



**PLANNING SERVICES
DEPARTMENT**
411 Main Street (530) 879-6800
P.O. Box 3420
Chico, CA 95927

Application No. _____

APPLICATION FOR Development Agreement

Applicant Information		
Applicant		Daytime Phone
Street Address		
City	State	Zip
Property Owner		
Property Owner		Daytime Phone
Address		
City	State	Zip
Project Information		
Property Address/Location	Existing Land Use	
Assessor's Parcel No(s)	Parcel Acreage	
Present Zoning	Present General Plan Designation	
Subject of Development Agreement		
Related Applications		
Required Signatures		
I hereby certify that this application and all other documents submitted are true and correct to the best of my knowledge and belief. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application.		
Applicant's Signature		Date
For Office Use Only		
Planning Commission Recommendation		City Council Action
Approve _____ Deny _____		Approved _____ Denied _____
Date of Hearing		Date of Hearing
By:		Resolution No.
Secretary, City of Chico Planning Commission		
Application Received By	Butte County Filing Fee \$50 (Check payable to Butte County) ____ Applies ____ Does Not Apply	Receipt No.
Date		Application Deposit Fee \$
Assigned Planner		Environmental Review Fee \$
Tentative Hearing Date		Total Fees \$ (Check payable to the City of Chico)



Requirements for a Complete Development Agreement Application

The following items are **REQUIRED** for a complete application:

- Completed and Signed Application Form
- Written Authorization from the Property Owner (If Applicant is not the Owner)
- Completed Environmental Questionnaire Form
- Completed Real Time Application (with matching applicant name)
- 8½" X 11" location map (indicate dimensions), including subject property, surrounding properties, streets and other features
- Draft copy of Development Agreement. The Development Agreement shall specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes.
- Application Deposit and Environmental Review Fees (payable to the City of Chico), and the \$50 filing fee (payable to Butte County)

The Development Agreement may include conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided that such conditions, terms, restrictions, and requirements for subsequent discretionary actions shall not prevent development of the land for the uses and to the intensity of development set forth in the Agreement. The Agreement may provide that construction shall be commenced within a specific time and that the project or any phase thereof be completed within a specified time. The agreement may also include terms and conditions relating to applicant financing of necessary public facilities and subsequent reimbursement over time.

As a result of the environmental review process, additional information may be required to determine if significant adverse environmental impacts could result from the proposal.

Information Regarding Planning Services Department Fees - Deposit Required

1. All persons filing an application for a Development Agreement shall pay the full cost of processing the application. An initial deposit shall be paid concurrently with filing of the application in the amount specified.
2. If the amount of the costs incurred in processing the application exceeds the amount of the deposit, the Applicant shall deposit additional funds if requested by the City to ensure continued processing of the application or the Applicant shall pay the difference prior to the City filing the Notice of Determination.
3. If the amount of the costs incurred is less than the amount of the deposit, the difference shall be refunded to the Applicant subsequent to final City action on the project.

Additional information regarding Planning Services Department fees is available on the City's web page, www.ci.chico.ca.us.

Time Limits

Pursuant to California Government Code Sections 65943 and 65950, the City has thirty days from the date of submittal to determine if an application is complete and six months from the date of acceptance of a complete application to take final action when a negative declaration is prepared.

If an Environmental Impact Report is required, the City must take action within ninety days after certification of the Report.

Notice of Pending Amendments

Pursuant to California Government Code Section 65945 et seq., an Applicant can make a written request to receive notice of any pending amendments to the General Plan, Specific Plans, the land use regulations, ordinance affecting building permits, or to regulations pertaining to development permits, if the amendment is reasonably related to the Applicant's project.

Note: By signing the front of this application form, the Applicant is indicating that the project site is not included on any State or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, as amended in January, 1996.



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Environmental Questionnaire

The following information is requested to expedite the environmental review process necessary to process your permit request. Please complete thoroughly and attach reference materials as appropriate. Feel free to ask a staff Planner if you have any questions; omissions and errors could delay your project.

