



CITY OF LODI
COMMUNITY DEVELOPMENT DEPARTMENT
 P.O. Box 3006
 221 West Pine Street
 Lodi, California 95241-1910
 (209) 333-6711

Parcel Map APPLICATION

GENERAL INFORMATION REQUIRED (Print or Type)

Applicant's Name	Phone	(Staff Use Only) File Number: Related Files:
Address		
Location of Project (Address)		
Legal Description of Project Location (Assessor's Parcel No.)		
Legal Owner's Name (as listed in the San Joaquin County Assessor's records)	Phone	
Address		

Project Description

Detailed Description of Proposed Project (Attach Additional Sheets if Necessary)

INCOMPLETE APPLICATIONS

The completeness of this application, which includes accompanying plans, shall be subject to the review of the Community Development Department. The Community Development Director, pending completion of the plan review process, shall consider application for this Use Permit incomplete. In accordance with State Planning Law Section 65943, the City has 30-days to review your application to insure that your application is complete.

Owner Certification

I certify that I am presently the legal owner of the above described property. Further, I acknowledge the filing of this application and certify that all of the above information is true and accurate. (If the undersigned is different from the legal property owner, a letter of authorization must accompany this form).

Date	Signature
Print Name and Title	

Staff use only:
Date Time Received

Received By

Project/Receipt No.

CITY OF LODI

Community Development Department
221 W. Pine St. Lodi, CA 95240 Phone: (209) 333-6711

ENVIRONMENTAL ASSESSMENT

File Number: _____

The Environmental Assessment form must be completed by the applicant before the project can be accepted for processing.

1. PROJECT TITLE: _____
2. PROJECT LOCATION: _____ Assessor Parcel Number: _____
Street Address: _____
Lot Number: _____
3. NAME OF PROPERTY OWNER: _____
4. ADDRESS OF PROPERTY OWNER: _____
5. NAME OF APPLICANT: _____
6. ADDRESS OF APPLICANT: _____
PHONE NUMBER: _____
7. CONTACT PERSON(S): Name _____
Address _____

8. TYPE OF APPLICATION:

(Check appropriate box(es))

- General Plan Amendment
- Annexation
- Rezoning
- Subdivision Map
- Parcel Map
- Use Permit
- Variance

9. TYPE OF DEVELOPMENT:

- Residential: No. of Lots _____
No. of Units _____
No. of Acres _____
- OFFICE: Sq. ft. of Bldg. _____
Acres _____
Approx. No. of employees _____
- SHOPPING/
COMMERCIAL: Sq. ft. of Bldg. _____
Acres _____
Approx. No. of employees _____
- INDUSTRIAL: Sq. ft. of Bldg. _____
Acres _____
Approx. No. of employees _____

10. PROJECT DESCRIPTION:

11. SIGNATURE OF APPLICANT: _____ DATE: _____

(For Staff Use Only)

The project:

-Is Ministerial
-Is Categorically Exempt
-Requires an Initial Study

What is a tentative map? An initial map setting forth in detail a proposed subdivision of land, which must comply with the City of Lodi subdivision and zoning regulations and the State of California Subdivision Map Act. A parcel map may be processed for no more than four lots and a subdivision map is processed for five or more lots.

A request for a Tentative Parcel Map or Tentative Subdivision Map requires one (1) public hearing before the City's Planning Commission. The applicant or the applicant's representative must be present at all public hearings to answer questions.

Application Submittal Requirements

- A) One (1) copy of the completed application form, and all required signatures.
- B) The required processing fee (see fee schedule).
- C) One (1) copy of a preliminary title report, current within 6 months.
- D) One (1) CD containing electronic .pdf formatted plans to scale.
- E) ***Nine (9) copies (individually folded)*** of a fully dimensional exhibit map drawn to scale (must be engineer's scale, no smaller than 1" = 40'). The map must be prepared by a registered Civil Engineer or licensed Land Surveyor and shall indicate the following:
 - _____ Project name, north arrow, scale and a vicinity map
 - _____ Lot dimensions, lot numbers, and pad elevations
 - _____ Street right-of-way dimensions, existing and proposed street grades, and street names
 - _____ All easements of record
 - _____ Existing and post project elevations shown as contours & spot elevations both on site and on adjacent property
 - _____ Existing contours at 2' intervals for slopes less than 10%, and contours at 5' intervals for slopes greater than 10%
 - _____ All cut and fill slopes and indicate slopes (2:1, 3:1), and grading quantities (excavation, fill and site balance)
 - _____ Existing and proposed method of drainage
 - _____ A water and sewer plan indicating the point of connection and a preliminary design of the pipe locations and sizes
 - _____ Any natural features including: wetlands, streams, etc..
 - _____ All existing trees with elevations and numbered corresponding to an arborist report
 - _____ Trees to be removed shall be designated with an "X" and building footprints shown for house lots with trees
 - _____ Public facilities schools, parks, electric substations, fire stations, etc.(subdivisions only)
 - _____ Phasing lines (subdivisions only)
 - _____ Summary of project statistics including zoning, land use, owner developer, engineer, and assessor's parcel numbers for all parcels affected
 - _____ One (1) 8½" x 11" reproducible copy
 - _____ Landscaping Plan, which must incorporate the City of Lodi's Stormwater Management Program
- F) An Arborist report (required for native oak trees located on the property or overhanging the site from adjacent properties).
- G) Additional information as deemed necessary by the Planning Department/Engineering Departments.

