

COMMERCIAL, INDUSTRIAL, & MANUFACTURING SITE PLAN (CIM) APPLICATION

Mariposa County Planning Department
5100 Bullion Street, P.O. Box 2039
Mariposa, CA 95338

Telephone (209) 966-5151 FAX (209) 742-5024
www.mariposacounty.org planningdept@mariposacounty.org

FOR OFFICE USE ONLY	
Date Submitted _____	Received By _____
Fees Paid \$ _____	Receipt No. _____
Application No. _____	Application Complete _____
Final Action _____	Date _____

Applicant:

Name _____ Work Phone _____ Home Phone _____

Mailing Address _____
_____ Zip _____

Daytime Phone _____ Alternate Phone _____

E-mail Address _____

Agent:

Name _____ Work Phone _____ Home Phone _____

Mailing Address _____
_____ Zip _____

Daytime Phone _____ Alternate Phone _____

E-mail Address _____

Property Owner Name(s)* _____

*If different than applicant, see attach letter of authorization or other document that authorizes the applicant to submit an application on the owner's behalf. Applicant must also be a lessee, purchaser in escrow, or optionee of the subject property. If there is more than one property owner, please list the name and mailing address of all other individuals holding an interest

Property Information:

Assessor's Parcel Number(s) (APN) _____

Parcel Size(s) _____

Physical Address _____ Town _____

General Plan Land Use _____ Zoning District(s) _____

Project Information:

Please briefly describe the proposed use (attached additional pages if necessary):

Is a new structure or structures to be constructed? Yes No

If yes, please briefly describe the structure(s) and intended use:

Is an existing structure or structures to be remodeled? Yes No

If yes, please briefly describe the remodeling activities and intended use:

Days of Operation _____

Hours of Operation _____

Number of Employees _____ Number of Anticipated Customers _____

Number of Existing On-site Parking Spaces _____ Number of Proposed On-Site Parking Spaces _____

Primary Access from* _____

Secondary Access from* _____

*Please provide information on whether the access road is a County road, non-County road, private easement or driveway, information on the width and type of surface, and the name of the road. If an existing or proposed easement is located off-site, please attach adequate documentation that clearly demonstrates the subject property has the necessary rights to use the easement, or that the necessary easement could be obtained from the adjoining property owner (such as a letter from the adjoining property owner). Adequate legal access is a requirement for commercial development.

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Road Encroachment Permit Needed? Yes No
(may be required from Mariposa County Public Works Department or from CalTrans)

Water Source: (circle) Well Spring Public Water System Other _____

Sewage System: (circle) Sewer Septic Tank/Leach Field Other _____

Are there any prior Planning Commission actions affecting this property that you are aware of?
 Yes No (i.e., Lot Line Adjustment, Variances, Use Permits, etc.)

If so, please describe:

Previous building permits? Yes No; Project or building _____

Construction Time Frame:

Can the project be constructed in a 3-year time frame? Yes No
If no, can the project be constructed in a 4-1/2 year time frame? Yes No

Preliminary Environmental Information:

Provide information on the adjacent land uses for those properties adjacent to the project site (i.e., vacant, residential, commercial, grazing land, agricultural, mining, timber, etc.).

	<u>Parcel Size</u>	<u>Use of Property</u>
North	_____	_____
Northeast	_____	_____
East	_____	_____
Southeast	_____	_____
South	_____	_____
Southwest	_____	_____
West	_____	_____
Northwest	_____	_____

Are the following items listed below applicable to the project with respect to having a possible effect on the environment? A brief discussion of those items checks 'yes' or 'maybe' must be attached to the application.

