

INFORMATION FOR FILING A COMPLETE APPLICATION FOR A ZONING ORDINANCE TEXT AMENDMENT

Each application must contain the following information, unless specifically waived by the Planning & Building Division. Incomplete applications will not be processed or considered by the Planning Commission or City Council. The information described below is required for all Zoning Ordinance Text Amendment applications.

Completed application form.

Payment of all application fees. Applicants are responsible for all fees and costs (other agency fees, consultants, etc.) of processing an application with the City of Ceres. Where a deposit is required, an applicant is responsible for maintaining a positive balance with the City. A negative balance will cause an application to become incomplete, and work on the application may be halted until sufficient funds are deposited with the City of Ceres.

Completed Applicant's Environmental Information Form (Part 1 of Initial Study Checklist), unless it is determined prior to the submission of an application that the proposed project is exempt from environmental review by the Planning/Building Manager.

If it is determined after an application has been filed that the proposed project is exempt from environmental review, the fees collected for conducting an Initial Study will be refunded to the applicant.

Completed Indemnification Form (see attached).

One copy of existing text to be amended.

33 copies of the proposed text.

APPLICATION No. 25 - _____

Planning and Building Division
2220 Magnolia Street
Ceres, CA 95307
(209) 538-5774
FAX (209) 538-5675

LAND USE - DEVELOPMENT
APPLICATION

Type of application(s) submitted [please check appropriate box(es) of all that are required for your project]:

Annexation	☐	Prezoning	☐
Architectural and Site Approval	☐	Rezoning	☐
Conditional Use Permit	☐	Specific Plan Site Plan	☐
General Plan Amendment	☐	Vesting Tentative Parcel Map	☐
Planned Community Development Plan	☐	Vesting Tentative Subdiv Map	☐
Planned Community Master Plan	☐	Variance	☐
Time Extension — Permit	☐	Time Extension — Map	☐
LAFCO Out of Boundary Service Agreement	☐		

Please include all of the information required for each permit for which you have applied. Please review the appropriate list for required information.

APPLICANT/PROPERTY OWNER INFORMATION:

Applicant: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____ Phone: (____) _____
E-mail: _____

Property Owner (if not the applicant): _____
(If more than one property owner, attach separate sheet with names, addresses and phone numbers)

Mailing Address: _____
City: _____ State: _____ Zip: _____ Phone: (____) _____

Applicant's Representative: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____ Phone: (____) _____
E-mail: _____

*** IMPORTANT ("Applicant") – Please select one of the following options and initial:**

☐ I am the current property owner associated with the property listed on this application entitlement request and I approve this application submittal to the City. _____
Initials

☐ I am **NOT** the current property owner and I hereby acknowledge that I have been advised by City staff to consider postponing the closing of escrow for the purchase of the property listed on this application entitlement request as the City Planning Commission and/or City Council has not considered and officially approved said entitlement request for this project. _____
Initials

Consent of Applicant and Property Owner. The consent of the applicant and property owner is required for filing an application for a land use development permit with the City of Ceres. The signature of the applicant and property owner below constitutes consent for the filing of this application.

Property Owner's Signature

Date

Applicant's Signature

Date _____

If you wish to have parties other than those listed above notified of any public hearings or meetings at which this application will be considered, please attach a separate sheet with names, addresses and phone numbers of those who need to be contacted.

