



# City of Atwater

## Uniform Development Application

1350 Broadway Avenue

Phone: (209) 357-6239/357-6349

Fax: (209) 357-6348

### **APPLICATION FORM**

**Please indicate the types of application requested**

- Administrative Application
- Amend Planned Development
- Amend Conditional Use Permit
- Application for Appeal
- Architectural Review
- Certificate of Compliance

- Conditional Use Permit
- Development Agreement
- General Plan Amendment
- Lot Line Adjustment
- Lot Merger
- Site Plan

- Tentative Map
- Time Extension
- Variance
- Zone Change
- Zoning Text Amendment
- Other

Describe Proposed Project:

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APPLICANT:

PHONE NO:

ADDRESS OF APPLICANT:

EMAIL:

PROPERTY OWNER:

PHONE NO:

ADDRESS OF PROPERTY OWNER:

ASSESSOR'S PARCEL NUMBER:

Address/General Location of Property:

EXISTING ZONING OF PROPERTY:

GENERAL PLAN DESIGNATION OF PROPERTY:

### **Indemnity Statement**

To the fullest extent permitted by law, Developer, and Developer's successor in interest, shall defend, indemnify, and hold harmless City, and its agents, elected and appointed officials, officers, employees, consultants, and volunteers (collectively, "City's Agents") from any and all liability arising out of a claim, action, or proceeding against City, or City's Agents, to attack, set aside, void, or annul an approval concerning the project, the Development Agreement, the Conditional Use Permit, or Subsequent City Approvals. Failure by Developer to indemnify City, when required by

this condition of approval, the Development Agreement, and the Indemnification Agreement, shall constitute a material breach of the Development Agreement, the Conditional Use Permit, and Subsequent City Approvals, which shall entitle City to all remedies available under law, including, but not limited to, specific performance and damages. Failure to indemnify shall constitute grounds upon which City may rescind its approval of any applicable Conditional Use Permit. Developer's failure to indemnify City shall be a waiver by Developer of any right to proceed with the project, or any portion thereof, and a waiver of Developer's right to file a claim, action, or proceeding against City, or City's Agents, based on City's rescission or revocation of any Conditional Use Permit, Subsequent City Approvals, or City's failure to defend any claim, action, or proceeding based on Developer's failure to indemnify City. This condition may be placed on any plans or other documents pertaining to this application.

I have read, agree and accept the City Indemnity agreement

Signed: \_\_\_\_\_

Applicant Date:

There are no deed restrictions on this land that would prohibit this type of use or development. I (we) \_\_\_\_\_ depose and say that I am the property owner involved in this application and the forgoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed: \_\_\_\_\_

PROPERTY OWNER DATE:

PROPERTY OWNER DATE:

## **CITY OF ATWATER UNIFORM DEVELOPMENT APPLICATION CHECKLIST**

**PROJECT APPLICATION: ALL ITEMS ON THE CHECKLIST MUST BE SUBMITTED WITH YOUR APPLICATION AND ALL MAPS PROPERLY FOLDED OTHERWISE IT WILL NOT BE ACCEPTED!**

- One (1) completed copy of the combined Development Application form.
- Appropriate Schedule Fees (make checks payable to the City of Atwater).
- One (1) completed and singed copy of Agreement to Pay Processing Costs. (Attached)
- Ten (10) 36x24-inch site plans and five (5) 11x17 reduction of the site plan (See site plan requirements). Be prepared to submit and electronic copy of the site plan.
- Ten (10) 36x24-inch site plans and five (5) 11x17 reduction of the elevation drawings and copies of site plan (See site plan requirements). Be prepared to submit and electronic copy of the site plan.
- Ten (10) 36x24-inch site plans and five (5) 11x17 reduction of the floor plans and copies of site plan (See site plan requirements). Be prepared to submit and electronic copy of the site plan.
- Copies of the Tentative Parcel Map/Tentative Subdivision Map and will require to contain the information outlined in the Atwater Municipal Code Chapter 16 Section 16.20.020 attached to this form (See tentative map requirements).
- A letter signed by the property owner authorizing representation by a person or agency other than him/herself
- Legal description of the entire project site in a metes and bounds format.
- Preliminary title report, chain of title guarantee or equivalent documentation not older than (6) months which shows any and all easements affecting the project site.
- Ten (10) 18x24-inch site plans and five (5) 8-1/2x11 identifying the proposed Lot Line Adjustment, Parcel merger or Parcel Unmerge, and all existing features, including but not limited to easements, utilities, and structures.
- Vicinity Map
- Identification of existing and proposed lot area(s).

