



APPLICATION PROCESS

STEP 1	<u>INITIAL CONSULTATION</u>
	Applicant are encouraged to consult with Community Development Department staff prior to submittal of an application.
STEP 2	<u>APPLICATION SUBMITTAL</u>
FEE	Current fees are available at the Community Development Department (Planning) or on the Community Development website. The following forms of payment are accepted: cash, credit card (processing fee of \$1.35 or 2.29% [whichever is greater] applies), debit card (processing fee of \$1.35 applies) and check (made payable to San Joaquin County Treasurer)
FORM	Seven (7) copies of the completed application information forms (attached) which all owners must sign.
SITE PLAN	Twelve (12) copies of a folded 24" x 36" site plan, and two (2) reduced 8½ x 11 copies
SOIL SUITABILITY STUDY	A soil suitability study is required if an on-site wastewater treatment system is proposed. This study shall be submitted to the Environmental Health Department prior to the submittal of a Special Purpose Plan application. A copy of the receipt from the Environmental Health Department is required at the time of submittal of a Special Purpose Plan application.
DEED	One copy of the recorded deed(s) of the property.
SERVICES	If a connection to any public facility (water, sewer, or storm drainage) is proposed, a "will-serve" letter from the appropriate entity is required at the time of filing.
APPLICATION COMPLETE	The Community Development Department will review the application for completion. Pursuant to Government Code §65943; 14 California Code of Regulations §§ 15060(a), 1510, the Community Development Department will notify the applicant in writing within 30 days from the date of submittal whether the application is deemed complete for processing.
STEP 3	<u>APPLICATION PROCESSING</u>
CEQA	The Community Development Department will determine if the project is subject to the California Environmental Quality Act (CEQA), and process the applicable environmental document accordingly. Processing times may vary depending on the applicable level of environmental review.
REVIEW PROCEDURE	Comprehensive Plans shall be reviewed using the Public Hearing Procedure (Development Title Chapter 9-220) with modifications (Development Title Sections 9-804.3, 9-805.3, 9-806.3 & 9-815.4).
STEP 4	<u>CONDITIONS AND ADDITIONAL PERMITS</u>
ADDITIONAL PERMITS	Approved projects may be subject to additional permitting requirements.
NOTICE OF DETERMINATION	A Notice of Determination for approved development projects subject to CEQA shall be filed by the Community Development Department within five (5) working days of project approval. A fee, as determined by the Department of Fish and Wildlife, shall be required prior to filing. (Public Resource Code § 15075)
	For current fees visit: https://www.wildlife.ca.gov/Conservation/CEQA/Fees



COMMUNITY DEVELOPMENT DEPARTMENT COMPREHENSIVE PLAN

FILE NUMBER: _____

PRE-APPLICATION:

Owner Information		Applicant Information	
Name:	See attached list of property owners and signed	Name:	Prologis C/O Ali Harandi
Mailing Address:	authorization letter.	Mailing Address:	Pier 1, Bay 1, San Francisco, CA 94111
Phone:		Phone:	(415) 733-9525
Email:		Email:	aharandi@prologis.com
Applicant Representative Information		Design Professional Information	
Name:		Name:	David Babock + Associates
Mailing Address:		Mailing Address:	3518 Mt. Diablo Blvd, Suite 235 Lafayette, CA 94549
Phone:		Phone:	(925) 283-5070
Email:		Email:	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 and Specific Plan Document	
Is this application tied to another discretionary application?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Related Planning Application (PA) number(s): Map Amendment to change the both Zoning and General Plan designations

Property Information (Attach additional sheets as necessary)			
Assessor Parcel Number	Property Address	Property Size	Williamson Act Contract
209-240-36	14320 W. Schulte Road, Tracy	52.88	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
209-240-37	14100 W. Schulte Road, Tracy	53.56	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
209-250-10	14501 W. Schulte Road, Tracy	122.06	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
209-240-36	No current address	49.83	X



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
Building 1	TBD					Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Building 2						Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Building 3						Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Building 4						Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Building 5						Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

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

Summary of Uses (Attach additional sheets as necessary)	
Proposed Uses	Total Proposed Square Footage
See project description and Specific Plan for a complete list of uses for the project.	TBD

