

Standard Application

Application Received	
By: _____	Date: _____
Application #: _____	

WE WILL NOT ACCEPT INCOMPLETE SUBMITTALS!!

1. Type of application: *Check one or more*

- ☐ Boundary Adjustment
 ☐ Subdivision
 ☐ Conditional Use Permit
 ☐ Variance
 ☐ Site Development Review
 ☐ Rezoning
☐ Administrative Conditional Use Permit
 ☐ Sign Review
 ☐ Other: _____

2. Brief description of application: *

3. Project site:

Address _____ City _____ State _____ Zip Code _____

4. Assessor's parcel number(s):

5. Special instructions to access property (e.g. dogs, gates, alarms, etc.): *

6. Land owner:

NAME _____ COMPANY _____

Address _____ City _____ State _____ Zip Code _____

Contact Phone(s) _____ Fax # _____ Email Address _____

7. Applicant:

(if different from above)

NAME _____ COMPANY _____

☐ Same as above

Address _____ City _____ State _____ Zip Code _____

Contact Phone(s) _____ Fax # _____ Email Address _____

8. Primary contact person:

NAME _____ COMPANY _____

☐ Land Owner ☐ Applicant

☐ Other (fill in information)

Address _____ City _____ State _____ Zip Code _____

Contact Phone(s) _____ Fax # _____ Email Address _____

FOR PLANNING DEPARTMENT USE ONLY

Side _____ Distance _____ (f,m) Direction _____

Cross Street _____ GP LU Desig. _____

Uninc. Area/District _____ Zoning _____

ROW _____ FWL _____ SBL _____

Lot Area: _____ (ft) _____ (ac)

History _____

Alameda County
COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT



Offices: 224 West Winton Avenue, Room 111
Hayward, CA 94544

Permit Center: 399 Elmhurst Street, Room 141
Hayward CA 94544

Ph: (510) 670-5400 Fax: (510) 785-8793

www.acgov.org/cda/planning

September 2012

AFFIDAVIT:

1. I attest under penalty of perjury to the truth and accuracy of all the facts, exhibits, maps, and attachments presented with and made a part of this application.
2. I hereby authorize County staff and members of review bodies, including but not limited to the Castro Valley Municipal Advisory Council, the Board of Zoning Adjustments, the Planning Commission, and the Board of Supervisors, to enter upon my property to verify or obtain information, to view the property, or to photograph the property and the surrounding area as part of the application review process. (Please note any special instructions regarding access to your property such as dogs, gates, alarms, etc.)

I understand that staff will make all efforts to notify me of such site visits, but that this may not always be possible.

3. I understand that unless this is a fixed fee application, the money I have submitted constitutes a deposit and that costs necessary to process the application will be billed against this deposit. After a charge for administrative costs, the County will bill charges for County staff time spent processing this application at an hourly rate that represents salary plus overhead and will bill consultant charges at actual cost. In addition, the County will bill direct costs, including but not limited to actual costs of mailing or publication of notices or actions, against the deposit.

Deposits are based on the typical time it takes to process a similar application. However, processing time can vary depending on the specifics of an application and it is possible, particularly if my application becomes controversial, that the processing time, and thus the cost, may exceed the estimated time. If this happens, I am responsible for the additional costs. When costs approach the amount of my deposit, the County will notify me and request an additional deposit based on the County's best estimate of the additional time necessary to complete the application review.

It is also possible that the costs to process my application will be less than the deposit. If this happens I can request a refund of the deposit balance, less costs for time spent on other activities such as post-approval review and landscape inspections. Should I withdraw my application, County staff will cease work on the application, and I can request a refund of the deposit balance. Balances remaining more than a year after project resolution will no longer be available.

I understand that I am responsible for all costs associated with processing this application, regardless of whether it is approved or denied. Any action taken on the application may be conditioned upon full reimbursement of any outstanding processing costs. The property owner will bear the ultimate responsibility for ensuring that all such costs are paid in full.

4. I understand that acceptance of this application and accompanying material does not constitute acceptance of this application as complete. I further understand that although my application may be deemed complete for purposes of initial review, it is possible that I may need to submit additional information as the review proceeds or after final action on my application before I can implement my project, including but not limited to the following:
 - Additional information as needed to complete an environmental review under the California Environmental Quality Act;
 - Additional information as needed to clarify the application or address questions raised either as a result of responses received from the referral of my application to other public agencies and interested parties or in response to issues raised at public hearings by members of the hearing body or the general public who submit written or oral testimony at the hearings;
 - Final information that will be necessary to meet Public Works Agency Stormwater Management requirements;
 - Revised plans, elevations, or other material necessary to illustrate or otherwise conform to changes that the final approval body makes to my original submittal;
 - Additional material, such as landscape or drainage improvement plans, that may be required under a condition or provision of approval.

I understand that delay of information submittal or submittal of inaccurate information may delay the review process.

5. I understand that if I make changes in proposed plans during the review process or in approved plans before construction permits are issued, during construction, or prior to final inspection and occupancy, such changes will require additional design review by County staff and the advisory and approval bodies. It is my responsibility to submit such revised plans to County staff in a timely manner. This may require four to six or more additional weeks of review and processing time from the time I submit complete plans. Depending on the final outcome of the approval process, I may have to submit revised plans consistent with that action as noted above. In addition, any unauthorized building, demolition, grading, landscaping, or other site plan changes made during the review period will require correction at my expense.
6. I understand that any representations made to me in a pre-application meeting or otherwise prior to or during the application review process regarding cost or timing are best-guess estimates and that I cannot bind or hold the County to them. I understand that factors such as changes to my project or issues raised by approval bodies or members of the public during the review process, including at public hearings, can extend the time necessary to complete the review and reach a decision on my application.
7. Furthermore, I hereby agree to hold the County harmless from all costs and expenses, including attorney's fees, that the County incurs or held to be the liability of the County in connection with the County's defense of its actions in any proceeding brought in any State or Federal Court challenging the County's actions with respect to my project. This includes but is not limited to actions brought pursuant to the California Environmental Quality Act, the Alameda County Zoning Ordinance, or other State and County code and ordinance requirements. If I fail to defend adequately the County, the County may provide its own legal defense and subdivider or its successors shall be responsible for the County's reasonable attorneys' fees. This agreement to hold the County harmless shall extend to any successors in interest to this application. I agree that if this application is signed by more than one person the obligations and liabilities of each person is joint and several, with each person being responsible for the entire obligation.

Applicant Signature:

Date:

Property Owner Signature:

Date: