



City of Riverbank Community Development Department
Planning Application
 6707 Third Street, Riverbank, CA 95367
 Office (209) 863-7128 FAX (209) 869-7126

OFFICE USE ONLY
 Date Received: _____
 Dept. File No(s): _____

PLEASE PRINT BLUE OR BLACK INK ONLY

Applicant: _____
 Name of Contact: _____
 Email Address: _____
 Applicant's Address: _____
 City _____ State _____ Zip _____ Day Phone _____

Representative (if any): _____
 Name of Contact: _____
 Email Address: _____
 Representative's Address: _____
 City _____ State _____ Zip _____ Day Phone _____

Property Owner (if other than applicant): _____
 Email Address: _____
 Owner's Address: _____
 City _____ State _____ Zip _____ Day Phone _____

- Please check all for which you are applying:**
- Annexation
 - General Plan Amendment
 - Rezone
 - Rezone to PD
 - Conditional Use Permit
 - Architectural & Site Plan Review
 - Parcel Map
 - Parcel Map Exempt from CEQA
 - Tentative/Subdivision Map
 - Vesting Tentative Map
 - Variance
 - Lot Line Adjustment/Merger
 - Second Unit
 - Temp Mobile Home
 - Cell Tower
 - Extensions
 - Development Agreement
 - Landscape Review
 - Final Map/ Imp. Plan Submittal

Please indicate if all correspondence is to be sent to: The Applicant The Representative The Property Owner
 Description of Request (please be specific): _____

Project Location: _____ Current General Plan Designation: _____
 Assessor's Parcel Number: _____ Current Zone District: _____
(ATTACH SEPARATE LEGAL DESCRIPTION)

APPLICANT/REPRESENTATIVE: I have reviewed this completed application and the attached material. The information provided is accurate. I understand the city might not approve this request, or might set conditions of approval.

 Sign Date

PROPERTY OWNER/AUTHORIZED AGENT: I have read this completed application and consent to its filing.
 (Notarized letter of Agency may be required)

 Sign Date

SIGNATURE PAGE

Consent of Applicant and Property Owner(s):

The consent of the applicant and property owner, if not the applicant, is required for filing an application for a land use development permit within the City of Riverbank. The signatures of the applicant and property owner(s) below constitutes consent for filing of this application. *Applicants shall be responsible for all costs and fees associated with their application.* The applicant shall be responsible for maintaining a zero balance with the Services Development Department for the City of Riverbank. If a negative balance occurs, it may cause the application to become incomplete until sufficient funds are paid to the City of Riverbank.

1. _____

Property Owner(s) Signature(s)

Print Name

2. _____

Property Owner(s) Signature(s)

Print Name

Date

Applicants Signature

Print Name

Date

APPLICANTS ENVIRONMENTAL INFORMATION FORM

PROPERTY OWNER'S NAME: _____

Mailing Address: _____

Phone: Business: () _____

Home: () _____

Fax: () _____

APPLICANTS NAME: _____

Mailing Address: _____

Phone: Business: () _____

Home: () _____

This document will assist the Development Services Department in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the required environmental assessment and review and will minimize future requests for additional information. Please contact the Development Services Department at (209) 863-7128 if there are any questions you may have in responding to the following issues.

PROJECT SITE INFORMATION

Property Address or Location: _____

Property Assessor's Parcel Number: _____

Property Dimensions: _____

Property Area: Square Footage: _____ Acreage: _____

Site Land Use: Undeveloped/Vacant: _____ Developed: _____

If developed, give building(s) square footage: _____

Existing Zoning of Project Site: _____

General Plan Designation: _____

Proposed General Plan Designation (if applicable) _____

YES NO

- | | | |
|-----|-----|---|
| ___ | ___ | 1. Change in existing features of any bays, tidelands, beaches, lakes of hills, or substantial alteration of ground contours. |
| ___ | ___ | 2. Change in scenic views of vistas from existing residential areas or public lands or roads. |
| ___ | ___ | 3. Change in pattern, scale or character of general area of project |
| ___ | ___ | 4. Significant amounts of solid waste or litter. |
| ___ | ___ | 5. Change in dust, ash, smoke, fumes or odors in vicinity. |
| ___ | ___ | 6. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| ___ | ___ | 7. Substantial change in existing noise or vibration levels in the vicinity. |
| ___ | ___ | 8. Site of filed land or on slope of 10 percent (10%) or more. |
| ___ | ___ | 9. Use of disposal of potentially hazardous materials, such as toxic substances, flammable or explosives. |
| ___ | ___ | 10. Substantial change in demand for municipal services (police, fire, water, sewage, etc.) |
| ___ | ___ | 11. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.) |
| ___ | ___ | 12. Relationship to a larger project or series of projects. |

ENVIRONMENTAL SETTING

Briefly 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.

Attach additional pages if necessary.

Briefly describe the surrounding properties, including information on plants and animals, any cultural, historical or scenic aspects and the type of land use. Attach additional pages if necessary.

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

ZONE- EXISTING LAND USE (i.e. residential, commercial, industrial)

North _____
South _____
East _____

- Exterior Building Materials: _____
- Exterior Building Colors: _____
- Roof Materials: _____
- Describe the type of exterior lighting proposed for the project (heights, intensity):

Building: _____

Parking: _____

Estimated Construction Starting Date: _____

Estimated Completion Date: _____

If the proposed is a component of an overall larger project described the phases and show them on the site plan.

RESIDENTIAL PROJECTS

(As Applicable to Proposal)

Total Lots: _____ Total Dwelling Units _____ Total Acreage _____

New Density/Acre _____ Gross Density/Acre _____

Single Family	Two Family Duplex	Multi-Family Apartments	Multi- Family Conominiums
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Number of Acreage: _____

Square feet/Unit: _____

For Sale or Rent: _____

Price Range: _____

Type of Unit:

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4+ Bedroom

COMMERCIAL, INDUSTRIAL, MANUFACTURING OR OTHER
(Complete as Applicable to Proposal)

Type of Use(s) _____
Expected Influence: Regional _____ Citywide: _____ Neighborhood: _____
Days and Hours of Operation: _____
Total Occupancy/Capacity of Building(s): _____
Total Number of Fixed Seats: _____ Total Number of Employees: _____
Anticipated Number of Employees Per Shift: _____

Square Footage of:
Office Area: _____
Warehouse Area: _____
Sales Area: _____
Storage Area: _____
Loading Area: _____

Total Number of Visitor/Customers on site at any one time: _____
Other occupants (If applicable): _____
Will the proposed use involve any toxic or hazardous material or waste? If yes explain:

List any permits or approvals required for the project by State or Federal agencies:

WATER

Land Use	(gal/day)	Estimated Water Consumption Rates
Single Family Residential	_____ gallons/day per unit	
Multi-Family Residential	_____ 3bd unit; _____ 2bd unit; _____ 1bd unit	
Offices	_____ gallons/day 1,000 sq ft floor area	
Retail Commercial	_____ gallons/day 1,000 sq ft floor area	
Service Commercial/industrial	Variable – Please describe the water requirements for any service commercial or industrial uses in your project.	

Number of Estimated gallons per day: _____
Source of water: _____

SEWAGE

Land Use _____ Estimated Sewage Generation Rates (gal/day) _____

Single Family Residential _____ gallons/day/unit
Multi-Family Residential _____ gallons/day/unit or ____ gallons/day/resident
Commercial _____ gallons/day/1,000 sq ft floor area
Office _____ gallons/day/1,000 sq ft floor area
Industrial: Variable – Please describe the sewage requirements for any industrial uses in your project.
(General Project = 2,500 gallons/day/acre)

Estimate the amount (gallons/day) sewage to be generated: _____

Describe the type of sewage to be generated: _____

Will any special or unique sewage wastes be generated by this development? _____

SOLID WASTE

Land Use _____ Estimated Solid Waste Generation (lb/day) _____

Single Family Residential _____ lbs/day/res.
Multi-Family Residential _____ lbs/day/unit
Commercial _____ lbs/500 sq ft floor area
Industrial: Variable – Please describe the projected solid waste to be generated by you project.

Type: _____ Amount: _____

NOTE: IF THE PROJECT SITE IS ON OR NEAR A HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED. APPLICANTS ARE ENCOURAGED TO CONTACT THE PLANNING DEPARTMENT AT THE EARLIEST POSSIBLE OPPORTUNITY TO DETERMINE THE POSSIBLE NEED AND SCOPE OF SUCH STUDIES.

CERTIFICATION

We, as the Applicant/Agent for this proposal, 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 information presented are true and correct to the best of my knowledge and belief.

Signature of Applicant/Agent

Date

Print Name and Title of Applicant/Agent

Phone

STANISLAUS COUNTY CAL/EPA

Facility Inventory Data Base Hazardous Waste and Substances Sites List

City of Riverbank

Stop-N-Save LTNKA 50021	3701 Atchison Street INV-ID 50-000142
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Silgan Containers LTNKA 500033	3250 Patterson Road INV-ID 50-000025
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Contadina Cannery (Gangi) LTNKA 500093	2906 Santa Fe Street INV-ID 50-000073
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In compliance with Public Noticing for your project application, you will need to post the following sign on the property in which you have application for a development permit.

The sign must be constructed of corrugated plastic, with black lettering approximately 4- feet by 6-feet.

NOTICE OF DEVELOPMENT PERMIT APPLICATION

NOTICE IS HEREBY GIVEN that an application for a development permit for this property has been filed with the CITY OF RIVERBANK.

Application For: _____

Site Location: _____

APN: _____

CEQA Environmental Assessment: _____

Description of Project: _____

You are invited to express your opinion at a Planning Commission Meeting tentatively scheduled for 6:00pm on: _____

You may obtain a copy of the above subject application from the Planning Department of the City of Riverbank located at 6617 Third Street., (209) 863-7128

The attached **Certification of Posting** shall be signed and returned to our office along with a picture of the posting date stamped that you are in compliance with the 10-day posting prior to your Public Hearing with the Planning Commission as dated above.

DECLARATION OF POSTING

I, _____ say that I **posted** a true copy of the attached
“NOTICE OF DEVELOPMENT PERMIT APPLICATION” for application
_____ on the subject property located at:

Address/Location: _____
Riverbank, CA 95367

At _____ am/pm on _____
Time Date

I declare under penalty of perjury that the foregoing is true and correct. Executed this
_____ day of _____ 2015.

Signature