Yes Maybe No

- 1. Would the construction of roads, driveways, and building pads associated with the project result in grading on slopes of greater than 20% result in a change in the existing topography of any hills on the site, or result in the alteration of any lakes, ponds, rivers, or drainage courses?
- 2. Would the project result in any change in the pattern, scale, or character of development in the general area of the project?
- 3. Would the project result in a change in the quantity or quality of ground and surface water supplies?
- 4. Would the project result in an increase in noise or light levels in noise or light levels in the vicinity of the project site?
- 5. Would the project result in the use of hazardous materials such as toxic substances, chemicals, flammables, or explosives?
- 6. Are there any historical or archaeological structures or sites located on the project site or in the surrounding area?
- 7. Would the project result in an increase of traffic or existing easement roads?

Findings:

In order to approve a CIM Plan, the Board of Supervisors must make the findings listed below. Provide supporting information for each finding (attach additional pages if necessary).

- 1. The CIM Plan is in the general public interest and will not have a significant adverse affect on the general public health, safety, peace and welfare.

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- 2. The CIM Plan is desirable for the purpose of improving the Mariposa County general plan with respect to providing a long term guide for county development and a short term basis for day-to-day decision making.

- 3. The CIM Plan conforms to the requirements of state law and county policy.

- 4. The CIM Plan is consistent with guiding policies, goals, policies and standards of the Mariposa County general plan.

- 5. The subject parcel is physically suitable (including, but not limited to access, provision of utilities and infrastructure, compatibility with adjoining land uses, and absence of physical constraints) for the requested CIM Plan project and development

- 6. The CIM Plan is logical and desirable to provide expanded employment opportunities, or basic services to the immediate residential population or touring public.

REQUIRED SIGNATURE(S)

Affidavit

I/we, the undersigned (Property Owner and Applicant), agree to defend, indemnify, and hold harmless the County and its agents, officers and employees from any claim, action or proceeding against the County arising from the Property Owner and Applicant project.

I/we declare under the penalty of perjury that the statements and information submitted in this application are in all respects true and correct to the best of my/our knowledge.

I/we acknowledge that I/we have read and understand the information contained in the application package relating to the submittal and processing of this application.

I/we understand that the processing of the application will be delayed if any required information is incorrect, omitted, or illegible.

I/we declare that if an entity listed below is a Partnership, Limited Liability Corporation, Corporation or Trust the signer(s) below certifies that he/she is authorized by that entity to apply and sign the application attached herewithin.

<u>Property Owner (printed name):</u>	<u>2nd Property Owner (printed name):</u>	<u>Applicant (printed name):</u>
<u>Property Owner (signature):</u>	<u>2nd Property Owner (signature):</u>	<u>Applicant (signature):</u>
Date:	Date:	Date:

If there are more than two property owners, additional copies of this page shall be provided.

IMPORTANT: This page must be signed by all property owners and any authorized applicant.

IMPORTANT: Please note that if the property owner/s is/are authorizing someone other than themselves to act as the applicant or agent, the next page must also be signed.

IMPORTANT: Failure to have all necessary signatures will DELAY the commencement of processing the application. The application will be returned to the applicant to provide all necessary signatures.

This page to be signed **IF** the property owner(s) is (are) authorizing someone to act as an agent or applicant for this application.

Affidavit

Applicant/Agent Authorization:

I/we, _____, Property Owner(s) hereby authorize _____ to act as a representative/Applicant and/or _____ to act as a representative/Agent in all matters pertaining to the processing and approval of this application, including modifying the project, and agree to be bound by all representations and agreements made by the designated Applicant and/or Agent.

I/we declare that if the Property Owner and/or Applicant is a Partnership, Limited Liability Corporation, Corporation or Trust, the individual(s) listed below certifies that he/she/they is/are authorized by that entity to execute the application form attached herewithin.

<u>Property Owner (printed name):</u>	<u>Applicant (printed name):</u>	<u>Agent (printed name):</u>
<u>Property Owner (signature):</u>	<u>Applicant (signature):</u>	<u>Agent (capacity/title):</u>
<u>Property Owner (capacity/title):</u>	<u>Applicant (capacity/title):</u>	
Date:	Date:	
<u>2nd Property Owner (printed name):</u>	<u>Co-Applicant (printed name):</u>	
<u>2nd Property Owner (signature):</u>	<u>Co-Applicant (signature):</u>	
Date:	Date:	

**COMMERCIAL, INDUSTRIAL, & MANUFACTURING PLAN (CIM PLAN)
APPLICATION REQUIREMENTS CHECKLIST**

Rural Economic Land Use Classification:

For projects in the Rural Economic/Resort or Rural Economic/Recreation as designated by the Mariposa County General Plan, applicants will need to incorporate an analysis of the housing market to ensure there is adequate housing (existing or proposed) for the total number of employees.