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



FILE NUMBER: _____

SERVICES

Water				
Public	<input checked="" type="checkbox"/>	Service Provider:	Will Serve Letter Provided	Distance to Existing Public Water:
Private	<input type="checkbox"/>	Existing Well	New Well	Well Replacement
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wastewater Disposal				
Public	<input checked="" type="checkbox"/>	Service Provider:	Will Serve Letter Provided	Distance to Public Sewer:
Private	<input type="checkbox"/>	Existing Septic System	New Septic System	Septic System Replacement
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Storm Drainage				
Public	<input checked="" type="checkbox"/>	Service Provider:	Will Serve Letter Provided	Distance to Public Storm Drain:
Private	<input type="checkbox"/>	Existing On-site Retention Pond	New On-site Retention Pond	Natural Drainage
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Services				
School Service			Fire Protection Service	
Service Provider	Distance to School:		Service Provider	Distance to Fire Station:



FILE NUMBER: _____

ENVIRONMENTAL INFORMATION
(Attach additional sheets as necessary)

Topography

Describe the project site's topography:

The site topography is flat and slopes from an elevation of 149 feet above sea level at the southwest corner of the Project Area to elevation 95 feet at the northeast corner. There are no structures on the two sites currently.

Describe any existing drainage courses or eroded areas on or near the project site:

The West Side Irrigation District (WSID) canal cuts through the northern development area of the site from the southeast corner to the northwest corner.

Biological Resources

Describe any wildlife habitat or species on-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):

There are no water ways or riparian habitat on the site

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):



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:
Dust and emissions from construction equipment will be generated with construction of the site.
Noise
Describe on-site sources of noise or vibration that may result from the proposed project:
There is not anticipated to be any major noise generation with the overall operation of the site other than HVAC equipment
Describe any machinery, equipment, or transportation noise that may result from the proposed project:
Vehicle and truck noise will be generated with the development of the site
Light and Glare
Describe any on-site sources of light and/or glare that may result from the proposed project:
The site will include overhead parking lot security lighting and the building will also include both vehicle and security lighting
Odor
Describe any on-site source of odor that may result from the proposed project:
It is not anticipated that on-site odor will be generated with development of the site



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: <u>Tom Martin</u>	Signature: <u>[Signature]</u>	Date: <u>6-22-2019</u>
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____



SITE PLAN CHECK LIST

SITE PLAN FORMAT:

The site plan shall include the following;

- Size: 24" x 36"
- North Arrow pointing towards the top of the page
- Location and names of all streets and easements bordering on the property with access details
- All property lines or boundary lines of the parcel with dimensions
- Vicinity map showing the location of the property in relation to surrounding streets

PROJECT DETAILS:

- Identify and label all existing and proposed structures with dimensions, square footage, and distances from other structures and property lines
- Identify and label all existing structures proposed for removal
- Identify the location, dimensions and surface material of all existing and proposed parking and driveways (See Chapter 9-1015 of the Development Title for Parking & Loading Regulations)

SERVICES: *(If public services will be utilized, a "will-serve" letter must be submitted from the service provider.)*

Well: *(Contact the Environmental Health Department at 209-468-3420 for well regulations)*

- Identify and label existing and proposed private water wells on-site
- Identify and label any off-site private wells within 150' of the proposed development

Wastewater Treatment: *(Contact the Environmental Health Department at 209-468-3420 for wastewater regulations)*

- Identify and label existing and proposed private wastewater treatment systems
- Identify and label any private off-site wastewater treatment systems within 150' of the proposed development

Storm Drainage: *(Contact the Department of Public Works at 209-468-3000 for storm water regulations)*

- Identify and label existing and proposed storm drainage facilities

TOPOGRAPHY:

- Identify any unusual topographic features of the site such as steep slopes and drainage courses.
- Identify topographic contours

LANDSCAPING:

- Identify and label existing and proposed landscaping. (See Chapter 9-1020 of the Development Title for Landscaping Regulations)
- Identify any trees proposed for removal