Project Information		
Describe the proposed project.		
Is grading proposed with the project? If yes, for what purpose and approximately how many cubic yards?		
Will the project include outdoor lighting? (Include type and location)		
Estimate the approximate square footage of proposed impervious surfaces, including building area, concrete, paving and other hardscape features.		
Estimate the number of employees. If 100 or more, submit a Travel Demand Management Plan identifying strategies to reduce single occupancy vehicle trips.		
List the requested City permits and other public agency approvals required for this project, including County, State and Federal agencies. Please be aware that omissions may delay environmental review.		
Permit Name/Type	Responsible Agency	Date Request Submitted

For Office Use Only	
Project Title	SCH No.
	Receipt No.
Assigned Planner	Environmental Review Fee \$
Received By	Date Received



Project History

Have any previous environmental studies or documents been prepared for the project site? If yes, please describe.

Was this project heard by the Development Review Committee? When?

Existing Conditions

Describe the existing and historic use of the site.

Provide a concise statement describing the current environmental setting of the project site.

Are there residents/tenants who will need to be relocated as a result of the proposed project?

Site Features

Is the project located near any of the following: schools, churches, day care facilities, health care facilities, streams, parks, nature preserves, or undeveloped natural land? Please describe:

Does the site contain trees over 6" in diameter or native vegetation? Would the project remove these features?

Are any endangered, threatened, rare or sensitive species suspected of existing on site? Describe:

Have any known historical, archaeological, or paleontological resources been identified on site?



Water Features

Will a new storm drainage outfall, or improvements to the existing storm drainage outfall, be necessary?

Does the project site include any surface water features including creeks, tributary channels or areas of ponding water in the wet season?
Describe:

Toxins and Hazardous Substances

Is there a history of contaminated soil or groundwater associated with this site?

Are any underground storage tanks or other subsurface structures located on site (not including utilities)?

Will the project involve the use or disposal of potentially hazardous materials including flammable, explosive, or toxic substances?

Other Pertinent Information

Please describe any other characteristics or effects of the project that may be of environmental consequence.

Required Signatures

I hereby certify that the information provided above is true and correct to the best of my knowledge and belief.

Applicant's Signature

Date


PLANNING DIVISION

411 Main Street (530) 879-6800
 P.O. Box 3420
 Chico, CA 95927-3420
 www.chicoca.gov

Account No. _____

APPLICATION FOR New Real Time Account

Applicant Information		
Applicant Name	Daytime Phone	
Applicant Address	Email	
City	State	Zip
Contact Person		
Property Owner(s) Name	Daytime Phone	
Property Owner Address	Email	
City	State	Zip
Engineer/Surveyor Name	Daytime Phone	
Engineer/Surveyor Address	Email	
City	State	Zip
Project Information		
Project/Phase/Subdivision Name		
(Attach site map of project clearly indicating phases & parcel nos.)		
Assessor's Parcel No(s)		
Project Address(es)/Location		
Related Applications		
Required Signatures		
I hereby certify that this application and all other documents submitted are true and correct to the best of my knowledge and belief. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application.		
Applicant's Signature <i>(Original required)</i>	Date	
By signing the above, I acknowledge that I have read and agree to the Terms & Conditions , including payment of the full cost of processing this application, as outlined on page 2.		
For Office Use Only		
Date Application Received	Application Deposit \$	Receipt No.
Department Processing: ___ Community Development ___ Finance ___ Public Works		

Terms & Conditions - Planning Fees, Deposit Required Applications

1. All persons filing an Application for New Real Time Account shall pay the full cost of processing the application and all associated applications for the project. An initial deposit shall be paid concurrently with filing of the application in the amount specified per the City of Chico Fee Schedule.
2. If the amount of the costs incurred in processing the application exceed the amount of the initial deposit, the Applicant shall deposit additional funds if requested by the City of Chico to ensure continued processing of the application.
3. If the amount of the costs incurred is less than the amount of the deposit, the difference shall be refunded to the Applicant subsequent to final City action on the project.
4. Where a single project requires the filing of multiple applications with corresponding deposits and/or fees, all such deposits and filling fees shall be cumulative and costs shall be charged to the overall project and fee deposit, not to individual applications.
5. Payment
 - a. Payment is due in full within 30 days from issuance of invoice from City of Chico.
 - b. Invoices not paid within 30 days after the original invoice date are delinquent. A penalty of 10% per month (not to exceed 50% of the amount due) and interest charges of 1% per month (exclusive of penalties and prior interest assessed) from the date the receivable first became delinquent will be charged until payment is received in full.
 - c. Invoices not paid within 30 days are considered delinquent and subject to additional collection methods including but not limited to stoppage of applicable City provided services including plan checks and inspections and referral of the unpaid balance to a collection agency or legal action.