



Community Development Department
Planning Division

PERMIT CENTER
345 N. El Dorado Street



UNIVERSAL PLANNING APPLICATION

The City of Stockton Planning Division has designed this application in order to obtain important information about your proposed project that will help us in expediting the application process. Please complete all *relevant* sections providing as much detail as possible regarding the scope of your proposal.

Questions regarding the application can be directed to the Planning Division from 8:00 am—Noon and 1:00pm - 5:00 p.m. weekdays at **(209) 937-8266** or you can visit either public counter at **345 N. El Dorado Street, Stockton, CA, 95202** to speak to a current planner on duty.

Project Name (Optional): _____

Subject **SITE** Information

Site address or location of property: _____

Assessor's Parcel Number(s): _____

Total property size in acres (Gross/Net): _____

Square feet if less than 1 acre: _____

Lot dimensions: _____

APPLICANT Information

Contact name: _____

Company name: _____

Mailing address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Ext: _____ Fax: _____

Email Address: _____

OWNER Information (If different from Applicant)

Primary Contact: _____

Company name: _____

Mailing address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Ext: _____ Fax: _____

Email Address: _____

Fields in grey for Office use:

Date Filed: _____ Intake by: _____

Project Number: _____

PLANNING ENTITLEMENT(S) REQUESTED (check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Administrative Exception/Waiver (SMC 16.112) | <input type="checkbox"/> Master Development Plan/Amendment (SMC 16.140) |
| <input type="checkbox"/> Airport Land Use Commission Review | <input type="checkbox"/> Planned Development <input type="checkbox"/> Res <input type="checkbox"/> Com <input type="checkbox"/> Ind (SMC 16.144) |
| <input type="checkbox"/> Annexation (SMC 16.216.070) | <input type="checkbox"/> Pre-Application Meeting (SMC 16.84.030) |
| <input type="checkbox"/> Appeal to Planning Commission (SMC 16.100) | <input type="checkbox"/> Precise Road Plan/Amendment (SMC 16.148) |
| <input type="checkbox"/> Certificate of Appropriateness (SMC 16.220.060) | <input type="checkbox"/> Rezone/Prezone (SMC 16.116) |
| <input type="checkbox"/> Child Care Center (SMC 16.80.100) | <input type="checkbox"/> Site Plan Review (SMC 16.152) |
| <input type="checkbox"/> Condominium Conversion (SMC 16.196) | <input type="checkbox"/> Specific Plan/Amendment (SMC 16.156) |
| <input type="checkbox"/> Density Bonus (SMC 16.40) | <input type="checkbox"/> Street Name Change (SMC 16.160) |
| <input type="checkbox"/> Design Review (SMC 16.120) | <input type="checkbox"/> Temporary Activity Permit (SMC 16.164) |
| <input type="checkbox"/> Development Agreement (SMC 16.128) | <input type="checkbox"/> Tentative Map(s) (SMC 16.188) (Checklist) |
| <input type="checkbox"/> Environmental Review (SMC 16.88.040) | <input type="checkbox"/> Tentative Map(s) Vesting (SMC 16.188.080) |
| <input type="checkbox"/> General Plan Amendment (SMC 16.116) | <input type="checkbox"/> Time Extension (SMC 16.96) |
| <input type="checkbox"/> Home Occupation Permit (SMC 16.132) | <input type="checkbox"/> Use Permit(s) (SMC 16.168) |
| <input type="checkbox"/> Interpretation (SMC 16.08) | <input type="checkbox"/> Variance (SMC 16.172) |
| <input type="checkbox"/> Land Development Permit (SMC 16-136) | <input type="checkbox"/> Zoning Compliance Letter |
| <input type="checkbox"/> Large-Family Child Care (SMC 16.80.100) | |

NOTES: _____

ZONING, GENERAL PLAN AND LAND USE INFORMATION

EXISTING Zoning (Z), General Plan (GP), and Land Use (LU) Designations

e.g.	RL	LDR	retail, residential, office, etc.
1. (Z)	_____	(GP) _____	(LU) _____
2. (Z)	_____	(GP) _____	(LU) _____
3. (Z)	_____	(GP) _____	(LU) _____

PROPOSED Zoning (Z), General Plan (GP), and Land Use (LU) Designations

Check if no change proposed

e.g.	RL	LDR	retail, residential, office, etc.
1. (Z)	_____	(GP) _____	(LU) _____
2. (Z)	_____	(GP) _____	(LU) _____
3. (Z)	_____	(GP) _____	(LU) _____