Project Checklist Continued

- Hazardous Waste and Substances Site List Disclosure form completed and signed. The California Government Code requires that applicants for all development projects, excluding building permits, must check the Comprehensive Hazardous Waste and Substances Statement list to determine if the site of the proposed project is on the list. This is to be completed as part of the application materials, The Purpose of this is to provide information to be verified and used in the environmental Review of the project.
- Operational Statement, which should be printed on its own sheet of paper and have the following information: Nature of the proposal including all types of uses-sales, processing, manufacturing etc, detail existing, proposed, and future operations, brief summary of operation hours to include peak hours, estimated number of personal during peak hours, vicinity map with highlighted truck routes, proposed method of waste removal and disposal (show on plot plan trash receptacle), how is the proposed project consistent with nearby uses, uses of all structures, size of buildings.

Staff Initials\_\_\_\_\_

Date received \_\_\_\_\_

## **Atwater Municipal Code Chapter 16 Section 16.20.020 Tentative Map Requirements**

The following information shall be delineated on the tentative map or contained in a written statement to accompany each map:

- Tract number as obtained from the City Engineer and name of the subdivision, if the subdivider so desires;
- Sufficient legal description of the land to describe the location of the proposed subdivision;
- Name and address of the owner and subdivider;
- Name and address of the person preparing the map;
- If adjoining land has been subdivided, the recordation data of the map shall be shown;
- Approximate acreage and boundary lines of the subdivision;
- North point, scale and date;
- Location, width and proposed names of all streets within the boundaries of the subdivision;
- Location and width of easements;
- Approximate street centerline radii of curves;
- Names of utility companies and location of existing and proposed public utilities;
- Existing culverts and drain pipes;
- Watercourses and channels including proposed facilities for control of storm waters;
- Railroads and other rights and other rights-of-way;
- Dimensions of reservations;
- Adjoining property and lot lines;
- Lot lines and approximate dimensions;
- The approximate location of areas subject to inundation of storm water overflow and the location width and direction of flow of all water courses;
- Location of all existing buildings, structures and trees;
- Proposed source of water supply;
- Proposed method of sewage disposal and storm water drainage;
- Proposed street improvements;
- Proposed protective covenants regarding use of property and building lines;

#### Tentative Map Requirement Continued

- Proposed tree planting which shall conform substantially as to species and location with the street tree plan of the City and otherwise with the regulations of Chapter 12.32 Trees;
- Proposed public areas; location, names and widths of existing and proposed streets, highways, alleys, easements, railroads, and other open spaces in adjacent areas;
- Contours with maximum interval of two feet, unless waived by the City Engineer;
- Existing use of property immediately surrounding;
- Proposed land use of lots;
- Existing zoning and proposed zoning;
- If private streets are proposed, the method of maintenance and financing such maintenance;
- A description of the proposed fencing to provide a physical and visual barrier between the subdivision and all open ditches, drains and canals;
- Proposed unit boundary lines, if the subdivision is to be developed in more than one unit.

## Site Plan Checklist

- Address and County Assessor's Parcel Number.
- Name, address and telephone number of applicant, architect and/or engineer.
- Summary legend describing project information including zoning and lot size. For new construction provide summary of units permitted and proposed building coverage permitted and proposed off-street parking permitted and proposed, unit square footage breakdown.
- Vicinity Map (showing property location to major roads and major landmarks).
- Scale of plot plan, north arrow, existing property lines and dimensions.
- Names and full widths of all adjacent streets and alleys (indicate location of any medians and curb cuts).
- Show location of existing and proposed structures and walls (identify existing as a dashed line and proposed as a solid line).
- Label the use of all existing and proposed structures and areas
- Indicate setbacks, yard areas, distances between structures (setbacks to be measured from ultimate property lines if dedication is required).
- Show square footage of the structure(s) and percentage of structure coverage in relationship to the entire lot.
- Show location and dimensions of adjacent street rights-of-way, property lines, building setback lines, sidewalks and easements.
- Show off-street parking. Designate open parking, carports, and garages, include dimensions of parking stalls, maneuvering areas, driveways, specify paving materials; identify all curbing and wheel stops.
- Show loading areas, including dimensions and screening
- Show location of trash enclosures and indicate materials.
- Show location and size of all existing proposed signs, walls, and fences.
- Indicate existing and proposed landscape areas. Preliminary landscaping should include trees and major planting areas (specific materials, sizes, and numbers will be required on detail plans following Planning Commission or City Council approval).
- Show proposed exterior lighting