PROJECT INFORMATION:

Project Name (If Any): _____

Project Site Address: _____

Zoning: _____

Assessor's Parcel Number(s): _____

Total Size of Project Site (Acres or Square Feet): _____

Project Description (Describe in detail the proposed project — type of use; number of units or area in square feet; number and size of proposed parcels; net density; and/or any proposed General Plan amendments, rezonings, or annexations; you may use additional sheets if necessary.) [**If applying for time extension of a permit or map**, please add information on project history to project description (e.g. original file number, hearing and approval dates, etc.)]:

[illegible]



APPLICATION NO. 25-_____

**PLANNING DIVISION APPLICATION, ENVIRONMENTAL REVIEW
AND MAINTENANCE FEES
RESOLUTION 2024-147**

APPLICATION FEES

☐	SITE PLAN APPROVAL	10070.006712		
	__ Site Plan Approval (Custom Residential)		525.00	_____
	__ Site Plan Approval – Commercial/Industrial (Hearing)		4,200.00	_____
	__ Site Plan Approval Amendment – Commercial/Industrial (Hearing)		2,100.00	_____
	__ Site Plan Approval Amendment – Commercial/Industrial Staff Level		1,050.00	_____
	__ Site Plan Approval – Residential (Hearing)		2,800.00	_____
	__ Site Plan Approval Amendment – Residential (Hearing)		1,400.00	_____
	__ Site Plan Approval Amendment – Residential (Staff Level)		700.00	_____
☐	VARIANCE	10070.006712	2,800.00	_____
☐	CONDITIONAL USE PERMIT	10070.006712		
	__ Hearing, Major		4,200.00	_____
	__ Hearing, Minor		2,100.00	_____
	__ Staff Level-Request for Minor Amendment		1,050.00	_____
☐	PLANNED COMMUNITY DEVELOPMENT PLAN	10070.006712		
	__ Planned Community Development Plan		11,200.00	_____
	__ Planned Community Development Plan Amendment		5,600.00	_____
☐	REZONE/PREZONE/PLANNED COMMUNITY MASTER PLAN	10070.006712	8,400.00	_____
☐	TENTATIVE PARCEL/TRACT MAPS	10070.006714		
	__ Tentative Parcel Map 4 or less		3,150.00	_____
	__ Tentative Tract Map 5 or More		5,600.00	_____
	__ Tentative Tract/Parcel Map Amendment		1,400.00	_____
	__ Tentative Tract/Parcel Map Time Extension		700.00	_____
☐	LOT LINE ADJUSTMENT			
	__ Planning Fee	10070.006716	2,800.00	_____
	__ Engineering Fee	10019.002330	4,800.00	_____
☐	TIME EXTENSION	10070.006712	700.00	_____
☐	SIGN PERMIT	10070.006712	175.00	_____
	__ Grand Opening/Special Event Sign Permit		No Fee	_____
☐	DEVELOPMENT AGREEMENTS/PLANS [a]			
	__ Development Agreement [a]	9200 787-XXX	8,400.00 T&M with Initial Deposit	_____
	__ Development Agreement Amendment	9200 787-XXX	4,200.00 T&M with Initial Deposit	_____
	__ Development Plan [c];[d]			
	__ Specific/Master Plan [a]	9200 787-XXX	11,200.00 T&M with Initial Deposit	_____
	__ Specific/Master Plan Amendment [a]	9200 787-XXX	5,600.00 T&M with Initial Deposit	_____
☐	GENERAL PLAN AMENDMENT [a];[b]	9200 787-XXX	7,000.00 T&M with Initial Deposit	_____
☐	ANNEXATION	9200 787-XXX	11,200.00 T&M with Initial Deposit	_____
☐	ZONING ORDINANCE TEXT AMENDMENT	9200 787-XXX	7,000.00 T&M with Initial Deposit	_____
☐	OUT OF BOUNDARY SERVICE AGREEMENT			
	__ LAFCO Hearing	10070.006716	2,800.00	_____
	__ Staff Level	10070.006716	700.00	_____
☐	TEMPORARY USE PERMIT			
	__ Staff Level (Major)	10070.006712	263.00	_____
	__ Staff Level (Minor)	10070.006712	131.00	_____
	__ Amendment	10070.006712	79.00	_____
☐	SIDEWALK VENDOR			
	__ Application Fee	10070.006712	263.00	_____
	__ Annual Renewal Fee	10070.006712	116.00	_____
	__ Engineering Fee	10070.006712	160.00	_____