ZONING (Z) AND LAND USE (LU) ADJACENT TO SITE

North (Z) _____ (LU) _____

South (Z) _____ (LU) _____

East (Z) _____ (LU) _____

West (Z) _____ (LU) _____

Within Master Development Plan, Specific Plan or Planned Development Area? YES NO

If yes, list plan name and/or entitlement number _____

SITE CHARACTERISTICS

Are there any structures on the project site? YES NO

Proposed use of existing structure(s) _____

Are any structures to be demolished? _____ Year(s) Constructed: _____

Signs? (dimensions, location, type) Existing and Proposed _____

SUBDIVISIONS

Existing Number of Lots: _____

Proposed Number of Lots: _____

PARKING

Total number of on-site parking spaces: Existing _____ Required _____ Proposed _____

RESIDENTIAL PROJECTS

EXISTING

Dwelling Units: _____

Residence (SF): _____

Garage (SF): _____

Other (SF): _____

PROPOSED

Dwelling Units: _____

Gross Density Per Acre: _____

Net Density Per Acre _____

Total Residential Lots: _____

(Number of units/acre not counting public right-of-way and easements)

Lot Coverage: _____ (First floor covered structures divided by lot area)

Building Height: _____

Size of proposed structure(s) (Identify separately):

Residence (gross SF) _____

Garage (gross SF) _____

Other (gross SF) _____

Building Footprint (SF) _____ (Include all covered structures: patios, porches, sheds, detached garages, etc.)

NON-RESIDENTIAL PROJECTS

Type of use(s) proposed: _____

Hours of operation: _____

Number of Seats: _____ Alcohol Sales? YES NO Describe: _____

Number of Employees per shift _____

Delivery Loading times and days _____

Live performances? YES NO Describe: _____

If Yes, describe performance type and hours of live performances.

Gross Square Footage of the following areas:

EXISTING / PROPOSED		EXISTING / PROPOSED	
Warehouse:	/	Restaurant/Bar:	/
Office:	/	Activity Area:	/
Storage:	/	Other _____:	/
Sales:	/	Other _____:	/

LETTER OF AGENCY

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: _____

To: City of Stockton
 Community Development Department
 Planning Division
 345 N. El Dorado Street
 Stockton, CA 95202

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: _____ Phone: _____

Applicant's Address: _____

to apply for the following entitlement(s):	Property Owner Initials		Property Owner Initials
<input type="checkbox"/> Administrative Exception/Waiver	_____	<input type="checkbox"/> Master Development Plan/Amendment	_____
<input type="checkbox"/> Airport Land Use Commission Review	_____	<input type="checkbox"/> Planned Development	_____
<input type="checkbox"/> Annexation	_____	<input type="checkbox"/> Precise Road Plan/Amendment	_____
<input type="checkbox"/> Appeal to Planning Commission	_____	<input type="checkbox"/> Rezone/Prezone	_____
<input type="checkbox"/> Certificate of Appropriateness	_____	<input type="checkbox"/> Site Plan Review	_____
<input type="checkbox"/> Child Care Centers	_____	<input type="checkbox"/> Specific Plan/Amendment	_____
<input type="checkbox"/> Condo Conversion	_____	<input type="checkbox"/> Street Name Change	_____
<input type="checkbox"/> Density Bonus	_____	<input type="checkbox"/> Temporary Activity Permit	_____
<input type="checkbox"/> Design Review	_____	<input type="checkbox"/> Tentative Map(s)	_____
<input type="checkbox"/> Development Agreement	_____	<input type="checkbox"/> Tentative Map(s) - Vesting	_____
<input type="checkbox"/> Environmental Review (EIR, etc.)	_____	<input type="checkbox"/> Time Extension	_____
<input type="checkbox"/> General Plan Amendment	_____	<input type="checkbox"/> Use Permit(s)	_____
<input type="checkbox"/> Home Occupation Permit	_____	<input type="checkbox"/> Variance	_____
<input type="checkbox"/> Interpretation	_____	<input type="checkbox"/> Waiver	_____
<input type="checkbox"/> Land Development Permit	_____	<input type="checkbox"/> Zoning Compliance Letter	_____
<input type="checkbox"/> Large-Family Child Care	_____		

The subject property located at: _____

Assessor's Parcel Number: _____

Printed Name of Owner of Record: _____

Address of Owner of Record: _____

Signature or Owner of Record: **X** _____

(must be original signature)

CAMPAIGN CONTRIBUTION DISCLOSURE NOTICE

If the applicant and/or property owner of the subject site has made a financial contribution to a Planning Commissioner within the past twelve (12) months, a signed disclosure of that contribution may be required in compliance with California Government Code Section 84308.

INDEMNIFICATION (REQUIRED)

As part of this application, applicant and real party in interest, if different, agrees to defend, indemnify, hold harmless, and release the City of Stockton, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the City of Stockton, its agents, officers, attorneys, or employees.