Is the proposed project designated either Rural Economic/Resort or Rural Economic/Recreation as designated by the Mariposa County General Plan?

- Yes (analysis of the housing market required & provided)
- No (analysis of the housing market not required)

Zoning Ordinance Requirements for CIM Plan:

A CIM Plan application submittal shall include:

A. Text and a diagram or diagrams which specify all the following in detail:

- 1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the PLAN.
- 2. The proposed distribution, location, extent and intensity of major components of:
 - public and private transportation,
 - sewerage,
 - water,
 - drainage,
 - solid waste disposal,
 - energy,
 - signage, and
 - other essential facilities proposed to be located within the area covered by the CIM Plan and needed to support the land uses described in the CIM Plan.
- 3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- 4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out items 1, 2 and 3 above.

B. The CIM Plan shall include a statement of the relationship of the development to the general plan (required Finding No. 4).

Agency Permit Requirements for CIM Plan:

Required permits from state or local agencies necessary to implement and operate the project may be submitted to expedite the permitting process, i.e. sewage treatment permitting from the Regional Water Quality Control Board; water system permitting from the California Department of Public Health.

Environmental Review Requirements for CIM Plan:

The environmental review requirements for a CIM Plan application submittal will be dependent upon the submittal, including the project and the site. Some of the typical requirements which may be required for the CIM Plan environmental review document include the following (submittal of this information with the application will expedite the permitting process):

1. Botanical survey conducted during the appropriate time of year by a qualified individual or individuals; purpose of the survey would be to evaluate the project site for endangered, rare or threatened state-listed or federal-listed species or habitat for species. Survey shall be conducted in accordance with any state or federal survey criterion or requirements. If species or habitat is identified, survey would include recommendations for mitigation.
2. Biological survey conducted by a qualified individual or individuals; purpose of the survey would be to evaluate the project site for endangered, rare or threatened state-listed or federal listed species or habitat for species. Survey shall be conducted in accordance with any state or federal survey criterion or requirements. If species or habitat is identified, survey would include recommendations for mitigation.
3. Cultural Resources (historical / archaeological) study conducted by a qualified individual or individuals; purpose of the study would be to evaluate the project site and development for the existence of cultural resources and determine the project's potential impacts to the resources. If resources and potential impacts are identified, survey would include recommendations for mitigation.
4. Traffic study conducted by a qualified individual or individuals; purpose of the study would be to determine the existing traffic levels of streets and roads providing access to the site and to evaluate the project's potential impacts to the traffic levels. If potential impacts are identified, survey would include recommendations for mitigation.
5. Wetlands delineation conducted by a qualified individual or individuals; purpose of the study would be to determine the existence of wetlands on the project site and to determine if project impacts the wetlands.
6. Soils testing information, including possible full soils report with soil profiles and percolation test; purpose of the testing information would be to determine adequacy of the soils to support on-site sewage disposal system.
7. Well production information, including both quality and quantity information; purpose would be to determine adequacy of the on-site well to support commercial project.
8. Noise study conducted by a qualified individual or individuals; purpose of the study would be to determine potential noise impacts created by project.

