



Master Uniform Application

I. Type of Application

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Precise Development Plan |
| <input type="checkbox"/> Site Plan Review (Non SFR) | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Williamson Act Contract | <input type="checkbox"/> Zone Variance |
| <input type="checkbox"/> Zone Change | <input type="checkbox"/> Zone Text Amendment | <input type="checkbox"/> Parcel Map Waiver | <input type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Parcel Map | <input type="checkbox"/> Tract Map | <input type="checkbox"/> Reversion to Acreage | <input type="checkbox"/> Other: _____ |

II. Submittal Requirements

All items identified below must be included in the application packet. If any items are missing, the application will not be accepted.
ACCEPTANCE OF AN APPLICATION DOES NOT GUARANTEE PROJECT APPROVAL.

- Completed Master Uniform Application
- Detailed Project Description
- One (1) Preliminary Title Report, not less than two months old, for all subject properties
- Payment of Filing Fees (contact the Community Development Department for fees due)
- Signed Billing Authorization Form (if applicable, required for all deposit based fees)
- Submittal Checklist corresponding with application type identified above

CONSENT OF APPLICANT AND PROPERTY OWNER: The consent of the applicant and property owner, if not the applicant, is required for filing an application for a land use development permit within the City of Wasco. The signatures of the applicant and property owner(s) below constitute consent for filing of this application.

INCOMPLETE APPLICATIONS: The completeness of this application, which includes accompanying plans, shall be subject to the review of the Community Development Department. Applications for any of the above listed actions, and other actions as deemed necessary by the Community Development Department, shall be considered incomplete pending a completeness review.

III. General Information

Project Information

Name of Project (if applicable): _____

Address: _____

APN(s): _____ Site Area: _____

Zone District: _____ Planned Land Use Designation: _____

Existing Use of Property: _____

Applicant Information

Name of Applicant: _____

Address: _____ Email Address (optional): _____

Phone Number: _____ Fax Number (optional): _____

Signature: _____

Property Owner Information

Name of Property Owner: _____

Address: _____ Email Address (optional): _____

Phone Number: _____ Fax Number (optional): _____

Signature: _____

Signature: _____

For Staff Use Only:

Application No.:	Related Files:
Date Received:	Received By:
Fee Amount:	Receipt No.:



Billing Authorization Form

As partial performance related to application processing, the Applicant (and/or Property Owner of the subject property of the project application) shall make a deposit (funds) in the amount of \$_____ to the City upon filing of their application. City shall charge all lawful expenses incurred in providing Application processing services against Applicant's deposit and any other required City fees. City expenses may include, though not be limited to, City staff time and directly related expenses for application review for completeness, application referrals, noticing of meetings and hearings, site inspections, staff report preparation, preparation of correspondence, response to public inquiries related to the Application, copying and mailing charges, and attendance at meetings.

The undersigned Applicant assumes full responsibility for all costs incurred by the City in the processing of this application. The Applicant further acknowledges and agrees that the fees posted herewith may not be adequate to fully reimburse the City for costs incurred in connection with the Application process, and that periodically, as the need arises, Applicant(s) may be called upon to make further deposit of funds.

Applicant agrees that there shall always remain on deposit with the City sufficient funds to cover the anticipated costs to be incurred with the Application process for a period of thirty (30) business days. (Note: in some instances, funds may be required to cover a period of time beyond 30 days, particularly when consultant services are being used and significant expenses are incurred.) In the event, for any reason, a City request for further deposit of funds from Applicant is not fully satisfied, within thirty (30) business days the City shall cease processing of this Application and the related project, and shall record the failure to make the requested deposit of funds as the Applicant's request to cease processing the Application. In addition, should the funds on deposit ever fall below an amount, estimated by the City in its sole discretion, sufficient to cover the anticipated costs to be incurred in the Application process for a period of thirty (30) business days, the City shall cease processing of the Application and cancel same, and shall record the lack of funds as the Applicant's request to cease processing the Application.

