



Land Use Application

City of Hughson
7018 Pine Street
PO Box 9
Hughson, CA 95326
(209) 883-4054

APPLICANT INFORMATION:**FILE NO. (OFFICE USE ONLY):**

Applicant Name:

Phone No.:

Applicant Address:

City:

State:

Zip Code:

PROPERTY OWNER INFORMATION (if not applicant):

Property Owner Name:

Phone No.:

Property Owner Address:

City:

State:

Zip Code:

APPLICATION TYPE (check all that apply): Parcel Map Subdivision Map Use Permit Variance Zone Change General Plan Change Other (please state): _____**PROJECT INFORMATION:**Project Description (attach additional sheets if necessary): _____

_____**PROJECT SITE INFORMATION:**

Project Address:

Assessor's Parcel No.:

Zoning Designation:

General Plan Designation:

Project Site Size:

Square Footage of Project:

PROJECT ENVIRONMENTAL INFORMATION:List and describe any other related permits and other public approvals required for this project (including those required by city, county, regional, state, and federal):

Associated Project:

Anticipated Phasing of the Development:

If residential include: number of units, schedule of units sizes; range of sale prices or rents; and type of household size expected:
_____If commercial indicate: the type; whether neighborhood, city, or regionally oriented; square footage of sales area and loading facilities:
_____If institutional indicate: major function; estimated employment per shift, occupancy, loading facilities, and community benefits to be derived from the project:
_____If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required:



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SIGNATURE PAGE

CONSENT OF APPLICANT AND PROPERTY OWNER(S)

By signing below I, hereby acknowledge the City of Hughson's fee structure and agree to abide by these standards. I certify under penalty of perjury that the statements furnished in the attached exhibits present the date 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.

Applicant Signature

Date

Property Owner(s) Signature

Date

AGREEMENT TO DEFEND AND INDEMNIFY THE CITY OF HUGHSON

I (We) _____, the applicant(s), do hereby agree that should the City of Hughson 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 harmless the City, its agents, officers and employees from any claim action or proceeding to attach, set aside, void or annul the approval granted by the City, including the reasonable attorneys' fees and costs incurred by the City to defend such 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.

ADMINISTRATIVE USE ONLY

Date Received: _____ By: _____

Hearing Date: _____ Fee Amount: _____ Receipt #: _____

Plot Plan Required: Yes No

Action Taken: _____

Date Notices Mailed: _____ Date Notices Published: _____ By: _____

CEQA Review Notice of Exemption Negative Declaration Environmental Impact Report

Planning Commission Action: _____

City Council Action: _____



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HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5(e) requires persons applying for development projects to review a listing of all hazardous waste sites. If the site of your proposed development project is included on the list of hazardous waste sites, it must be noted. Please review the attached list of hazardous waste sites, complete the information requested, and sign the verification statement below. If you wish to review a copy of the law, it is available at the City of Hughson.

Applicant Name:

Address:

Phone No.:

Site Address:

Assessor's Book, Page and Parcel Number:

Date of list: 2009

VERIFICATION STATEMENT

I, _____, as applicant for a development project, have reviewed the list of sites relating to hazardous wastes pursuant to Section 65962.5 of the California Government Code.

The proposed site is is not included on the list.

List (if applicable)

Signature

Date



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STANISLAUS COUNTY CAL/EPA

Facility Inventory Data Base Hazardous Waste and Substances Sites List

City of Hughson

GRAUF FLYING SERVICE, INC. L10004220013	HUGHSON AVE (AT SANTA FE) OPEN
QUICK N SAVE T0609907848	2330 SANTA FE AVE OPEN—SITE ASSESSMENT
FMC CORPORATION SLT5S0193706	2106 SANTA FE RD OPEN—INACTIVE
ROGER'S EMPTY WAREHOUSE SLT5S2393278	2412, 2413, 2430 3RD STREET OPEN—INACTIVE
SIMPLOT SOIL BUILDERS SLT5S5143458	4012 SANTA FE RD OPEN—INACTIVE
HUGHSON CHEMICAL COMPANY SLT5S5153459	6800 E. WHITEMORE AVE OPEN—INACTIVE
GRAUF FLYING SERVICE SLT5S5343476	4636-B GEER RD OPEN—INACTIVE



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APPLICATION CHECKLIST

<p>Use this table to determine the documents/maps required to complete the application package. Applications will be delayed if incomplete.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>X—Information <u>is</u> required O—Information <u>may</u> be required See staff</p> </div>	LAND USE APPLICATION	PUBLIC NOTICE SIGN	FILING FEE	TECHNICAL STUDIES	SITE PLANS	ELEVATIONS	FLOOR PLANS	SIGN INFORMATION	LETTER OF AUTHORIZATION	LEGAL DESCRIPTION	PRELIMINARY TITLE REPORT	MAPS	LOT FIT PLAN
ANNEXATION	X	X	X	O	O	O			O	X	X	X	
CONDITIONAL USE PERMIT	X	X	X	O	X	X	X	O	O	X	X	X	
CONDITIONAL USE PERMIT AMENDMENT	X	X	X	O	X	O	O	O	O	X	O	O	
DEVELOPMENT AGREEMENT	X	X	X		O	O	O	O	O	X	X		
GENERAL PLAN AMENDMENT	X	X	X	O					O	X	X	X	
HISTORIC SITE CONTRACT	X		X		O	X			O	X			
MINOR DISCRETIONARY PERMIT/ DESIGN REVIEW	X		X	O	X	X	X	O	O	X	X		
MINOR EXCEPTION	X		X		X	O			O	O	X		
PLANNED DEVELOPMENT	X	X	X	O	X	X	O	O	O	X	X		
PREZONE	X	X	X	O					O	X	X	X	
REZONE	X	X	X	O					O	X	X	X	
ADMINISTRATIVE PERMIT	X		X		X					O			
TENTATIVE SUBDIVISION MAP	X	X	X	O					O	X	X	X	O
TIME EXTENSION	X	X	X						O				
VARIANCE	X	X	X	O	X	O			O	X	X		
ZONING TEXT AMENDMENT	X	X	X										



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PROJECT INFORMATION CHECKLIST

The following items must be included when you submit your application, unless indicated otherwise or if it is inapplicable to the project. Refer to the "Application Checklist" on the previous page and consult with Planning staff to determine which items apply.

Completion of all required materials are needed to begin processing your application.

- 1. **Land Use Application:** One (1) completed copy of the Land Use Application.
- 2. **Public Notice Sign:** A 4' x 5' sign must be posted on the subject property within ten (10) days of filing application.
- 3. **Filing Fee:** Completed when turning in application.
- 4. **Technical Studies:** Attach required technical studies to support the application. The City of Hughson or other responsible agencies may request additional technical studies; this will be determined after the initial review period.
- 5. **Site Plans:** Four (4) 18" x 24" (minimum size) site plans, and one (1) 8.5" x 11" reduction of the site plan. Include: all existing and proposed structures, improvements, landscape areas, lot lines, public utility easements, clear vision triangle, setbacks, and above-ground utility equipment greater than 3' height. Accurately scale site plan and show dimensions for all items listed above.
- 6. **Elevations:** Four (4) 18" x 24" (minimum size) elevation drawings, and one (1) 8.5" x 11" reduction of the elevation drawings. One (1) 11" x 17" (minimum size) four-sided color elevations.
- 7. **Floor Plans:** Four (4) 18" x 24" (minimum size) floor plans, and one (1) 8.5" x 11" reduction of the floor plans.
- 8. **Sign Information:** Four (4) 8.5" x 11" (minimum size) signage details for proposed sign with size, dimension, content and materials. Four (4) 8.5" x 11" elevations including proposed height.
- 9. **Letter of Authorization:** A letter signed by the property owner authorizing representation by a person or agency other than themselves (required if applicant is not property owner).
- 10. **Legal Description:** Legal description of the entire project in a metes and bounds format.
- 11. **Preliminary Title Report:** Preliminary title report, chain of title guarantee or equivalent documentation which shows easements affecting the project site.
- 12. **Maps:** Four (4) copies of a tentative subdivision or parcel map, 18" x 24" (minimum size) and one (1) 8.5" x 11" reduction of the subdivision or parcel map. If street names are not submitted with tentative map application, additional fees for street name review will apply.
- 13. **Lot Fit Plan:** One (1) 18" x 24" (minimum size) master lot fit plan for planned development residential subdivisions that shall include the following information: 1) lot lines; 2) public utility easements; 3) house footprints; 4) eave overhangs; 5) fence lines; 6) lot numbers; and 7) setbacks including specific measurements called-out on the plans and the ability to confirm measurements by providing an accurate scale.
- 14. **Other:** _____