBER:** \_\_\_\_\_

**AUTHORIZATION SIGNATURES**

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**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.

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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: <u>See Letter of Agency.</u>	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____



# COMMUNITY DEVELOPMENT DEPARTMENT SITE APPROVAL/USE PERMIT

FILE NUMBER: \_\_\_\_\_

**PRE-APPLICATION:**

☐

Owner Information	Applicant Information
Name: Multiple property Owners. See attached list.	Name: Pacific Gateway CA, LLC
Mailing Address:	Mailing Address:
Send to Developer pursuant to Agency Letter.	Developer/Applicant's Representative
Phone: Developer/Applicant's Representative	Phone: Developer/Applicant's Representative
Email: Developer/Applicant's Representative	Email: Developer/Applicant's Representative
Applicant's Representative Information	Design Professional Information
Name: Ridgeline Property Group (Developer)	Name: Page Southerland Page, Inc.
Mailing Address:	Mailing Address:
915 Highland Pointe Dr., Ste 250, Roseville, CA 95678	414 Jackson St., Ste 404, San Francisco CA 94559
Phone: (916) 284-3245	Phone: 415 249 0130
Email: sa@ridgelinepg.com	Email: bhuie@pagethink.com

Project Description (Attach additional sheets as necessary)	
Type of application (check only one, separate applications required for each):	<input checked="" type="checkbox"/> Site Approval <i>(University)</i> or <input type="checkbox"/> Use Permit
Project Summary:	
For development of approximately 67 acres currently used for agriculture as the site of the new campus for The University of Silicon Andhra, an accredited higher education institution.	
Will the project include more than one (1) phase? (maximum of 2 phases) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Length of time (maximum of 5 years): Construction is anticipated to take about two years.	
Note: For questions regarding phasing, contact the Planning Division at 209-468-3121.	
Is this application tied to another discretionary application?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Related Planning Application (PA) number(s):	

Property Information			
Assessor Parcel Number	Property Address	Property Size	Williamson Act Contract (Y or N)
		67 ac	N



# COMMUNITY DEVELOPMENT DEPARTMENT SITE APPROVAL/USE PERMIT

FILE NUMBER: \_\_\_\_\_

Airport Land Use Commission					
Within an Airport Area of Influence?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Includes structure over 200 feet in height?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	ALUC fees paid?	Yes <input type="checkbox"/> No <input type="checkbox"/>

## OPERATIONS

Employees/Customers/Deliveries per Work Shift (Attach additional sheets as necessary)									
Shift #	Shift Hours	Days of Operation	Average Number of Employees Per Shift		Average Number of Customers per Shift		Average Deliveries/Shipments per Shift		Seasonal Or Year-round?
			Existing	Proposed	Existing	Proposed	Existing	Proposed	
#1	8	6	N/A	25	N/A	150	N/A	1	Year-round
#2	4	5	N/A	15	N/A	25	N/A	0	Year-round
#3									
#4									

Surface Transportation Assistance Act (STAA)	
Will STAA type trucks, over California Legal length, be used as part of the proposed operation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Existing route: Yes <input type="checkbox"/> No <input type="checkbox"/>
Note: Contact the Department of Public Works for information regarding STAA routes at 209-468-3000	

Buildings and Structures (This information must be shown on the Site Plan)						
Structure Number (as shown on site plan)	Proposed Use(s)	Number of Floors	Square Footage per Floor	Total Square Footage	Building Height	Occupancy
1	Higher education	3	46,700	140,100	67 feet	B

On-Site Parking							
Full-size Parking Spaces (Number)		Compact Parking Spaces (Number)		ADA Parking (Number)		Total Parking Spaces (Number)	
Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed





**COMMUNITY DEVELOPMENT DEPARTMENT  
SITE APPROVAL/USE PERMIT**

**FILE NUMBER:** \_\_\_\_\_

**SERVICES**

Water				
Public	<input type="checkbox"/>	Service Provider: <input type="checkbox"/>	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Water: <input type="checkbox"/>
Private	<input type="checkbox"/>	Existing Well <input type="checkbox"/>	New Well <input type="checkbox"/>	Well Replacement <input type="checkbox"/>
Wastewater Disposal				
Public	<input type="checkbox"/>	Service Provider: <input type="checkbox"/>	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Sewer: <input type="checkbox"/>
Private	<input type="checkbox"/>	Existing Septic System <input type="checkbox"/>	New Septic System <input type="checkbox"/>	Septic System Replacement <input type="checkbox"/>
If the project will result in process wastewater provide the following information:		Description of process wastewater:	Volume of process wastewater:	Method of disposal:
Storm Drainage				
Public	<input type="checkbox"/>	Service Provider: <input type="checkbox"/>	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Storm Drain: <input type="checkbox"/>
Private	<input type="checkbox"/>	Existing On-site Retention Pond <input type="checkbox"/>	New On-site Retention Pond <input type="checkbox"/>	Natural Drainage <input type="checkbox"/>

Other Public Services			
School Service		Fire Protection Service	
Service Provider	Distance to School	Service Provider	Distance to Fire Station
N/A	N/A	Tracy FD	4.4 miles



**SAN JOAQUIN**  
—COUNTY—

*Greatness grows here.*

## COMMUNITY DEVELOPMENT DEPARTMENT SITE APPROVAL/USE PERMIT

FILE NUMBER: \_\_\_\_\_

### ENVIRONMENTAL INFORMATION

*(Attach additional sheets as necessary)*

Topography
Describe the project site's topography:
The site has very low slope and is characterizable as "flat," though it generally drains from south to north, toward an existing
drainage channel, along the north edge of the site.
Describe any existing drainage courses or eroded areas on or near the project site:
The existing drainage channel on the north side of the site has intermittent flow based on rain events and irrigation. There are no
eroded areas on the site.

Biological Resources
Describe any wildlife habitat or species on-site:
Wildlife is generally not observed on the site.
Identify any waterways and/or riparian habitat that may be disturbed by the proposed project: (See Chapter 9-1510 of the Development Title for Riparian Habitat Regulations):
No waterways or riparian habitat will be disturbed by the project.
Identify any Native Oak trees, Heritage Oak trees or Historical trees that may be disturbed by the proposed project: (See Chapter 9-1505 of the Development Title for Tree Regulations):
There are no native oaks, heritage oaks, or otherwise historical trees on the site.

Cultural Resources
Describe any items of historical or archaeological interest on-site:
There are no known items of historical or archaeological interest on the site.



## COMMUNITY DEVELOPMENT DEPARTMENT SITE APPROVAL/USE PERMIT

FILE NUMBER: \_\_\_\_\_

### PERFORMANCE STANDARDS

*(Attach additional sheets as necessary)*

*See Chapter 9-1025 of the Development Title for Performance Standard Regulations*

#### Air Quality

Describe air pollutants that may result from the project including during construction:

Construction processes may generate dust and construction equipment may generate fuel exhaust.

#### Noise

Describe on-site sources of noise or vibration that may result from the proposed project:

The University buildings and infrastructure will not produce noise or vibration.

Describe any machinery, equipment, or transportation noise that may result from the proposed project:

The University buildings and infrastructure will not include machinery, equipment, or vehicles that will produce noise beyond that created by passenger vehicles and FHWA Class 4 buses.

#### Light and Glare

Describe any on-site sources of light and/or glare that may result from the proposed project:

Parking area light poles may be on-site sources of light visible from neighboring parcels and Chrisman Road.

Nighttime campus operations may produce visible light in University buildings.

#### Odor

Describe any on-site source of odor that may result from the proposed project:

No on-site sources of odor will result from the University project.



**COMMUNITY DEVELOPMENT DEPARTMENT  
SITE APPROVAL/USE PERMIT**

**FILE NUMBER:** \_\_\_\_\_

**AUTHORIZATION SIGNATURES**

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**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.