Site Plan Checklist Continued

- Show location and general dimensions of any existing irrigation facilities, natural drainage ways and storm drainage facilities on the site, including any proposed modifications.
- Show size and species of all trees 6 inches and greater in diameter at 3 feet. Indicate whether to be removed or retained.
- Show location of curb cuts on neighboring properties; and, in commercial and industrial zones, within 300 feet of adjacent properties and properties across the street.
- Location of buildings on adjacent properties (sides and rear) within 25 feet of the project site.
- Include development-phasing schedule (if proposed and/or applicable), including those portions of the project included in each phase, and estimated start and completion dates.
- Include a table of impervious areas showing pre and post development values.



# City of Atwater

## HAZARDOUS WASTE AND SUBSTANCE STATEMENT

**Phone: (209) 357-6239/357-6349**

**Fax: (209) 357-6348**

This is to determine if the proposed project or any alternatives to the proposed project in this application are on the lists compiled to Section 65962.5 of the Government Code. The applicant is required to submit a signed statement, which contains the following information:

NAME OF OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME OF APPLICANT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ADDRESS OF SITE: \_\_\_\_\_

APN: \_\_\_\_\_

LOCAL AGENCY: COUNTY OF MERCED

NOT ON LIST

SPECIFY LIST

REGULATORY IDENTIFICATION NO: \_\_\_\_\_

Pursuant to section 65962.5 of the Government Code

DATE OF LIST: \_\_\_\_\_

APPLICANT SIGNATURE: \_\_\_\_\_ Date \_\_\_\_\_

## City of Atwater Processing Agreement

This an agreement for payment of costs for the city of Atwater application processing

To be completed by applicant:

This agreement is by and between the City of Atwater, California, hereafter "City," and \_\_\_\_\_ hereinafter "applicant". This is a legally binding agreement. You should ensure to read all provisions of this agreement.

1. Applicant agrees to pay all personnel and related direct, indirect, overhead and overtime costs incurred by City employees and consultants (including engineers, attorneys and other professionals) incurred by City for review and processing the subject application, even if the application is withdrawn in writing, not approved, approved subject to conditions or modified upon approval. Applicant agrees that it shall pay any and all costs related to the subject application that the City would not have incurred but for the application. City's indirect and overhead costs will be applied to the time of City employees and consultants. All personnel and related direct, indirect, overhead and overtime rates for City employees and consultants shall be calculated annually by the City manager.
2. Applicant agrees to make an initial deposit in the amount of \$ \_\_\_\_\_ at the time this agreement is signed, and subsequent deposits within 30 days of the date requested by the City in writing. The city will not pay interest on deposits. Applicant agrees that it knowingly and voluntarily waives, extends and continues each of the time limits imposed by California Government Code Section 65943 for the determination of a development application's completeness and the time limits imposed by California Government Code Sections 65950, 65950.1, 65951, and 65952 for the approval or disapproval of development permits for as many days as the applicant delays making a subsequent deposit from the date of written notice requesting such additional deposit until the deposit is received by City, not to exceed 90 days. Failure to make any subsequent deposits may result in denial of an application for development project or in the decision by the City to postpone action on the application.
3. If Applicant does not deposit such requested deposits or make payments on outstanding invoices within thirty (30) days after the date of the deposit request or invoice, City staff may cease work on the project until the required deposit or payment is made, subject to any other provisions of law.
4. Deposits shall be applied toward the City's costs in reviewing and processing the application. City will send monthly statements indicating the charges against the initial deposit and any subsequent deposits. The City may elect to send statements less frequently than monthly, if there is only limited monthly activity on the project.

5. In the event that the accumulated periodic charges exceed the initial deposit and any subsequent deposits previously received by City, City will invoice Applicant for the amount outstanding and may require an additional deposit. Applicant will pay any and all amounts exceeding the initial and subsequent deposits within thirty (30) days of the date of the invoice and shall make any additional deposit required by the City.
6. City statements and invoices shall provide summary information indicating the cost for employees and independent contractors, including direct and indirect charges. Original invoices from independent contractors (except attorney/client invoices) shall be available upon request by Applicant, at Applicants additional cost.
7. Applicant shall pay interest on all costs unpaid 30 days after the date of any invoice at the maximum legal rate, and the City is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts.
8. Applicant and owner of property, if not the same, agree to and authorize City to place lien on the property subject to this application for any and all delinquent fees, Th City shall remove such a lien once the Applicant has paid all delinquent fees. For purposes of this section, an invoice amount shall become delinquent when unpaid for 30 days after the date of the invoice.
9. Any refund of amounts deposited shall be made in the name of the Applicant, to the address noted above in Section 2. Invoices are due and payable within 30 days.
10. Applicant further agrees that no building permits, Certificate of Occupancy and/or subdivision Acceptance for the project will be issued until all costs for review and processing are paid.
11. Applicant shall provide written notice to the City if any of the above information changes.
12. This Agreement shall only be executed by an authorized representative of the Applicant. The person executing this Agreement represents that he/she has the express authority to enter into agreements on behalf of the Applicant.
13. This Agreement is not assignable without written consent by the City of Atwater. The City of Atwater will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