Executed at: _____ Dated: _____
 (City/State)

_____ Applicant's Name—Clearly typed or handwritten	_____ Real Party in Interest*—Clearly typed or handwritten
X _____ Applicant's Signature	X _____ Real Party in Interest Signature
_____ Title	_____ Title

APPLICATION SIGNATURES (REQUIRED)

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this application 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's Name—Clearly typed or handwritten	_____ Property Owner's Name—Clearly typed or handwritten
X _____ Applicant's Signature	X _____ Property Owner's Signature
_____ Date	_____ Date
_____ Title	_____ Title

* Real Party in Interest may be different than a listed property owner. If property is held by a trust, the real party in interest would be one or more individuals who benefit from the trust. In such a case, the actual beneficiary or real party in interest must sign instead of property trustee.

ENVIRONMENTAL INFORMATION

- CEQA Document _____ Concurrent Approval? YES NO
- Neg Dec Mit Neg Dec EIR Supplemental EIR Subsequent EIR
- Addendum
(check, if applicable, along with above file number and type of document for which addendum is prepared)
- Environmental Affidavit Completed and submitted? DFG Fee (submit at time of NOE or NOD)
- NEPA Approvals? _____
- Categorical Exemption:
 - No Project No Impact Categorical (Sec: _____) Statutory (Sec: _____)

HEARINGS/NOTIFICATIONS

- Public Hearing 14-Day Notification (e.g. Use Permits) Temporary Activity Permit

Expected Dates:

Public Hearing: _____ DRC: _____ Design Review Date: _____

Comments/Instructions: _____

TECHNICAL SECTION—GRAPHICS/NOTICES

GRAPHICS

- Zoning Map Vicinity Map Land Use Map Site Plan Floor Plan
- Elevation/Rendering General Plan Map
- Other Maps/Exhibits: _____

NOTICES

(By default, residents and property owners are sent Public Hearing notices)

Additional Noticing: _____

CLERICAL SECTION

Public Hearing Notice Prepared: _____ Notice forwarded to Techs: _____

Notice Mailed: _____ Appeal Period Ends: _____ Date Appealed: _____

Notes/Comments: _____

PROJECT REFERRAL

CITY OF STOCKTON

- City Attorney
- Deputy City Manager CDD
- City Clerk
- CDD/Building/Building Official
- Fire Prevention/Captain
- HRD/Director
- Neighborhood Services
- MUD/Director
- CDD/Parks
- Police/Planning
- Public Works/Administration/CIP
- CDD/E&TP/Deputy Director
- Public Works/Maintenance
- Other:

SAN JOAQUIN COUNTY

- SJCo Building/Planning/Public Works
- SJCo Public Health Services
- SJCo Environmental Health Services
- SJCo Office of Education
- SJCo Council of Governments
- SJCo Airport Land Use Commission

SCHOOL DISTRICTS

- Lincoln Unified
- Linden Unified
- Lodi Unified
- Manteca Unified
- Stockton Unified

STATE OF CALIFORNIA

- Alcoholic Beverage Control
- Caltrans, District 10, IGR Coordinator
- Reclamation District # _____

SPECIAL DISTRICTS

- San Joaquin Valley Air Pollution Control District (SJVAPCD)
- SJRTD
- Central Parking District
- Downtown Stockton Alliance
- Miracle Mile PBID

TEAMS/COMMITTEES

- ACT—Action Corridor Action Team
- KAT—Kentfield Action Team
- NRP—University District
- DCC—Downtown Coordinating Committee
- MMAT—Magnolia/Midtown Action Team

OTHER

<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____

AGENDA/STAFF REPORTS (OTHER THAN PROPERTY OWNER/APPLICANT)

<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____

REFERRAL

Sent: _____

Comments Due: _____

Prepared by: _____

USE CODES (Check all that apply)

√	USE CODE	DESCRIPTION
	2FR1	duplex in an R-1 zone
	ADULT	adult related establishments
	AIR	airport/heliport
	AMB	ambulance service
	APT	apartment
	ARC	arcade
	ARCH	architectural control district
	AUTO	auto related use
	AW	auto wrecking
	BANQ	banquet hall
	BAR	bar or night club
	BB	Billboard permit
	BED	bed/breakfast inns
	CAN	cannery
	CARD	card room
	CARN	carnivals
	CERT	Certificate of Appropriateness
	CH	church
	CHAN	channel area
	CONDO	condominium
	CV	convalescent home
	CW	car wash
	DA	Development Agreement
	DANCE	dancing
	DB	Density Bonus
	DCC	day-care center
	DI	drive-in
	DLO	deep lot ordinance
	DOGCAT	kennel/cattery
	DORM	dormitories
	DRUG	treatment facility
	FEED	feeding center
	FLEA	flea market
	FORT	fortune teller
	FRAT	fraternities
	FS	family shelter
	GAS	gasoline sales
	GH	group home
	GOLF	golf course/driving range
	GROC	grocery store
	GSHM	Guest Home
	HC	health club
	HO	hotel
	HOP	home occupation permit
	HOS	hospital
	HR	hospice residence
	JUNK	junk yard
	LDP	Location Development Plan
	LE	live entertainment
	LFDC	large family day-care
	MDP	Master Development Plan
	MED	medical use