- C. Payment of application fees as determined by Mariposa Planning. Deposit fees are for applications that are to be charged time and materials and are estimated using the staff hour charge of \$123 per hour. All additional staff time and expenses needed to complete the application processing that exceed the deposit amount will be charged at the disclosed rate at the time that services are rendered. On average, invoices will be calculated on a quarterly basis and forwarded to the applicant for payment. If the deposit falls below a balance of 20% of the initial deposit, the applicant will be asked to make a subsequent deposit in an amount estimated to be necessary to complete the processing. Applicants will be expected to pay the subsequent deposit within 30 days of the invoice date or prior to the public hearing, whichever comes first. In the event that the billing is not paid timely, processing will be suspended until payment is made. Any remaining balance will be used to reconcile the final bill. If there is a balance remaining after reconciling the final bill, a refund check will be mailed to the applicant. If the application requires a public hearing, the public hearing will not be scheduled until payment in full is received. It should be noted that the fees do not include consultant fees, specialized studies, CEQA charges, publication fees and any additional fees that maybe charged by other agencies or county offices.

CIM Deposit		\$4,713.00
Document Conversion		\$33.00
Public Noticing, Posted		\$61.00
Public Noticing, Affected Property Owners		\$61.00
Agency Review Fees:		
	Public Works	\$277.00
	County Fire	\$100.00
	Health Department [*] (Health fees are based on 1 hour. Any additional time will be billed directly from Health to the applicant)	\$186.00
TOTAL :		\$5,431.00

**COMMERCIAL, INDUSTRIAL, & MANUFACTURING PLAN (CIM PLAN)
SITE PLAN REQUIREMENTS CHECKLIST**

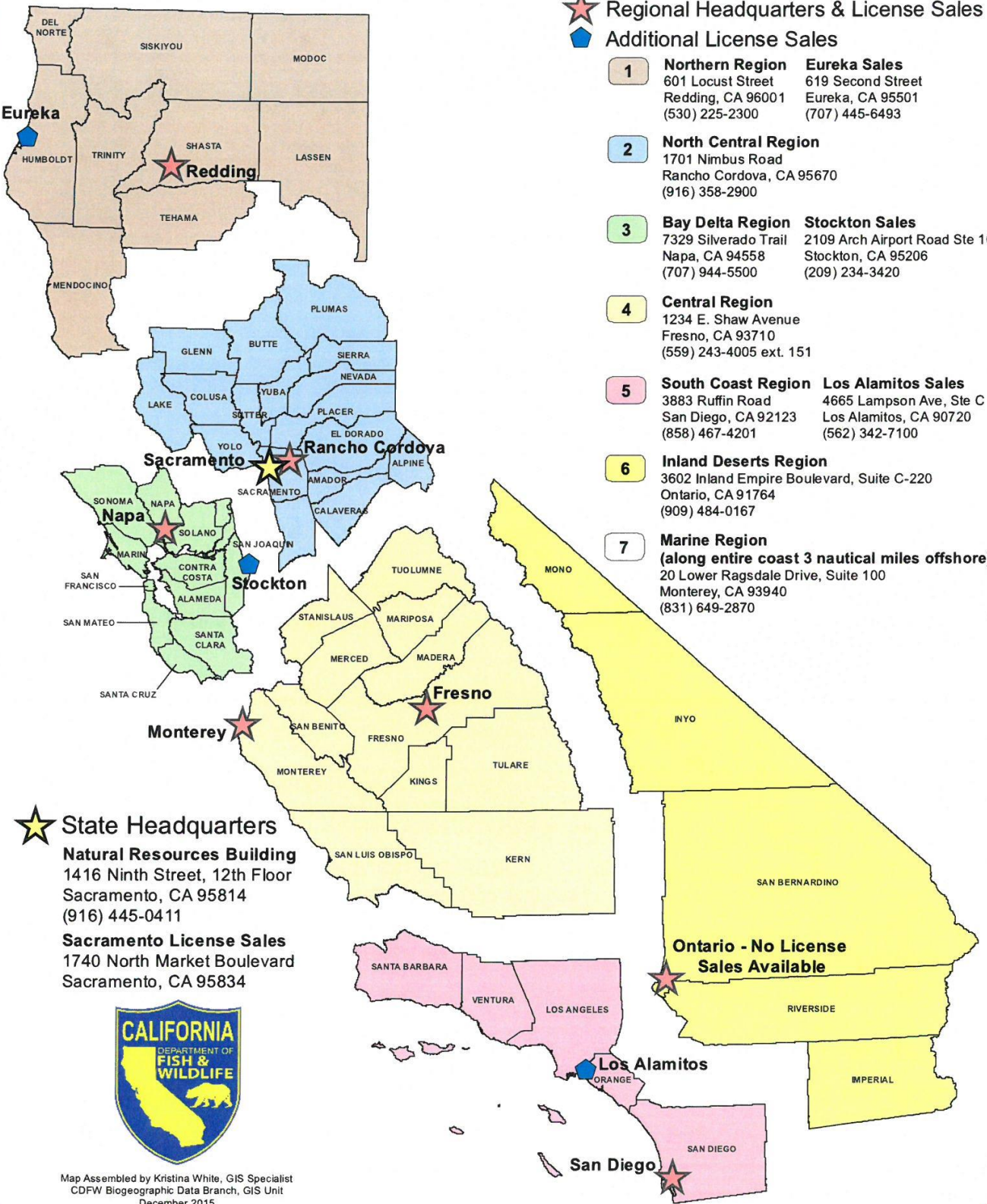
The following shall be provided on the site plan or plans for the CIM project:

1. The name of the applicant.
2. The street address and Assessor's Parcel Number(s) (APN) of the project site.
3. A north arrow and scale.
4. The property lines and dimensions of the parcel.
5. The approximate area of the property in acres (square feet for parcels less than one acre).
6. The location of all creeks, springs, intermittent streams, other drainages, lakes or reservoirs on the property.
7. The location, size, and dimensions of all *existing* structures on the property including houses, decks, additions, garages, sheds, barns, mobile homes, bridges, etc. Each structure must be labeled as to what the structure is used for.
8. The location, size, and dimensions of all *proposed* structures on the property including houses, decks, additions, garages, sheds, barns, mobile homes, bridges, retaining walls, and commercial and recreational development. Each structure must be labeled as to what the structure will be used for.
9. The setback distance of all existing and proposed structures from all property lines, from the centerline of all state highways, County roads, road easements, and all existing structures.
10. The location of all existing and proposed sewage disposal systems on the property. The site plan must show and label the area for the septic tank, leach lines, and 100% percent replacement area for the septic tank and leach lines. Each sewage disposal system must be identified and labeled as existing or proposed.
11. The location of all existing and proposed well sites on the property. The site plan must show the distance of any existing or proposed well from any proposed or existing septic system.
12. The location, width, and type of all easements of record(s) on the property. Indicate if the property is in a Williamson Act (Land Conservation Act) contract.
13. The location, width, surface, grade, and length of all existing and proposed access roads and driveways including turnouts, turnarounds, and bridges or crossings must be identified and labeled as existing or proposed. Include this information for the road(s) within any off-site easement(s) leading to the nearest state highway or County road. Horizontal road alignment data and selected cross sections may be required. Easement data shall be provided for off-site access roads (to the nearest county-maintained road or state highway). Include proposed improvement plans for the access roads and driveways (width and surfacing).

14. The number of existing and proposed parking spaces available on site. Provide information on the parking area surface, parking staff dimensions, width of travel aisles, turnaround areas, and show the direction of traffic flow on and off site.
15. Building elevations may be beneficial in some circumstances. Verify with planning staff if building elevations are required to be submitted with the application. Elevations should indicate the type of construction and exterior materials to be used.
16. Provide a general vicinity map showing the location of the affected property, and showing information such as major roads, streams, prominent landmarks, adjoining sections, and other information sufficient to locate the property and show its relation to the surrounding area.
17. Provide a preliminary grading plan and/or cross section or sections of the site if major grading is proposed as part of the project. Show any proposed retaining walls, including length, height and materials. Show estimate or surface area affected by grading activities. Verify with planning staff if a grading plan and/or cross sections are required for the project.
18. Provide a preliminary landscaping or revegetation plan for the project area, including the proposed parking areas and/or open space areas on the project site. A tree removal plan may be required by planning staff.
19. Show any outside work areas, outside storage areas, or areas where outside retail sales may occur on the project site.
20. Show the location of proposed refuse storage (trash dumpster) on-site, if known.
21. Show the location of utilities on-site, if known (propane tank or tanks, electrical service, etc.).
22. Show the location of any existing or proposed exterior lighting, security lighting, or building lighting.
23. Show proposed screening for any exterior mechanical areas or mechanical/electrical/plumbing equipment. Show proposed screening for any exterior work areas or refuse storage.
24. Provide proposal for advertising and informational signage on-site if available.

Note to Applicants: *Based on the project and project site, the Planning Department may request additional information be shown on the site plan or submitted with the application.*

California Department of Fish and Wildlife Regions and License Sales



Regional Headquarters & License Sales
Additional License Sales

- 1 Northern Region Eureka Sales**
 601 Locust Street 619 Second Street
 Redding, CA 96001 Eureka, CA 95501
 (530) 225-2300 (707) 445-6493
- 2 North Central Region**
 1701 Nimbus Road
 Rancho Cordova, CA 95670
 (916) 358-2900
- 3 Bay Delta Region Stockton Sales**
 7329 Silverado Trail 2109 Arch Airport Road Ste 100
 Napa, CA 94558 Stockton, CA 95206
 (707) 944-5500 (209) 234-3420
- 4 Central Region**
 1234 E. Shaw Avenue
 Fresno, CA 93710
 (559) 243-4005 ext. 151
- 5 South Coast Region Los Alamitos Sales**
 3883 Ruffin Road 4665 Lampson Ave, Ste C
 San Diego, CA 92123 Los Alamitos, CA 90720
 (858) 467-4201 (562) 342-7100
- 6 Inland Deserts Region**
 3602 Inland Empire Boulevard, Suite C-220
 Ontario, CA 91764
 (909) 484-0167
- 7 Marine Region**
(along entire coast 3 nautical miles offshore)
 20 Lower Ragsdale Drive, Suite 100
 Monterey, CA 93940
 (831) 649-2870

State Headquarters
Natural Resources Building
 1416 Ninth Street, 12th Floor
 Sacramento, CA 95814
 (916) 445-0411
Sacramento License Sales
 1740 North Market Boulevard
 Sacramento, CA 95834



Map Assembled by Kristina White, GIS Specialist
 CDFW Biogeographic Data Branch, GIS Unit
 December 2015
 DFG Regional Boundaries effective January 1, 2007

Environmental Document Filing Fees

CDFW imposes and collects an environmental document filing fee to defray the costs of managing and protecting California's vast fish and wildlife resources, including, but not limited to, consulting with other public agencies, reviewing environmental documents, recommending mitigation measures, and developing monitoring programs ([Fish & G. Code, § 711.4](#)). If it is found that a project has no potential to impact fish, wildlife, or their habitat, a [No Effect Determination](#) may be issued and this fee will be waived.

CEQA Document	2022	2023
Negative Declaration (ND)	\$2,548.00	\$2,764.00
Mitigated Negative Declaration (MND)	\$2,548.00	\$2,764.00
Environmental Impact Report (EIR)	\$3,539.25	\$3,839.25
Environmental Document pursuant to a Certified Regulatory Program (CRP)*	\$1,203.25	\$1,305.25
County Clerk Processing Fee**	\$50.00	\$50.00

* CRPs include certain state agency regulatory programs as defined in section 21080.5 of the [Public Resources Code](#) and section 15251 of the [CEQA Guidelines](#). Since July 1, 2013, environmental document filing fees no longer apply to the filing of Notices of Decision or Determination for Forest Practice Rules and Timber Harvest Plans ([Pub. Resources Code, § 4629.6](#), added by Stats. 2012, ch. 289, § 3).

** Additional county fees may apply. Please check with your county clerk's office for details.