



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

## HOME OCCUPATION PERMIT NO. 25 - \_\_\_\_\_

- 1) APPLICANT'S NAME: \_\_\_\_\_  
(FIRST) (MIDDLE INITIAL) (LAST)
- 2) APPLICANT'S PHYSICAL ADDRESS: \_\_\_\_\_  
(NUMBER) (STREET) (CITY) (ZIP)
- 3) APPLICANT'S MAILING ADDRESS (if different): \_\_\_\_\_  
(PO BOX) (CITY) (STATE) (ZIP)
- 4) APPLICANT'S TELEPHONE NUMBER: (\_\_\_\_\_) Email: \_\_\_\_\_
- 5) PROPERTY OWNER'S NAME: \_\_\_\_\_  
(FIRST) (INITIAL) (LAST)
- 6) PROPERTY OWNER'S ADDRESS: \_\_\_\_\_  
(NUMBER) (STREET) (CITY) (STATE) (ZIP)
- 7) PROPERTY OWNER'S TELEPHONE NUMBER: (\_\_\_\_\_) \_\_\_\_\_
- 8) BUSINESS NAME AND DESCRIPTION: \_\_\_\_\_  
\_\_\_\_\_

### HOME OCCUPATION REQUIREMENTS:

- 1) No on-site employees.
- 2) Use must not alter the residential character of the dwelling or neighborhood and must be clearly incidental and secondary to the dwelling purposes of the residence.
- 3) Maximum use area — one room or the equivalent to 20% of the floor space of the main floor.
- 4) No displays, stock in trade, or commodities shall be sold, except those which are produced on the premises.
- 5) No activity outside the main building not normally associated with residential use, such as the use of any accessory building or yard space.
- 6) Use shall not generate any vehicular traffic inconsistent with that associated with residential use.
- 7) Any pedestrian traffic generated by this use shall be subject to Planning Commission approval.
- 8) No power-driven equipment using motors of more than two (2) horsepower capacity.
- 9) The location of the home occupation shall not be included in advertisements.
- 10) Signs shall be limited to a single unlighted nameplate not more than two square feet in area announcing the name and occupation. All signs must be approved by the Director of Community Development.
- 11) No home occupation use shall generate noise, odor, dust, vibration, fumes, smoke, electrical interference, and/or other nuisances.
- 12) The written consent of the property owner, if different than the applicant.

*I, the undersigned, agree to the preceding conditions applicable to the home occupation approved herein, and that a Ceres Business License is required in addition to this permit, in order to operate any business out of my home.*

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner (if different from applicant)

\_\_\_\_\_  
Date

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**OFFICE USE ONLY**

**Zoning**\_\_\_\_\_

**APPROVED**

**DENIED**

**EXPIRATION DATE:**\_\_\_\_\_

(Please note that this Home Occupation Permit must be renewed prior to this date in order to pay at the renewal rate.)

**Additional Comments:**\_\_\_\_\_

**Approved by:**\_\_\_\_\_

**Note: Home Occupation Permits issued prior to July 1, will expire December 31st of the same year of issue;**

**Home Occupation Permits issued July 1 and after will expire December 31st of the following year of issue.**



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

**APPLICATION FEES**

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

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

#### **ENVIRONMENTAL REVIEW FEES [f]**

<input type="checkbox"/>	INITIAL STUDY/MITIGATED NEGATIVE DECLARATION [c];[d]	10070.006716	4,200.00 T&M with Initial Deposit	_____
<input type="checkbox"/>	ENVIRONMENTAL IMPACT REPORT	9200 787-XXX	8,400.00 T&M with Initial Deposit	_____

#### **DEPT. OF FISH AND WILDLIFE FEES [e]**

<input type="checkbox"/>	REVIEW OF NEGATIVE DECLARATION/MITIGATED NEG. DEC [e]	78700.000201	2,968.75	_____
<input type="checkbox"/>	REVIEW OF EIR [e]	78700.000201	4,123.50	_____
<input type="checkbox"/>	NOTICE OF EXEMPTION [e]	10070.006716	57.00	_____
<input type="checkbox"/>	NOTICE OF DETERMINATION	10070.006716	57.00	_____

#### **MAINTENANCE FEES**

<input type="checkbox"/>	COPIES OF MAPS (Black & White)	10073.006728	10.00	_____
<input type="checkbox"/>	CD COPIES OF DOCUMENTS/MINUTES/PLANS	10073.006728	10.00	_____
<input type="checkbox"/>	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/Stanislaus 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
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