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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: \_\_\_\_\_



**COMMUNITY DEVELOPMENT DEPARTMENT  
SUBDIVISION**

FILE NUMBER: \_\_\_\_\_

**PRE-APPLICATION:**

☐

Owner Information	Applicant Information
Name: Multiple property Owners. See attached list.	Name: Pacific Gateway CA, LLC (Applicant), Kier & Wright (Civil Engineer)
Mailing Address: Send to Developer pursuant to Agency Letter.	Mailing Address: Applicant: Care of Developer. Civil: Care of Chuck McCallum
	Civil Engineer: 2850 Collier Canyon Road, Livermore, CA 94551
Phone: Developer	Phone: Applicant: See Developer. Civil: (925) 245-8788
Email: Developer	Email: Applicant: See Developer. Civil: cmccallum@kierwright.com
Applicant's Representative Information	Design Professional Information
Name: Ridgeline Property Group (Developer)	Name: Kier & Wright (Civil Engineer) Chuck McCallum
Mailing Address: 915 Highland Pointe Dr., Ste 250 Roseville, CA 95678	Mailing Address: 2850 Collier Canyon Road, Livermore, CA 94551
Phone: (916) 284-3245	Phone: Civil: (925) 245-8788
Email: sa@ridgelinepg.com	Email: cmccallum@kierwright.com

Project Details (Attach additional sheets as necessary)			
Type of Subdivision (check only one, separate applications required for each):	<input type="checkbox"/> Minor Subdivision or <input checked="" type="checkbox"/> Major Subdivision	For Minor Subdivisions, is a Parcel Map Waiver Proposed?  If yes, please submit the Parcel Map Waiver application with this application.	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Project Description: See attached Exhibit No. 3. Project Description.			
Does the proposed subdivision include a Homesite Parcel or a Homesite Parcel for Financing Purposes Only? (See Section 9-610.3 of the Development Title for Homesite Regulations)		<input type="checkbox"/> Homesite Parcel  <input type="checkbox"/> Homesite Parcel for Financing Purposes Only	
Is this application tied to another discretionary application?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Related Planning Application (PA) number(s):	

Property Information			
Assessor Parcel Number	Property Address	Property Size	Williamson Act Contract
See attached Parcel List	See Attached Pacific Gateway Subdivision Map	See attached Parcel List	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
			Yes: <input type="checkbox"/> No: <input type="checkbox"/>
			Yes: <input type="checkbox"/> No: <input type="checkbox"/>



**FILE NUMBER:** \_\_\_\_\_

Airport Land Use Commission			
Within an Airport Area of Influence?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	ALUC fees paid?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

**SERVICES**

Water				
Public <input checked="" type="checkbox"/>	Service Provider: <b>Future CSD</b>	Will Serve Letter Provided <input type="checkbox"/>	Distance to Existing Public Water:	
Private <input type="checkbox"/>	Existing Well <input type="checkbox"/>	New Well <input type="checkbox"/>	Well Replacement <input type="checkbox"/>	
Wastewater Disposal				
Public <input checked="" type="checkbox"/>	Service Provider: <b>Future CSD</b>	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Sewer:	
Private <input type="checkbox"/>	Existing Septic System <input type="checkbox"/>	New Septic System <input type="checkbox"/>	Septic System Replacement <input type="checkbox"/>	
Storm Drainage				
Public <input checked="" type="checkbox"/>	Service Provider: <b>Onsite Basins</b>	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Storm Drain:	
Private <input type="checkbox"/>	Existing On-site Retention Pond <input type="checkbox"/>	New On-site Retention Pond <input checked="" type="checkbox"/>	Natural Drainage <input type="checkbox"/>	

Other Public Services					
School Service			Fire Protection Service		
Service Provider Jefferson School District	Distance to School:	2.0 Miles	Service Provider Tracy Fire Department	Distance to Fire Station:	4.4 Miles





**FILE NUMBER:** \_\_\_\_\_

**ENVIRONMENTAL INFORMATION**

*(Attach additional sheets as necessary)*

<b>Topography</b>
Describe the project site's topography: See Environmental Information attachment.
Describe any existing drainage courses or eroded areas on or near the project site: See Environmental Information attachment.