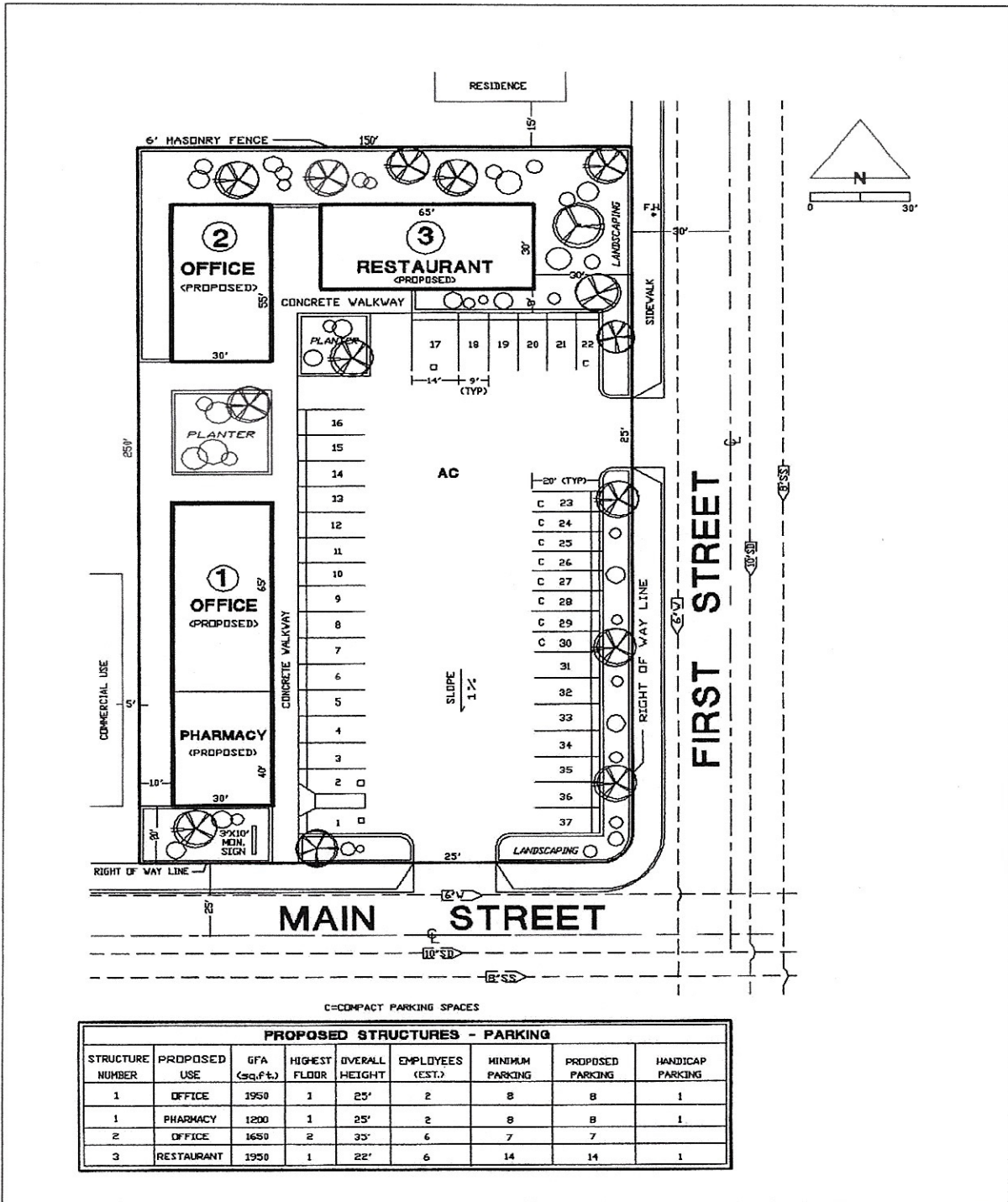
SIGNS:

- Identify the location and dimensions of all existing and proposed signs including pole, monument, and attached signs. (See Chapters 9-1705 & 9-1710 for Sign Regulations)

FENCING & SCREENING:

- Identify the location and type of existing and proposed fencing and screening. (See Chapter 9-1022 of the Development Title for Fencing & Screening Regulations)

SAMPLE SITE PLAN





APPLICATION PROCESS

STEP 1 **INITIAL CONSULTATION**

Applicants are encouraged to consult with Community Development Department staff prior to submittal of an application.