City of Atwater

By: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_



## COMMUNITY DEVELOPMENT EXISTING SITE CONDITIONS

750 Bellevue road

**Phone: (209) 357-6239/357-6349**

**Fax: (209) 357-6348**

Application: \_\_\_\_\_

APN: \_\_\_\_\_

As Property Owner, I hereby acknowledge grading, land clearing, construction or any action that would alter the existing condition of the project site until approval of the final application is granted by the City of Atwater. I understand that alteration of the project site prior to approval will impact the City of Atwater's ability to review the project and could result in higher prices and require additional mitigation measures/conditions of approval to be applied or result in the denial of the application.

My agent/applicant has been instructed the importance of maintaining the current condition of the project site. The exception to the above-mentioned statement is an approval by the Planning department upon a written request.

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Signed

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Date

**CITY OF ATWATER COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
ENVIRONMENTAL INFORMATION FORM**

(This form to be completed by Applicant and returned with all Land Use Applications. Please note that additional environmental information may be requested as necessary. Use additional sheets as necessary.)

**GENERAL PROJECT INFORMATION** (Please type or print legibly in ink)

1. Name, Address, telephone number, and email address of land owner/applicant:

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2. Name, Address, telephone number, and email address of applicant if other than land owner:

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3. Address/General location and APN of the project:

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4. Existing zoning: \_\_\_\_\_

5. Land use designation within the current General Plan: \_\_\_\_\_

6. Proposed change in use and project for the proposed application (Please provide an Operational Statement for the proposed project and/or business activity):  
\_\_\_\_\_

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7. Indicate the type of Permit(s) Application(s) to which this form pertains:  
\_\_\_\_\_

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8. List any other agencies and related permits or approvals that will be required for the project: \_\_\_\_\_

9. List all adjacent uses to the project/property location:

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

**PROJECT DESCRIPTION** (Attached additional Sheets as Necessary)

10. Project Area: \_\_\_\_\_ Parcel Size: \_\_\_\_\_

11. Proposed Structures: (New and Existing) \_\_\_\_\_

12. Percentage of lot coverage (before and after any construction generated from the project): \_\_\_\_\_

13. Number of required off-street parking spaces (including Accessable): \_\_\_\_\_

14. School district(s) that serve the project area: \_\_\_\_\_

15. Describe the landscaping improvements for the proposed project (please include all compliance with State mandated water conservation requirements): \_\_\_\_\_

16. If the proposed project is to be a phased development, please described incremental phasing and implementation of improvements. (Use additional sheets if necessary): \_\_\_\_\_

17. If the proposed project will represent a change to any resource of cultural significance as defined in Public Resources Code section 21074 (Tribal Cultural Resource) Please provide a copy of your consultation letter and the name and address of the consulting authority: \_\_\_\_\_

18. List any and all hazardous or toxic materials, chemicals, pesticides, flammable liquids, or other similar products used as a part of the day to day operations of the project and all storage methods. (Please note that the use and storage of certain materials will require filing of a Hazardous Materials Business Plan and Spill Prevention Containment and Countermeasure Plan as may be determined. Applicants are encouraged to consult with the Merced County Environmental Health Division and local Fire Department as Administrators of said plans.): \_\_\_\_\_

19. Described the estimated consumption of water, the estimated sewage generation, and the estimated amount of storm water run-off during a 10-year, 24-hour, storm event.  
Water: \_\_\_\_\_ Gallons per day; Sewage: \_\_\_\_\_ Gallons per day; Storm water: \_\_\_\_\_

20. Provide a description of the proposed water delivery system(s) including any on-site treatment necessary for the proposed project. (Include water use and management in the Operational Statement for the Project.): \_\_\_\_\_

21. Provide a description of the proposed sanitary sewer system(s) including any on-site treatment necessary for the proposed project. (Include any capture and waste water treatment needs in the Operational Statement for the Project.): \_\_\_\_\_