<b>Biological Resources</b>
Describe any wildlife habitat or species on-site: See Environmental Information attachment.
Identify any waterways and/or riparian habitat that may be disturbed by the proposed project: (See Chapter 9-1510 of the Development Title for Riparian Habitat Regulations):
See Environmental Information attachment.
Identify any Native Oak trees, Heritage Oak trees, or Historical trees that may be disturbed by the proposed project: (See Chapter 9-1505 of the Development Title for Tree Regulations):
See Environmental Information attachment.



**FILE NUMBER:** \_\_\_\_\_

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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: <u>See Letter of Agency.</u>	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____



# COMMUNITY DEVELOPMENT DEPARTMENT SITE APPROVAL/USE PERMIT

FILE NUMBER: \_\_\_\_\_

**PRE-APPLICATION:**

☐

Owner Information	Applicant Information
Name: Multiple Property Owners. See Attached List	Name: Pacific Gateway CA, LLC (c/o Ridgeline Property Group)
Mailing Address: Send to Developer Pursuant to Agency Letter	Mailing Address: 915 Highland Pointe Dr. Ste 250 Roseville, CA 95678
Phone: Developer	Phone: 916-284-3245
Email: Developer	Email: sa@ridgelinepg.com
Applicant's Representative Information	Design Professional Information
Name: Ridgeline Property Group (Contact: Steve Arthur)	Name: HPA, Inc. (Contact: Teresa Goodwin)
Mailing Address: 915 Highland Pointe Dr. Ste 250 Roseville, CA 95678	Mailing Address: 600 Grand Ave. Suite 302 Oakland, CA 94610
Phone: 916-284-3245	Phone: 949-862-2111
Email: sa@ridgelinepg.com	Email: teresa@hparchs.com

Project Description (Attach additional sheets as necessary)	
Type of application (check only one, separate applications required for each):	<input checked="" type="checkbox"/> Site Approval or <input type="checkbox"/> Use Permit
Project Summary: See attached Exhibit No. 3. Project Description.	
Will the project include more than one (1) phase? (maximum of 2 phases) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Length of time (maximum of 5 years):	
Note: For questions regarding phasing, contact the Planning Division at 209-468-3121.	
Is this application tied to another discretionary application?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
	Related Planning Application (PA) number(s):
	PA-2100188, -189, -190 and -191

Property Information			
Assessor Parcel Number	Property Address	Property Size	Williamson Act Contract
See attached Parcel List	See Attached Pacific Gateway Parcel Map	See attached parcel List	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
			Yes: <input type="checkbox"/> No: <input type="checkbox"/>
			Yes: <input type="checkbox"/> No: <input type="checkbox"/>



## COMMUNITY DEVELOPMENT DEPARTMENT SITE APPROVAL/USE PERMIT

FILE NUMBER: \_\_\_\_\_

Airport Land Use Commission					
Within an Airport Area of Influence?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Includes structure over 200 feet in height?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	ALUC fees paid?	Yes <input type="checkbox"/> No <input type="checkbox"/>

### OPERATIONS

Employees/Customers/Deliveries per Work Shift (Attach additional sheets as necessary)									
Shift #	Shift Hours	Days of Operation	Average Number of Employees Per Shift		Average Number of Customers per Shift		Average Deliveries/Shipments per Shift		Seasonal Or Year-round?
			Existing	Proposed	Existing	Proposed	Existing	Proposed	
#1									
#2									
#3									
#4									

Surface Transportation Assistance Act (STAA)	
Will STAA type trucks, over California Legal length, be used as part of the proposed operation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Existing route: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<i>Note: Contact the Department of Public Works for information regarding STAA routes at 209-468-3000</i>	

Buildings and Structures (This information must be shown on the Site Plan)						
Structure Number (as shown on site plan)	Proposed Use(s)	Number of Floors	Square Footage per Floor	Total Square Footage	Building Height	Occupancy
1	Community Center	1	11,569	11569	25' +/-	B/A3/S-1

On-Site Parking							
Full-size Parking Spaces (Number)		Compact Parking Spaces (Number)		ADA Parking (Number)		Total Parking Spaces (Number)	
Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
0	154	0	0	0	per code	0	154



**COMMUNITY DEVELOPMENT DEPARTMENT  
SITE APPROVAL/USE PERMIT**

FILE NUMBER: \_\_\_\_\_

**SERVICES**

Water				
Public <input checked="" type="checkbox"/>	Service Provider: <b>Future CSD</b>	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Water:	
Private <input type="checkbox"/>	Existing Well <input type="checkbox"/>	New Well <input type="checkbox"/>	Well Replacement <input type="checkbox"/>	
Wastewater Disposal				
Public <input checked="" type="checkbox"/>	Service Provider: <b>Future CSD</b>	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Sewer:	
Private <input type="checkbox"/>	Existing Septic System <input type="checkbox"/>	New Septic System <input type="checkbox"/>	Septic System Replacement <input type="checkbox"/>	
If the project will result in process wastewater provide the following information:	Description of process wastewater:	Volume of process wastewater:	Method of disposal:	
Storm Drainage				
Public <input checked="" type="checkbox"/>	Service Provider:	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Storm Drain:	Developer to construct.
Private <input type="checkbox"/>	Existing On-site Retention Pond <input type="checkbox"/>	New On-site Retention Pond <input type="checkbox"/>	Natural Drainage <input type="checkbox"/>	

Other Public Services				
School Service			Fire Protection Service	
N/A	Service Provider	Distance to School:	Service Provider Tracy Fire Department	Distance to Fire Station: 4.4 Miles



## COMMUNITY DEVELOPMENT DEPARTMENT SITE APPROVAL/USE PERMIT

FILE NUMBER: \_\_\_\_\_

### ENVIRONMENTAL INFORMATION

*(Attach additional sheets as necessary)*

Topography
Describe the project site's topography:
See Exhibit No. 4, Environmental Information attachment.
Describe any existing drainage courses or eroded areas on or near the project site:
See Exhibit No. 4, Environmental Information attachment.

Biological Resources
Describe any wildlife habitat or species on-site:
See Exhibit No. 4, Environmental Information attachment.
Identify any waterways and/or riparian habitat that may be disturbed by the proposed project: (See Chapter 9-1510 of the Development Title for Riparian Habitat Regulations):
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Identify any Native Oak trees, Heritage Oak trees or Historical trees that may be disturbed by the proposed project: (See Chapter 9-1505 of the Development Title for Tree Regulations):
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Cultural Resources
Describe any items of historical or archaeological interest on-site:
See Exhibit No. 4, Environmental Information attachment.





## COMMUNITY DEVELOPMENT DEPARTMENT SITE APPROVAL/USE PERMIT

FILE NUMBER: \_\_\_\_\_

### PERFORMANCE STANDARDS

*(Attach additional sheets as necessary)*

*See Chapter 9-1025 of the Development Title for Performance Standard Regulations*

Air Quality
Describe air pollutants that may result from the project including during construction:
See Exhibit No. 5, Performance Standards attachment.

Noise
Describe on-site sources of noise or vibration that may result from the proposed project:
See Exhibit No. 5, Performance Standards attachment.
Describe any machinery, equipment, or transportation noise that may result from the proposed project:
See Exhibit No. 5, Performance Standards attachment.

Light and Glare
Describe any on-site sources of light and/or glare that may result from the proposed project:
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Odor
Describe any on-site source of odor that may result from the proposed project:
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Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
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