√	USE CODE	DESCRIPTION
	MIX	mixed use
	MM	mini-mart
	MMG	mini-mart w/gasoline
	MO	motel
	MOBILE	mobile home/trailer park
	MODEL	model homes/subdivision signs
	MORT	mortuary/funeral home
	MP	massage parlor
	MSF	mini-storage facility
	NCUP	nonconforming use permit
	NEWCAR	new car dealership/service
	NONE	none
	OFFBW	off-sale beer/wine
	OFFGEN	off-sale general
	OFFICE	office use
	ONBW	on-sale beer/wine
	ONGEN	on-sale general
	OTH	Other
	PAWN	pawn shop
	PC	private club
	PH	pool hall
	PLOT	parking lot
	PROD	Temporary produce stand
	RCY	recycling centers
	REC	recreational
	REST	restaurant
	RINK	skating/ice rink
	SCH	school
	SHOW	theaters
	SHPCTR	shopping center
	SIGN	sign
	SOR	sororities
	SP	Specific Plan
	SRO	single resident occupancy
	SS	service station
	TEMP	temporary uses
	TRANS	transitional housing
	TT	truck terminal
	USED	second-hand store
	VET	veterinary clinic
	WC	Williamson Act Contract Cancellation
	WCF	wireless communication facility
	XMAS	christmas tree lots
	YC	youth center

OTHER INFORMATION (GENERATED BY CASE PLANNER)

OVERLAY ZONING DISTRICTS (SMC 16.28.040)

- Aircraft Operations Overlay
- Design Review Overlay
- Magnolia Historic District Overlay
- Channel Area Overlay

OVERLAY DISTRICTS—OTHER

- Enterprise Zone
- Central Parking District
- West End Redevelopment Area—(Bounded by Park Street on the north, Mormon Slough on the west, Sonora Street on the south, and the Union Pacific Railroad tracks on the east)
- Other: _____
- Other: _____

FEES DUE/PAID

	DATE	RECEIPT #	FEE
<input type="checkbox"/> Administrative Exception/Waiver (SMC 16.112)	_____	_____	_____
<input type="checkbox"/> Airport Land Use Commission Review	_____	_____	_____
<input type="checkbox"/> Annexation (SMC 16.216.070)	_____	_____	_____
<input type="checkbox"/> Appeal to Planning Commission (SMC 16.100)	_____	_____	_____
<input type="checkbox"/> Certificate of Appropriateness (SMC 16.220.060)	_____	_____	_____
<input type="checkbox"/> Child Care Center (SMC 16.80.100)	_____	_____	_____
<input type="checkbox"/> Condominium Conversion (SMC 16.196)	_____	_____	_____
<input type="checkbox"/> Density Bonus (SMC 16.40)	_____	_____	_____
<input type="checkbox"/> Design Review (SMC 16.120)	_____	_____	_____
<input type="checkbox"/> Development Agreement (SMC 16.128)	_____	_____	_____
<input type="checkbox"/> Environmental Review (SMC 16.88.040)	_____	_____	_____
<input type="checkbox"/> General Plan Amendment (SMC 16.116)	_____	_____	_____
<input type="checkbox"/> Home Occupation Permit (SMC 16.132)	_____	_____	_____
<input type="checkbox"/> Interpretation (SMC 16.08)	_____	_____	_____
<input type="checkbox"/> Land Development Permit (SMC 16.136)	_____	_____	_____
<input type="checkbox"/> Large-Family Child Care (SMC 16.80.100)	_____	_____	_____
<input type="checkbox"/> Master Development Plan/Amendment (SMC 16.140)	_____	_____	_____
<input type="checkbox"/> Planned Development (SMC 16.144)	_____	_____	_____
<input type="checkbox"/> Pre-Application Meeting (SMC 16.84.030)	_____	_____	_____
<input type="checkbox"/> Precise Road Plan/Amendment (SMC 16.148)	_____	_____	_____
<input type="checkbox"/> Rezone/Prezone (SMC 16.116)	_____	_____	_____
<input type="checkbox"/> Site Plan Review (SMC 16.152)	_____	_____	_____
<input type="checkbox"/> Specific Plan/Amendment (SMC 16.156)	_____	_____	_____
<input type="checkbox"/> Street Name Change (SMC 16.160)	_____	_____	_____
<input type="checkbox"/> Temporary Activity Permit (SMC 16.164)	_____	_____	_____
<input type="checkbox"/> Tentative Map(s) (SMC 16.188)	_____	_____	_____
<input type="checkbox"/> Tentative Map(s) Vesting (SMC 16.188.080)	_____	_____	_____
<input type="checkbox"/> Time Extension (SMC 16.96)	_____	_____	_____
<input type="checkbox"/> Use Permit(s) (SMC 16.168)	_____	_____	_____
<input type="checkbox"/> Variance (SMC 16.172)	_____	_____	_____
<input type="checkbox"/> Zoning Compliance Letter	_____	_____	_____
<input type="checkbox"/> OTHER: _____	_____	_____	_____
<input type="checkbox"/> OTHER: _____	_____	_____	_____
<input type="checkbox"/> OTHER: _____	_____	_____	_____
<input type="checkbox"/> OTHER: _____	_____	_____	_____