STEP 2 **APPLICATION SUBMITTAL**

FEE A list of current fees is available at the Community Development Department (Planning Counter) and on the Community Development Department website. The following forms of payment are accepted: cash, credit card (processing fee of \$1.35 or 2.29% [whichever is greater] applies), debit card (processing fee of \$1.35 applies) and check (made payable to San Joaquin County Treasurer).

FORM Ten (10) copies of the completed application with signatures from all owners

MAP Ten (10) copies of the assessor page(s) with the area to be rezoned, redesignated, or amended outlined. Label the map with both “existing” and “proposed” property details.

SOIL SUITABILITY STUDY A soil suitability study is required if an on-site wastewater treatment system is proposed. This study shall be submitted to the Environmental Health Department prior to the submittal of a Map Amendment application. A copy of the receipt from the Environmental Health Department is required at the time of submittal of a Map Amendment application.

AIRPORT LAND USE COMMISSION One (1) copy of a receipt from the Airport Land Use Commission (ALUC), if applicable. Projects requiring ALUC review include:

- Structures (including antennae) over 200 feet in height
- All projects located within Airport Influence Areas

For current fees visit: <https://www.sjcog.org/DocumentCenter/View/5043/2019-ALUC-Fee-Schedule>

For project review guidelines visit: <https://sjcog.org/DocumentCenter/View/5041/2019-ALUC-Project-Review-Guidelines?bidId=>

DEED One (1) copy of the recorded deed(s) for the property

SERVICES If a connection to any public facility (water, sewer, or storm drainage) is proposed, a “will-serve” letter from the appropriate entity is required at the time of filing.

APPLICATION COMPLETE The Community Development Department will review the application for completion. Pursuant to Government Code §65943; 14 California Code of Regulations §§ 15060(a), 1510, the Community Development Department will notify the applicant in writing within 30 days from the date of submittal whether the application is deemed complete for processing.

STEP 3 **APPLICATION PROCESSING**

CEQA The Community Development Department will determine if the project is subject to the California Environmental Quality Act (CEQA), and process the applicable environmental document accordingly. Processing times may vary depending on the applicable level of environmental review.

REVIEW Map Amendment applications are reviewed using the Public Hearing Procedure (Development Title Chapter 9-220)



FILE NUMBER: _____

PRE-APPLICATION:

Owner Information		Applicant Information	
Name:	See attached list of property	Name:	Prologis C/O Ali Harandi
Mailing Address:	owners and signed authorization letter	Mailing Address:	Pier 1, Bay 1, San Francisco, CA 94111
Phone:		Phone:	415) 733-9525
Email:		Email:	aharandi@prologis.com
Applicant Representative Information		Design Professional Information	
Name:		Name:	David Babock + Associates
Mailing Address:		Mailing Address:	3518 Mt. Diablo Blvd, Suite 235 Lafayette, CA 94549
Phone:		Phone:	925) 283-5070
Email:		Email:	jberberich@dbabcock.com

Proposal <i>(Attach additional sheets as necessary)</i>	
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	General Plan Designation(s): IPSP2
Zone(s): General Agriculture 40-ac	Zone(s): IPSP2
Reason for Request: See attached Project Description	
Is this application tied to another discretionary application?	Yes: <input type="checkbox"/> No: <input type="checkbox"/> Related Planning Application (PA) number(s): _____ _____ _____

Property Information			
Assessor Parcel Number	Property Address	Property Size	Williamson Act Contract
209-240-36	14320 W. Schulte Road, Tracy	52.88	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
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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.

C. Except as to the County's sole negligence or willful misconduct.

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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: <u>TOM MARTIN</u>	Signature: <u>[Signature]</u>	Date: <u>6-22-2022</u>
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____

STEP 4

CONDITIONS AND ADDITIONAL PERMITS

FINAL
ACTION

The Board of Supervisors action is final. A Map Amendment does not authorize use. Additional permits may be necessary. The types of permits vary with the type of project being proposed and its location. The Staff will work with you to identify what other permits are required, where they be obtained and when you should apply for them.

NOTICE OF
DETERMINATION

A Notice of Determination for approved development projects subject to CEQA shall be filed by the Community Development Department within five (5) working days of project approval. A fee, as determined by the Department of Fish and Wildlife, shall be required prior to filing. (Public Resource Code § 15075)

For current fees visit: <https://www.wildlife.ca.gov/Conservation/CEQA/Fees>