



DEVELOPMENT AGREEMENT 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. _____ Received By _____
Application No. _____	Application Complete _____
Final Action _____	Date _____

Development Agreements:

A development agreement is a contract between the County and an applicant with a legal or equitable interest in land subject to development, in compliance with State Law.

The purpose of development agreements is to provide a means of processing development permits which give a development project proponent reasonable assurance that a project can be carried out to its conclusion and the County of Mariposa can be assured that all reasonable on-site or off-site improvements and other conditions of project approval are constructed or carried out to the satisfaction of the county.

In return, the County is provided assurance that the project will further important Countywide goals and policies that have been officially recognized by the Board, and provide the County with significant, tangible benefits beyond those that may be required by the County through project conditions of approval.

Name _____

Mailing Address _____

_____ Zip _____

Daytime Phone _____ Alternate Phone _____

E-mail Address _____

Agent:

Name _____

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:

Request (attached additional pages if necessary):

Findings:

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

- 1. The agreement is consistent with the objectives, policies, general land uses and programs specified in the general plan and any applicable specific plan.

- 2. The agreement is compatible with the uses authorized in and the regulations prescribed for, the land use zone(s) in which the real property is located.

- 3. The agreement is in conformity with public convenience, general welfare and good land use practices.

- 4. The agreement will not be detrimental to the health, safety and general welfare of persons residing in the immediate area nor be detrimental or injurious to property or persons in the general neighborhood or to the general welfare of the residents of the county as a whole.

- 5. The agreement will not adversely affect the orderly development or property or the preservation of property values.

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6. The agreement is consistent with the provisions of Government Code sections 65864 through 65869.5.
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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.

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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:	

A Development Agreement application submittal shall include:

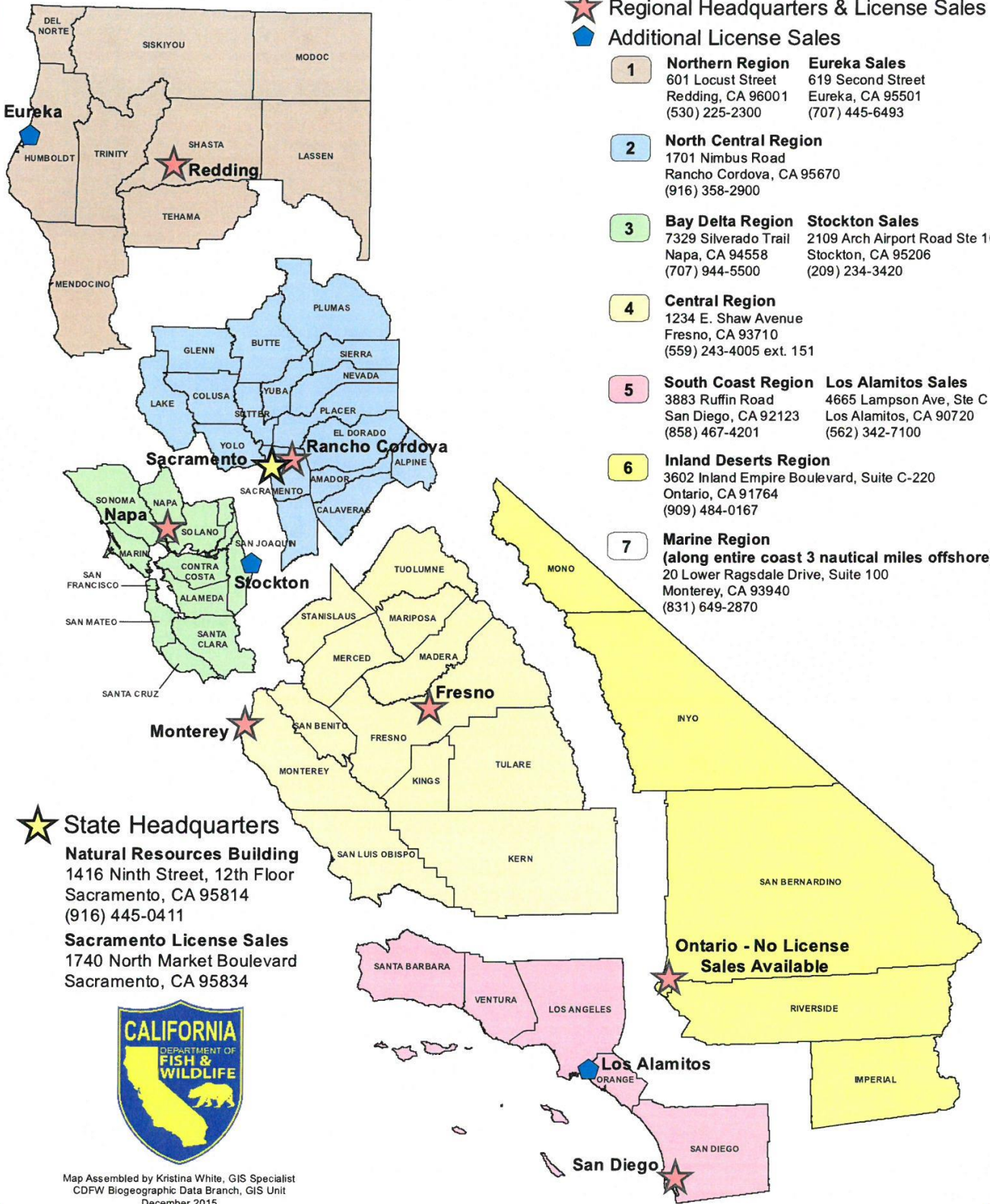
1. Completion of application form and payment of fees.
2. Submittal of proof of verification that applicant is a “qualified applicant” pursuant to Section 17.124.050 of Mariposa County Code.
3. One (1) copy of legal description of property from deed records.
4. Submittal of six (6) copies of complete site plan showing the proposed development of the entire site, such as uses and buildings, walkways and driveways and parking and loading areas, with sufficient information and accuracy to determine compliance with County land use development standards. (If Development Agreement application is submitted with another application and a complete set of site plans has been submitted, this is not required.
5. One (1) copy of reduced site plan.
6. Other information may be required by the Planning Director and/or County Counsel upon preliminary review of the above submittals.
7. Any studies required to complete an environmental review pursuant to CEQA.

Application Fees:

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 \$116 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, recording fees and any additional fees that maybe charged by other agencies or county offices.

Development Agreement Deposit		\$1,063.00
Document Conversion		\$ 33.00
Public Noticing, Posted		\$ 61.00
Public Noticing, Affected Property Owners		\$ 61.00
Agency Review Fees:		
	Public Works (deposit fee. If additional fees are needed to complete application, Public Works will bill applicant directly)	\$ 519.00
	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 DEPOSIT:		\$2,023.00

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

CEQA 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.

CEQA Document	2021	2022
Negative Declaration (ND)	\$2,480.25	\$2,548.00
Mitigated Negative Declaration (MND)	\$2,480.25	\$2,548.00
Environmental Impact Report (EIR)	\$3,445.25	\$3,539.25
Environmental Document pursuant to a Certified Regulatory Program (CRP)*	\$1,171.25	\$1,203.25
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](#)(opens in new tab) and section [15251 of the CEQA Guidelines](#)(opens in new tab). 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](#)(opens in new tab), added by Stats. 2012, [ch. 289](#), § 3).

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