Regional Congestion Management Program Land Use Analysis Screening Form

This form is intended to assist with compliance with the State (CMP Legislation), Federal (SAFETEA-LU), and Local (Measure K Ordinance). As the County's designated Congestion Management Agency for San Joaquin County, the Council of Governments (SJCOG) is requesting that all jurisdictions with land use authority fill out the information requested in this form and submit to SJCOG within 10 days of application submittal. Discretionary projects that meet the following criteria will go through an expedited screening review by SJCOG staff:

- Residential development proposing 125 or more new units
- Office/service development proposing 30,000 sq. ft. or more or subdividing 10 acres or more
- Industrial development proposing 100,000 sq. ft. or more or subdividing 10 acres or more
- Any Retail development

If SJCOG determines (through ITE factors) that the project will produce 125 or more **peak hour** trips, the project will be subject to further review to ensure compliance with the CMA's Regional Congestion Management Program (RCMP) - "Land Use Impact Analysis Program". Detailed description of the review process can be found in the *RCMP Implementation Handbook* which has been supplied to each jurisdiction and is also available online at www.sjco.org.

PROVIDE THE FOLLOWING INFORMATION FROM THE APPLICATION SUBMITTAL PACKAGE:

Lead Agency: _____	Date: _____
Contact Person: _____	APN: _____
Contact Phone: _____	Permit Number: _____
Project Address: _____	
Major Cross Street(s): _____	

Number of Proposed <u>Single-Family Residential</u> Units:	_____ units
Number of Proposed <u>Multi-Family Residential</u> Units:	_____ units
Area of Proposed <u>Retail</u> Use:	_____ sq. ft.
Indicate type: _____	
Area of Proposed <u>Office/Service</u> Use:	_____ sq. ft.
Indicate type: _____	
Area of Proposed <u>Industrial</u> Use:	_____ sq. ft.
Indicate type: _____	

To ensure that this section of the form is used universally by all jurisdictions, a list of land use categories based on the North American Industry Classification System (NAICS) is attached for reference.

Is this project relying on an existing approved Environmental Document (EIR, ND or MND)?	_____
If yes, please provide the approved project number(s): _____	

When complete, please place a copy of the form in the project file and email to RCMP@sjco.org.
 COG staff will make every effort to provide initial comments within 10 working days. If you have any questions, comments, or concerns please contact Laura Brunn at (209) 468-3913 or email brunn@sjco.org.

Thank you for your cooperation. Your assistance helps preserve greatly needed improvement funds

Print Form

RCMP LAND USE CATEGORY SUMMARY

RESIDENTIAL

Single-Family Dwelling

A single family dwelling is defined as a residence designed for or occupied exclusively as a residence for one family; including a vacation home or seasonal dwelling and is located on one parcel.

Multi-Family Dwelling

Multi-family dwellings are defined as single structures designed for and/or constructed to contain two (2) or more dwelling units which share common walls (i.e., rowhouse, townhouse, duplex, triplex, quadraplex, condominium, apartment complex). When an existing single-family dwelling is converted into two (2) or more dwellings, it will be reclassified and subject to the multi-family dwelling regional fee. As a planned development containing two (2) or more residences, mobile homes parks are considered multi-family dwellings. A "commercial apartment" dwelling located within a commercial building is classified as a multi-family dwelling.