The advance of funds shall not be dependent upon the City's approval or disapproval of the Applicant's application, or upon the result of any action, and shall in no way influence the project. Further, neither Applicant nor any other person providing funding for the Application shall, as a result of such funding, have any expectation as to the results of the Application process or the selection of an alternative favorable to or benefiting the Applicant.

Upon conclusion of processing services and full reimbursement to the City for any outstanding costs that may have been incurred in Application processing, any remaining deposit monies with the City shall be returned to the Applicant. The City may withhold final approval of any project/permit until all fees/invoices are paid in full.

I certify under proof of perjury that I am the property owner or that I am authorized, as project Applicant, to enter into this funding agreement on his/her behalf. I agree to advise the City in writing should I no longer be associated with the below-referenced property/project.

Signature: _____ Date: _____

Printed Name: _____

Relationship to Application: Applicant Property Owner

Application No.: _____ Address/APN: _____

Billing Contact Information (for mailing of invoices)

Name : _____ Phone Number: _____

Address: _____



Williamson Act Contract Cancellation Submittal Checklist

All items identified below must be included in the application packet. If any items are missing, the application will not be accepted. **ACCEPTANCE OF AN APPLICATION DOES NOT GUARANTEE PROJECT APPROVAL.**

Item	Yes	No
Completed Master Uniform Application	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Assessment Form (unless exempted by Planning Staff)	<input type="checkbox"/>	<input type="checkbox"/>
1-mile Radius Map from external property boundaries showing locations of existing streets and property lines. All properties currently under a Williamson Act Contract must be designated.	<input type="checkbox"/>	<input type="checkbox"/>
Property owner names and addresses as shown on the Kern County Assessor's records for all properties currently under a Williamson Act Contract as designated on the 1-mile Radius Map.	<input type="checkbox"/>	<input type="checkbox"/>
Copy of Williamson Act Contract	<input type="checkbox"/>	<input type="checkbox"/>
Copy of Filed Notice of Nonrenewal	<input type="checkbox"/>	<input type="checkbox"/>
Description of Proposed Alternative Use. Government Code Section 51282(e) requires that a proposal for a specific alternative use be submitted for the land to be removed from contract. A site plan must be provided.	<input type="checkbox"/>	<input type="checkbox"/>
Required Findings. Government Code Section 51282 requires certain findings be made by the City Council prior to adopting a Resolution of Tentative Approval of Cancellation. Provide justification for the findings to be made (see attached Required Findings).	<input type="checkbox"/>	<input type="checkbox"/>

Submitted By: _____ Date: _____

Submitted To: _____ Date: _____



Required Findings Williamson Act Contract Cancellation

The City Council must make the following findings prior to adopting a Resolution of Tentative Approval of Cancellation. These findings are required per Government Code Section 51282.

Provide justification for the following findings to be made. Please note that you must either make the findings for Situation A OR Situation B, not both.

REQUIRED FINDINGS

Situation A: The Cancellation is Consistent with the Purposes of Government Code Sections 51280-51287

Findings:

1. That the cancellation is for land on which a notice of nonrenewal has been served pursuant to Government Code Section 51245.
2. That the cancellation is not likely to result in the removal of lands from agricultural use.
3. That the cancellation is for an alternative use which is consistent with the applicable provisions of the City of Wasco General Plan.
4. That the cancellation will not result in discontinuous patterns of urban development.
5. That there is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put; or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

Situation B: The Cancellation is in the Public Interest

Findings:

1. That other public concerns substantially outweigh the objectives of this chapter.
2. That there is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put; or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

“Proximate, noncontracted land” is defined as land not restricted by contract pursuant to the chapter, which is sufficiently close to land which is so restricted that it can serve as a practical alternative for the use which is proposed for the restricted land.

“Suitable” is defined for the proposed use to mean that the salient features of the proposed use can be served by land not restricted by contract pursuant to this chapter. Such nonrestricted land may be a single parcel or may be a combination of contiguous or discontinuous parcels.
