



6000 Heritage Trail, Clayton, CA 94517
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www.ci.clayton.ca.us

Specific Plan Amendment Application

Mark all that Apply: Map Amendment Text Amendment

Below: Office Use Only

File No: _____ Deposit: _____

Received By: _____

Date: _____ Receipt No: _____

Please clarify any questions with the Planning Staff prior to completing this form. Please print or type legibly. Attach additional sheets if necessary. Incomplete applications will not be accepted.

1. Project Contact Information:

Applicant/Property Owner:

Phone Number: _____

Applicant Name: _____ Applicant Email: _____

Property Owner Name: _____ Property Owner Email: _____

Master Developer:

Name: _____ Company Name: _____

Email: _____ Direct Phone No: _____

Address: _____

Architect/Designer:

Name: _____ Company Name: _____

Email: _____ Direct Phone No: _____

Address: _____

Land Planner:

Name: _____ Company Name: _____

Email: _____ Direct Phone No: _____

Address: _____

Landscape Architect:

Name: _____ Company Name: _____

Email: _____ Direct Phone No: _____

Address: _____

Civil Engineer:

Name: _____ Company Name: _____

Email: _____ Direct Phone No: _____

Address: _____

2. Assessment of Required Findings: [staff use only - mark all that apply]

- The proposed amendment is deemed to be in the public interest.
- The proposed Specific Plan Amendment is consistent and compatible with the City's General Plan, including any implementation programs in the General Plan that may be affected.
- The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.
- The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).

Signature: _____ Date: _____

Comments/Notes: See Staff Report: _____

Instructions:

1. Discuss your project with the Community Development Director or a Community Development Staff member before you begin to put this application together.
2. Make sure that every submittal requirement is completed, unless otherwise directed by the Community Development Director. (Incomplete applications will not be processed.)
3. Once all of the submittal requirements have been met, the Community Development Director shall schedule the matter before the Planning Commission.
4. The Planning Commission shall hold a public hearing to review the proposed General Plan Amendment.
5. The Planning Commission shall make a recommendation with conditions, as warranted, to the City Council if the application is passed by an affirmative vote of the majority of the commissioners.
6. The City Council shall review the General Plan Amendment request and recommendation from the Planning Commission.
7. After a public hearing and review, the City Council shall approve the request, with conditions, as warranted, or shall deny the request.

NOTE: Under the California Environmental Quality Act (CEQA) an amendment to the Specific Plan is a "project" requiring environmental review.

3. Submittal Requirements:

The number of copies of each of the items below, which constitutes a complete Application Submittal Packet, will be determined by the Community Development Director. If not specified, assume only one copy is needed. If applicable, all plans and analyses shall be at scale 1"=20' for site planning and 1/8"=1' or greater for elevations and floor plans. Please submit the following information in the order in which it is outlined below. Additional items may be required by the Community Development Director.

Name of Specific Plan proposed for amendment: _____

Community Development General Application

Specific Plan Amendment Application Mark all that apply: Map Amendment Text Amendment

Environmental Review Application

Development Plan Application, if applicable

Processing Deposit \$ _____ (Make check payable to the City of Clayton)

Title Report or copy of a Preliminary Title Report prepared for the current owner

Legal description of subject parcel(s)

Current specific plan map showing existing and proposed zoning classification(s), as applicable, for the subject parcel(s) and its surrounding land uses

Current General Plan map showing existing and proposed general plan designation(s), as applicable, for the subject parcel(s) and its surrounding land uses

Photographs/Graphics showing the relationship of the subject parcel(s) identified to the surrounding properties. Include aerials such as Google Earth maps, and perspective photographs.