NON-RESIDENTIAL

Retail

Sector comprises establishments engaged in retailing merchandise, generally without transformation and rendering services incidental to the sale of merchandise—fixed point of sale location. NAICS Sectors 44 & 45 represents the retail industry. Examples of retail businesses include:

- Garden material and garden supply dealers
- Food and beverage stores (i.e., grocery stores, specialty food stores, beer/wine/liquor stores)
- Health and personal care stores
- Gasoline stations
- Motor vehicle and parts dealers
- Furniture and home furnishing stores
- Electronics and appliance stores
- Clothing and clothing accessories stores
- Sporting goods, hobby, book and music stores
- General merchandise stores
- Miscellaneous store retailers
- Non-store retailers such as electronic shopping and mail-order houses, direct selling establishments

Office/Service

Sector comprises finance, insurance, real estate professional, scientific and technical services, research and development, administrative & support services, education, health care and social assistance and other such as repair & maintenance, personal & laundry, and religious centers, including churches. NAICS Sectors 51 – 72, 81 & 92 represents the office industry. Examples of office related businesses include:

- Publishing industries, except Internet
- Motion picture and sound recording industries

- Broadcasting, except Internet
- Internet publishing and broadcasting
- Telecommunications
- Internet Service Providers, search portals, and data processing
- Other information services such as libraries and archives, news syndicates
- Monetary authorities such as banks, credit unions, credit card issuing services, sales financing, mortgage and non-mortgage loan brokers
- Securities, commodity contracts, investments
- Insurance carriers and related activities
- Funds, trusts, and other financial vehicles
- Real estate
- Rental and leasing activities
- Lessors of non-financial intangible assets
- Professional and technical services such as legal, accounting, engineering, design, consulting, research and development, advertising services
- Management of companies and enterprises
- Administrative and support services such as employment, business support (i.e., call centers, collection agencies), travel arrangement and reservation services, services to buildings and dwellings (i.e., janitorial, landscaping, pest control, carpet cleaning)
- Waste management and remediation services
- Educational services
- Health care and social assistance
- Hospitals
- Nursing and residential care facilities
- Social assistance (i.e., child/youth services, services for the elderly and persons with disabilities, shelters, food banks, vocational rehabilitation services, day care)
- Art, entertainment, and recreation
- Museums, historical sites, zoos, and parks
- Amusements, gambling, and recreation
- Accommodation and food services (i.e., traveler accommodations such as hotels and motels, bed-and-breakfast inns, RV parks, rooming and boarding houses)
- Food services and drinking places (i.e., caterers, mobile food services, drinking places of alcoholic beverages, and full service restaurants)

Industrial

RTIF land use category of industrial is includes **Manufacturing** establishments engaged in the mechanical, physical, or chemical transformation of components into products to include construction engaged in buildings and other structures. The industrial land use category also includes **Transportation, Logistics, and Warehousing** establishments engaged in wholesaling merchandise, generally without transformation and rendering services incidental to the sale of merchandise including industries providing transportation of passengers and cargo, warehousing and storage of goods, scenic and sightseeing transportation. The NAICS Sectors 21, 22, 23, 31 through 33, 42, 48 & 49 represents the industrial land use category. Examples of industrial related businesses include:

- Mining
- Support activities for mining
- Utilities (i.e., power generation and supply, natural gas distribution, water treatment plants)
- Construction of buildings
- Heavy and civil engineering construction

- Specialty trade contractors such as roofing, sheet rock, framing contractors
- Building and equipment contractors
- Building finishing contractors
- Other specialty trades such as residential and non-residential site preparations
- Food manufacturing (i.e., animal, flour, rice, breakfast cereal, dairy products, bakeries, nuts)
- Beverage and tobacco product manufacturing
- Textile and textile product mills
- Apparel manufacturing
- Leather and applied product manufacturing
- Wood product manufacturing
- Paper Manufacturing
- Printing and related support activities
- Petroleum and coal products manufacturing
- Chemical manufacturing
- Plastics and rubber products manufacturing
- Nonmetallic mineral product manufacturing (i.e., glass, cement & concrete, clay, lime/gypsum)
- Primary metal manufacturing
- Fabricated metal product manufacturing
- Machinery manufacturing
- Computer and electronic product manufacturing
- Electrical equipment and appliance manufacturing
- Transportation equipment manufacturing
- Furniture and related product manufacturing
- Miscellaneous manufacturing (i.e., medical equipment, jewelry, sporting goods, signage)
- Merchant wholesalers of durable and non-durable goods (i.e., motor vehicles and parts, furniture, lumber, paper, clothing, petroleum bulk stations and terminals)
- Electronic markets and agents and brokers
- Air, rail, water, truck, pipeline, scenic/sightseeing transportation
- Transit and ground passenger transportation
- Support activities for transportation
- Postal services
- Couriers and messengers
- Warehousing and storage



SJMSCP REVIEW FORM (SRF) INSTRUCTIONS - Page 1 of 2

SJMSCP APPLICATION/REVIEW FORM.