☐	ADMINISTRATIVE USE PERMIT			
	__ Application Fee	10070.006712	378.00	_____
	__ Annual Renewal Fee	10070.006712	116.00	_____
☐	ADMINISTRATIVE CONDITIONAL USE PERMIT			
	__ Application Fee	10070.006712	378.00	_____
	__ Annual Renewal Fee	10070.006712	116.00	_____
☐	HOME OCCUPATION PERMIT	10070.006712	32.00	_____
	__ Renewal – 2-year	10070.006712	13.00	_____
☐	COTTAGE FOOD OPERATIONS PERMIT	10070.006712	32.00	_____
	__ Renewal – 2-year	10070.006712	13.00	_____
☐	PREDEVELOPMENT REVIEW		No Fee	_____
☐	APPEAL			
	__ Appeal of Planning Commission Decision	10070.006712	1,000.00	_____
	__ Appeal of Planning Manager Determination	10070.006712	500.00	_____
☐	PLANNING COMMISSION INTERPRETATION	10070.006712	700.00	_____

ENVIRONMENTAL REVIEW FEES [f]

☐	INITIAL STUDY/MITIGATED NEGATIVE DECLARATION [c];[d]	10070.006716	4,200.00 T&M with Initial Deposit	_____
☐	ENVIRONMENTAL IMPACT REPORT	9200 787-XXX	8,400.00 T&M with Initial Deposit	_____

DEPT. OF FISH AND WILDLIFE FEES [e]

☐	REVIEW OF NEGATIVE DECLARATION/MITIGATED NEG. DEC [e]	78700.000201	2,968.75	_____
☐	REVIEW OF EIR [e]	78700.000201	4,123.50	_____
☐	NOTICE OF EXEMPTION [e]	10070.006716	57.00	_____
☐	NOTICE OF DETERMINATION	10070.006716	57.00	_____

MAINTENANCE FEES

☐	COPIES OF MAPS (Black & White)	10073.006728	10.00	_____
☐	CD COPIES OF DOCUMENTS/MINUTES/PLANS	10073.006728	10.00	_____
☐	FILE ARCHIVE-MICROFILMING	10073.006708	102.00	_____

Received by _____

TOTAL DUE \$ _____

[a] Deposit required-Burdened hourly rate charged against deposit.
[b] Deposit required-Burdened hour rate plus full cost of map service charged against deposit.
[c] Deposit required-Burdened hourly rate plus consultant and/or attorney costs charged against deposit.
[d] Requires submission of Processing Agreement Form.
[e] Fee set by State of California/Stanslaus County and may be adjusted each year.
[f] May require special studies (noise, traffic, air, etc...) - full cost of studies is responsibility of applicant. \$10,000 deposit is required so that staff may begin RFP process towards selection of a consultant to complete necessary study. If study is less than deposit, unused balance will be returned. If amount is more than deposit, the applicant will be required to submit the difference prior to commencement of contract.

FINANCE DEPT. USE ONLY

AGREEMENT TO DEFEND AND INDEMNIFY
The City of Ceres

I (We), _____, the applicant(s), do hereby agree that should the City of Ceres take any administrative or legislative action approving the application or any related administrative or legislative action necessary to allow the project to proceed, the applicant(s) will defend, indemnify, and hold the City, its agents, officers, and employees harmless from any claim, action, or proceeding so long as the City promptly notifies the applicant(s) of any such claim, action, or proceeding, and the City cooperates fully in the defense.

Furthermore, the applicant understands that upon submitting this application, the applicant is not permitted to make any changes to the project site during the course of this application process, including, but not limited to: grading, tree removal, demolition of buildings or structures, and occupying the site to conduct a business operation that first requires City approval. These activities may be permitted only if the applicant first receives written authorization from the City of Ceres Planning & Building Division.