22. Provide a "Can-and-will" serve letter for the project for any/all outside agencies or service districts that are anticipated to serve the project including any discharge agreement that may be necessary from the offices of The Merced Irrigation District. (Attach as necessary)

23. Provide any necessary percolation tests as may be necessary as determined by the City Engineer or building division.

24. Please provide the estimated amount of solid waste (garbage, spoils, or animal waste/manure) generated from the project site and methods of disposal:  
\_\_\_\_\_

25. Describe any earthwork (grading) that will be necessary for the project including all work associated with access roads or improvements located on adjacent lands or City owned/managed improvements. (please also list dust control methods and any compliance or permits necessary for the local Air Pollution Control District.):  
\_\_\_\_\_

26. Provide the estimated amount of traffic and nominate the roads impacted, which would be a result from the project. Roads impacted:  
\_\_\_\_\_

Average Daily Trips: \_\_\_\_\_

## **PROJECT DESCRIPTION CONT.**

Please indicate below the response that most applies to the described project. Should the answer indicated differ from the information provided in the General Project Information shown above or from information already obtained from the offices of the City of Atwater, the applicant(s) will be required to provide evidence or documentation to support the answers shown. (Please attach additional sheets as may be necessary)

	Yes	Maybe	No
27. Change to existing features of any vegetation, lakes, streams, rivers, hills, or substantial alteration of ground contours.	—	—	—
28. Any change in quantity, direction of flow of groundwater.	—	—	—
29. Change in quality or alteration of drainage patterns to any lake, stream, Natural or man-made water body.	—	—	—
30. Change in absorption rates, drainage patterns, or the rate or amount of surface runoff.	—	—	—
31. Discharge into any surface water, or any alteration of surface water quality, i.e., temperature, dissolved oxygen, turbidity, etc.	—	—	—
32. Change in amount of surface water in any water body.	—	—	—
33. Change in scenic views of vistas from existing residential areas, public lands or roads.	—	—	—
34. Change in pattern, scale or character of the general area of the project.	—	—	—
35. Will the project affect existing housing or create a demand for additional housing.	—	—	—
36. Will the project result in a substantial alteration of the present or planned land use of the area.	—	—	—
37. Will significant amounts of solid waste (garbage, spoils, manure) or litter be generated as a result of the project.	—	—	—

**PROJECT DESCRIPTION CONT.**

	Yes	Maybe	No
38. Will substantial air emissions or deterioration of ambient air quality be a result of the project.	_____	_____	_____
39. Will there be a change in dust, ash, smoke, fumes, or odors in the vicinity.	_____	_____	_____
40. Creation of objectionable odors.	_____	_____	_____
41. Change in existing noise or vibration levels in the vicinity, or exposure of people to major noise sources.	_____	_____	_____
42. Will the project produce new light or glare.	_____	_____	_____
43. Site on filled land or on a slope of 10 percent or more.	_____	_____	_____
44. Substantial disruptions, displacements, compaction or over covering of soil.	_____	_____	_____
45. Any uses of disposable or potential hazardous materials, toxic substances, flammables or explosives.	_____	_____	_____
46. Substantial change in demand for municipal services such as police, fire, water, waste water treatment, City maintenance, etc.	_____	_____	_____
47. Substantial increase in demand on fossil fuel consumption.	_____	_____	_____
48. Relationship to larger project(s) or planning areas.	_____	_____	_____
49. Impacts to plant or animal species or any species as may be State or Federally listed as a sensitive or endangered species.	_____	_____	_____
50. Impacts to areas designated for use by agriculture.	_____	_____	_____

**PROJECT DESCRIPTION CONT.**

**GENERAL ENVIRONMENTAL SETTING:** Please provide a brief description of any special environmental conditions present on the project site and include photographs depicting the site and the surrounding area: \_\_\_\_\_

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**CERTIFICATION**

I hereby certify that I/We are the legal owners of the property and project shown and described herein and 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 information presented are true and correct to the best of my knowledge and belief.

Dated: \_\_\_\_\_

(Original signature required)

**LIST OF ATTACHMENTS**

1. { \_\_\_\_\_ }
2. { \_\_\_\_\_ }
3. { \_\_\_\_\_ }
4. { \_\_\_\_\_ }
5. { \_\_\_\_\_ }
6. { \_\_\_\_\_ }
7. { \_\_\_\_\_ }
8. { \_\_\_\_\_ }
9. { \_\_\_\_\_ }
10. { \_\_\_\_\_ }