The SJMSCP Application/Review Form (reverse side) should be completed and submitted for all activities that are **or may be** subject to the SJMSCP – **whether the applicant is or is not seeking coverage under the SJMSCP.**

- All activities with NO potential to impact biological resources and NO ground disturbance, or which are not required to pay a SJMSCP Fee as identified on the compensation maps are not subject to the SJMSCP and the review form need not be completed.
- All activities that MAY have a potential to impact biological resources, or projects required to pay a SJMSCP fee must complete the SJMSCP Review Form and submit to SJCOC.

WHAT IS THE SJMSCP?

The San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) provides coverage for impacts to biological resources pursuant to the California Environmental Quality Act (CEQA), the California Endangered Species Act (CESA) and Federal Endangered Species Act (FESA) and is approved and authorized by the California Department of Fish and Game and the United States Fish and Wildlife Service. Pursuant to these authorizations, applications submitted to this jurisdiction are forwarded to the San Joaquin County Council of Governments, Inc. for accounting and reporting purposes and to guide those participating in the Plan to comply with the provisions of the SJMSCP.

ARE MY ACTIVITIES SUBJECT TO THE SJMSCP?

Below is a general description of the types of activities subject to the SJMSCP. If subject to the SJMSCP, participation in the SJMSCP is voluntary. For activities that are **or may be** subject to the SJMSCP, **if the applicant elects to “opt out” of SJMSCP coverage the applicant shall complete the SJMSCP Review Form** and work with the Local Jurisdiction and the Permitting Agencies (California Department of Fish and Game and the U.S. Fish and Wildlife Service) to establish alternative measures for mitigating impacts to biological resources.

Not Subject to SJMSCP

All activities with **NO** potential to impact biological resources and **NO** ground disturbance or which are **NOT** required to pay a SJMSCP Fee as identified on the compensation maps are **not subject to the SJMSCP and the SJMSCP Review Form need not be completed.** These include but are not limited to:

- | | | |
|---------------------------------------|-------------------------------------|------------------------------------|
| ALCOHOL SALES PERMIT | ELECTRICAL | PLUMBING |
| BOARDING UP WINDOWS AND DOORS | ELECTRICAL SERVICE CHANGE | GAS LINE |
| CODE ENFORCEMENT | MISC COMMERCIAL/ RESIDENTIAL | MISCELLANEOUS PLUMBING |
| HOUSING CODE VIOLATIONS REPAIR PERMIT | PHOTOVOLTAIC SYSTEM | WATER HEATER |
| MINOR VARIANCE | FIRE | RESIDENTIAL |
| COMMERCIAL | CHIMNEY LINER | ADDITION/REMODEL PERMIT** |
| AWNING/CANOPY | FIRE ALARM/MONITORING SYSTEM | AWNING/CANOPY |
| GOVERNMENT BUILDING | FIRE INSERT | AUXILIARY |
| REMODEL/MECHANICAL | FIRE SPRINKLERS | BUILDING/SHED/STORAGE** |
| MISCELLANEOUS MECHANICAL | HOOD & DUCT FIRE SUPPRESSION SYSTEM | REROOF PERMIT |
| OPERATION/REPAIR/MAINTENANCE | FOUNDATION REPAIR PERMIT | STUCCO/SIDING PERMIT |
| REMODEL PERMIT | FUEL TANKS | SWIMMING POOL SOLAR |
| REROOF PERMIT | GARAGE/BUILDING CONVERSION | SWIMMING POOL/SPA PERMIT |
| STORAGE RACKS | HISTORIC PRESERVATION PERMITS | SOLAR HEATING/ROOF TOP |
| TENANT IMPROVEMENT | HVAC | SIGN PERMIT (ATTACHED TO BUILDING) |
| DEFERRED SUBMITTAL | OUTDOOR/LANDSCAPING** | STREET NAME PERMIT |
| DEMOLITION: | IRRIGATION CONTROL | VAPOR RECOVERY SYSTEM |
| COMMERCIAL/ RESIDENTIAL | OUTDOOR KITCHEN | WINDOW REPLACEMENT |
| ELEVATION/MASTER PLAN | PATIO/DECK/PATIO | WOOD/GAS STOVE |
| | COVER/ENCLOSURE | |
| | RETAINING WALL/FENCE | |