Site Opportunities/Constraints Analysis: Use maps, graphics, and text to answer the questions below, as applicable

I. Environmental:

- | | |
|--|---|
| 1. Existing natural land features | 6. Water bodies and wetlands |
| 2. Type and diameter of trees 6" or larger in diameter at 4'6" above natural grade | 7. Flood hazard areas |
| 3. Topography (at 2' contour intervals) | 8. Surface and subsurface geology plus geological hazards such as earthquake faults |
| 4. Soils- summarize soils report findings | 9. Natural features including view sheds and ridge lines |
| 5. Drainage patterns | 10. Archeological sites |

II. Existing Improvements:

1. Location and dimensions of all existing structures/improvements
2. Show roads, paths, parking areas and all other improvements (patios, pools, decks)
3. Identify all on-site and off-site improvements to be retained showing location and dimensions

III. Easements:

1. The location, dimension, and purpose of all existing easements on the property.

Circulation Plan:

1. Show proposed, on-site, public right-of-way, walkways, paths, trails, etc. Identify pavement width and type
2. Show the relationship of the proposed circulation facilities to the existing facilities (including, but not limited to: streets, highways, pedestrian walkways, public transit, bicycle paths, hiking, and equestrian trails, etc.)

Community Facilities Plan:

1. The location of significant historical, cultural and archaeological features of the site, including methods proposed to preserve and incorporate such elements into the proposed project
2. The proposed layout, dedication and/or reservation of school sites library sites, and public open space and usable recreation areas including parks and playgrounds

Additional Reports/Statements:

1. Preliminary storm drainage plan
2. Soils report for the subject area
3. Geotechnical report for the subject area
4. Preliminary sewer disposal plan
5. Preliminary public utilities plan (including cable TV.)
6. Feasibility analysis of all public or quasi-public recreational and educational areas and facilities proposed to be located within the development. This analysis shall include a statement of anticipated financing, development and long-term maintenance
7. Residential density analysis of the subject area and the estimated population, both adult and school-age, resulting there-from. The proposed number of school-age children shall be integrated with the analysis of educational needs and proposed facilities
8. Any additional information as may be required by the Community Development Director

Letter of Explanation:

1. Summary of proposed amendment
2. Written justification for the amendment, including public benefit
3. Identify the impacts on applicable objectives and goals of the Specific Plan
4. Explain how potentially negative influences are to be mitigated
5. Explain how the proposed amendment supports the Land Use Goals in the Land Use Element of the Specific Plan
6. Assessment of potential impacts of the proposed amendment on the public health, safety, and welfare.

Mailing Envelopes and addresses:

1. List of names and addresses of all legal owners of property within a 300' radius of the subject parcel(s).
2. Envelopes: prepare a complete set of addressed and stamped legal size envelopes for all listed property owners. Do not place return address on envelopes.
3. Ownership Map: County Assessors map showing subject parcel(s) highlighted or outlined and a boundary line indicating all properties located within a 300' radius of the subject parcel(s). (Will be provided by City Staff if applicant is not using a Title Company.)

4. Important Implementing Information from the City of Clayton:

The City of Clayton has two different Specific Plans:

1. Marsh Creek Road Specific Plan

The *Marsh Creek Road Specific Plan* establishes goals and policies for the development of approximately 475 acres southeast of the City. The *Plan's* goals include maintenance of the area's rural character, preservation of the area's natural amenities, encouragement of upscale home development, and provision of public access to open space areas.

2. Town Center Specific Plan

The *Town Center Specific Plan* establishes goals and policies for development in the Town Center area. The purpose of the *Plan* is to encourage appropriate commercial development protect while enhancing the area's historic character. The *Plan* identifies appropriate land uses in the Town Center and provides design guidelines for new buildings, walkways, parking lots, and landscaping.

NOTE: In order to perform a complete analysis to fully answer the questions in this application, read over the Specific Plan in which you are amending, either the *Marsh Creek Road* or the *Town Center Specific Plan*. These Specific Plans can be found online at www.cityofclayton.org under the "Community Development" tab or by visiting the 3rd floor of Clayton's City Hall at 6000 Heritage Trail, Clayton CA 94517.

5. Certification:

I (We):

- consent to the submission of this application.
- understand that an incomplete application may be denied.
- hereby declare under penalty of perjury under the laws of the State of California that the information in this application and its attachments is true, complete and correct.
- certify that I (We) have read and understand the goals, policies, objectives and elements of the Specific Plan.

Applicant's Signature: _____

Date: _____

Property Owner's Signature: _____

Date: _____