Please note: You may be required to submit additional copies prior to the public hearing.

Please feel free to discuss your application with a member of the Planning Department at (209) 333-6711 or visit the office located in the Lodi City Hall located at 221 West Pine Street, Lodi, CA 95240

www.lodi.gov



FEE SCHEDULE

CITY OF LODI, COMMUNITY DEVELOPMENT DEPARTMENT, 221 W. PINE ST., LODI, CA 95240
 PHONE: (209) 333-6711 FAX: (209) 333-6842

PLANNING:	FEE
ADMINISTRATIVE DEVIATION.....	\$350 + HOURLY
ANNEXATION.....	\$4,000 + HOURLY
APPEALS.....	\$300
DEVELOPMENT PLAN REVIEW.....	\$2,500 + HOURLY
ENVIRONMENTAL IMPACT REPORT.....	HOURLY
GENERAL PLAN AMENDMENT.....	\$3,000 + HOURLY
HOME OCCUPATION.....	\$100
LANDSCAPE REVIEW.....	\$175 + HOURLY
LIVE ENTERTAINMENT PERMIT.....	\$200
LOT LINE ADJUSTMENT.....	\$650 + HOURLY
MITIGATION MONITORING.....	\$HOURLY
NEGATIVE DECLARATION.....	\$900 + HOURLY
TENTATIVE PARCEL MAP.....	\$2,500 + HOURLY
NON-RESIDENTIAL CONDOMINIUM CONVERSIONS.....	\$2,000 + HOURLY
PRELIMINARY ENVIRONMENTAL ASSESSMENT.....	\$250 + HOURLY
REZONE.....	\$2,000 + HOURLY
SITE PLAN AND ARCHITECTURAL REVIEW (SPARC).....	\$1,875 + HOURLY
TENTATIVE SUBDIVISION MAP.....	\$4,600 + HOURLY
USE PERMIT.....	\$2,000 + HOURLY
VARIANCE.....	\$1,000 + HOURLY
PRE-DEVELOPMENT REVIEW.....	\$250
DOCUMENT IMAGING.....	\$50/APPLICATION
STAFF CONSULTATION (INCLUDING LETTERS).....	HOURLY

THE APPLICATION FEES LISTED ABOVE ARE REFUNDABLE UNDER THE FOLLOWING CIRCUMSTANCES:

- WITHIN 30-DAYS OF APPLICATION – 75% REFUND.
- AFTER PROJECT ACCEPTANCE AND CIRCULATION FOR REVIEW – 50% REFUND.
- AFTER FORMULATION OF STAFF RECOMMENDATION TO PLANNING COMMISSION AND/OR CITY COUNCIL, OR 90 DAYS, WHICHEVER COMES FIRST – NO REFUND.

Staff Requests for information, corrections, or amendments must be submitted within 30-days. If a project is inactive beyond 30-days, the application will be returned and a refund processed.

BUILDING: SEE "BUILDING FEES COLLECTED AT PERMIT ISSUANCE"

PUBLIC WORKS ENGINEERING FEES & FIRE PLAN REVIEW FEES: SEE PAGE 2.

PUBLIC WORKS ENGINEERING FEES:

ANNEXATION**	\$693*
DEVELOPMENT PLAN**	\$1154 + \$15/LOT OVER 5 LOTS*
TENTATIVE SUBDIVISION MAP**	\$1154 1-5 LOTS + \$15/LOT OVER 5 LOTS*
TENTATIVE PARCEL MAP & NON-RESIDENTIAL CONDO CONVERSION	\$923*
SITE PLAN (SPARC)	\$462*

* These fees shall be adjusted annually by the inflation rate based on the prior calendar year as determined by the Consumer Price Index (Western Region, Urban, unadjusted). The rate of inflation (or deflation) is applied to the fees to determine the fees for the subsequent year. Said fee adjustments, if any, will be made automatically effective July 1 of each year.

** Based on single-family residential developments having 75 lots or less. Single family residential projects having more than 75 lots or multi-tenant commercial/industrial projects will be charged on a time and cost basis. The applicability of the standard fee shall be determined by the Public Works Director.

FIRE PLAN REVIEW FEES:

ANNEXATION	\$150.00 +
LAND USE (ABC, LIVE ENTERTAINMENT, REZONE)	\$150.00 +
LOT LINE ADJUSTMENTS	\$150.00 +
TENTATIVE SUBDIVISION MAP (1-4 LOTS)/(5-24 LOTS)/(25 OR MORE LOTS)...	\$150.00/300.00/450.00
TENTATIVE PARCEL MAP & NON-RESIDENTIAL CONDO CONVERSION	\$150.00 +
SITE PLAN (SPARC)	\$150.00 +
ZONING VARIANCE	\$150.00 +