***IF WITHIN EXISTING APPROVED SUBDIVISION*

May be Subject to SJMSCP

All activities that **MAY** have the potential to impact a biological resource, or projects required to pay a SJMSCP fee **must complete the Review Form and submit it to SJCOC.** These activities include but are not limited to:

- | | |
|---|---|
| ALL NEW RESIDENTIAL/COMMERCIAL/INDUSTRIAL CONSTRUCTION
(i.e.: MULTI UNIT DWELLINGS/MANUFACTURED HOME/HOTEL/MOTEL) | GRADING PERMIT |
| ALL UNMAPPED/ANNEXATION PROJECTS | INFILL DEVELOPMENT (NEW) |
| BANK/OUTFALL/DETENTION BASIN CONSTRUCTION/REPAIR | RESIDENTIAL/COMMERCIAL/INDUSTRIAL |
| BLANKET UTILITY ENCROACHMENT PERMIT | INFRASTRUCTURE IMPROVEMENTS |
| COMMERCIAL/INDUSTRIAL ADDITIONS | MISC COMMERCIAL (NON BLDG) |
| ENTITLEMENTS INCLUDING BUT NOT LIMITED TO: | PARKING LOT (NEW/EXPANSION) |
| CONDITIONAL USE PERMITS | RESIDENTIAL |
| SUBDIVISION MAP | ACCESSORY BUILDING/STORAGE SHED PERMIT ** |
| SITE DEVELOPMENT/IMPROVEMENTS | DETACHED GARAGE/CARPORT** |
| TENTATIVE PARCEL MAP | ROAD IMPROVEMENT PROJECT |
| GOVERNMENT BUILDING NEW /ADDITION | SIGN (STAND ALONE) |
| GOVERNMENT MISC | TEMPORARY STRUCTURES (ALL) |
| | TOWER/ANTENNA/MONOPOLE/POWER POLE |

***OUTSIDE APPROVED SUBDIVISION*

All Activities or Projects subject to the SJMSCP that have NOT undergone review by SJCOC, Inc., completed biological assessment, and paid applicable SJMSCP Fees will not receive SJMSCP coverage.



S J C O G, Inc.

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 468-3913 • FAX (209) 468-1084

SJMSCP REVIEW FORM (SRF) – Page 2 of 2

Complete, Sign and Submit with all Applications

Applicant Name: _____

Address: _____

Phone/Fax: _____

E-Mail: _____

Local Jurisdiction or Lead Agency/Permittee (check one):

- Escalon
- Lathrop
- Lodi
- Manteca
- Ripon
- Stockton
- Tracy
- San Joaquin County
- SJCOG
- Caltrans
- SJAFCA
- SSJID
- SEWD
- EBMUD
- Other: _____

Local Jurisdiction/Lead Agency Contact: _____

Project Title: _____
(per referral notice/advisory agency notice)

Project Description: _____

Current Site Use: _____

Project Location: _____

Assessor Parcel #s: _____

Total Acres: _____ Is an Army Corp. 404 Permit required? Y_____ N_____

A. ALL APPLICANTS, check ONE of the following:

1. I, we, **DECLINE** coverage pursuant to the SJMSCP. I, we, understand that declining coverage pursuant to the SJMSCP will require undertaking negotiations with the Local Jurisdiction and Permitting Agencies to avoid potential significant adverse impacts to biological resources where such impacts may occur. I, we, verify that the information contained in this application is true and correct.
2. I, we, **REQUEST COVERAGE** pursuant to the SJMSCP. I, we, understand that this project may be subject to Habitat Technical Advisory Committee review and approval to gain coverage pursuant to the SJMSCP **and that signing this form constitutes authorization for SJCOG, Inc. representatives to enter the subject property for the purposes of assessing biological resources and compliance with the SJMSCP.** I, we, verify that the information contained in this application is true and correct.

Applicant Signature Printed Name Date

Landowner Signature (if different from applicant) Printed Name Date

B. ALL APPLICANTS: Attach the following information (including those opting OUT of the SJMSCP)

- This form, signed
- Location Map(s) and Map(s) or Site Plan(s)

FOR LOCAL JURISDICTION USE ONLY:

LOCAL JURISDICTION: Attach the following information (including those opting OUT of the SJMSCP)

- This form, signed
- Location Map(s) and Map(s) or Site Plan(s)

Prior Agreement Projects Only, include:

- Copy of Biological Resources Analysis identifying approved mitigation measures for the project from approved or certified environmental document
- File-Stamped/Dated Copy of Notice of Determination or Completion approving environmental analysis



Submit to:
SJCOG, Inc.
Attn: Habitat Conservation Planning Division
555 E. Weber Ave.
Stockton, CA 95202-2804
(209) 468-3913 / www.sicog.org