Dated: _____ Signed: _____
Applicant(s)

City of Ceres
Environmental Information Form

Hazardous Waste Site Certification:

INSTRUCTIONS:

1. This certificate must be completed with an application for a development project or tentative map application.
2. The applicant shall consult the most current list of hazardous waste sites list as found at www.geotracker.swrcb.ca.gov (once at the site, click on the Site/Facility Finder link) and shall specify whether or not the development project is located on a site included on the list. **Attach complete hazardous waste list to this Environmental Information form.**

Some of the acronyms you may find at this site are:

SLIC = Spills, Leaks & Investigation Clean Up Sites LUFT= Leaking Underground Fuel Tank
UST= Underground Storage Tank AST= Aboveground Storage Tank
LDS= Land Disposal Site

FORM:

The undersigned owner(s), applicant(s) or their legal representative(s) of the lands for which this development project application is made, hereby certify under penalty of perjury under the laws of the State of California that:

In accordance with Section 65962.5(e) of the Government Code of the State of California:

He/She has consulted the most current and appropriate list of "Identified Hazardous Waste Sites—County of Stanislaus" and further certifies that the site of the proposed development project (check applicable box and fill in date of list):

- ☐ a. **IS NOT LOCATED** on a site included on the list entitled "Identified Hazardous Waste Sites—County of Stanislaus", dated _____.
- ☐ b. **IS LOCATED** on a site included on the list entitled "Identified Hazardous Waste Sites—County of Stanislaus", dated _____.

List Assessor's Parcel Numbers of the project property: _____

Signatures of Applicants/Owners of Record
Attach additional sheets if necessary

Date

Environmental Information Form
(To be Completed by Applicant per
City of Ceres Environmental Guidelines §16)

Date Filed: _____

General Information

1. Name and address of developer or project sponsor: _____

2. Address of project: _____
Assessor's Block and lot Number: _____
3. Name, address, and telephone number of person to be contacted concerning this project:

4. Indicate any other State or Local permits needed to complete the project:

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

6. Existing zoning district: _____
7. Proposed use of site (Project for which this form is filed):

8. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? _____

Project Description — Environmental Setting: A detailed description of your project should include (as applicable) the following information on your plans and on the “narrative” (as referenced on Page 2 of this application):

9. Site size.
10. Square footage of buildings.
11. Number of floors of construction.
12. Number of off-street parking spaces provided.
13. Attach plans.
14. Proposed scheduling.
15. Associated projects.
16. Anticipated phasing of development.
17. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.

18. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
19. If industrial, indicate type, estimated employment per shift, and loading facilities.
20. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
21. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Will your project create any of the following effects? Discuss all items checked yes (attach additional sheets as necessary).

	Yes	No
22. Change existing features of any riverfronts, beaches, hills, bluffs or create a substantial alteration of ground contours.	☐	☐
23. Change scenic views or vistas from existing residential areas or public lands or roads.	☐	☐
24. Change or affect any sensitive, special status or protected biological species, resource (wildlife, water) or habitat?	☐	☐
25. Change pattern, scale or character of general area of project.	☐	☐
26. Create significant amounts of solid waste or litter.	☐	☐
27. Increase dust, ash, smoke, fumes or odors in vicinity.	☐	☐
28. Change river, stream or ground water quality or quantity, or alter existing drainage patterns.	☐	☐
29. Create a substantial change in existing noise or vibration levels in the vicinity.	☐	☐
30. Create or involve disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	☐	☐
31. Create a substantial change in demand for municipal services (police, fire, water, sewage, etc.).	☐	☐
32. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).	☐	☐
33. Is the site on filled land or a slope of 10 percent or more?	☐	☐
34. Is your project related to a larger project or series of projects?	☐	☐
35. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.		
36. Describe the surrounding properties, including information on plant and animals and any cultural, historical or scenic aspects. Indicate the type of surrounding land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.		

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and in formation presented are true and correct to the best of my knowledge and belief.

Date _____ Signature _____
 For _____