County of Sacramento
Planning and Community Development Department
827 7th Street, Room 230
Sacramento, CA 95814
(916) 874-6141

Planning Application Form
Cover Sheet

Hyperlink to direction: instructions.doc

This application form is required as part of any planning development request. Other required items are indicated on the accompanying instructions and checklists. It is the applicant's responsibility to ensure that application packages are complete and accurate. **PLEASE CALL (916) 874-6141 TO SCHEDULE AN APPOINTMENT TO FILE.**

Application Requests (check all that apply)

☐ General Plan Amendment	☐ Community Plan Amendment	☐ Rezone
☐ Tentative Subdivision Map	☐ Tentative Parcel Map	☐ Affordable Housing Plan
☐ Variance	☐ Special Review of Parking	☐ Special Development Permit
☐ Exception	☐ Design Review	☐ Development Plan Review
☒ Use Permit	☐ Certification of compliance (Select Final Hearing Body)	☐ Other

☐ This request is part of pending, or approved application Control #

Site address: 5260 Bradshaw Rd	Assessor's Parcel Number(s)	
Project Name:	APN 063-0070-015	
Gross Acres: 6.64± acres		

Contact Information

Applicant	Name: California Consultants		Contact: Carlos Polanco
	Address: 3325 Longview Drive, St 311		City: Sacramento
	State/Zip: Ca/95821	Email: polanco@california-consultan	Phone: (916)496-1327
Owner	Name: Howe Operations		Contact: Gary Howe
	Address: 8505 Hayden Way		City: Fair Oaks
	State/Zip: CA/95628	Email:	Phone: (916)601-5302
Other	Name: California Consultants		Contact: Carlos Polanco
	Address: 3325 Longview Drive, St 311		City: Sacramento
	State/Zip: Ca/95821	Email: polanco@california-consultan	Phone: (916)496-1327

☒ Engineer ☐ Architect ☐ Developer ☐ Owner

Other	Name:		Contact:
	Address:		City:
	State/Zip:	Email:	Phone:

☐ Engineer ☐ Architect ☐ Developer ☐ Owner

County of Sacramento
Planning and Community Development Department
827 7th Street, Room 230
Sacramento, CA 95814
(916) 874-6141

Legal Authority and Consent to File Application

Hyperlink to direction: instructions.doc

The submitted information and accompanying documents are true and accurate to the best of my knowledge. I agree to pay all fees required to complete processing of this application. **The cost for preparation of environmental documents pursuant to CEQA will be billed separately based on set hourly rates and actual time and materials used**.

I hereby give permission to County staff and other authorized personnel to conduct site inspections and post public notification signs on my property during the processing of this application. I consent to the posting of my address and contact information and the address and contact information of all parties to this application on any website maintained by the County of Sacramento. I also agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I understand that such alteration of the property may result in the imposition of criminal, civil or administrative fines or penalties, or delay or denial of the project.

Applicant shall defend, indemnify and hold harmless Sacramento County and its agents, including consultants, officers and employees from any claim, action or proceeding against the County of Sacramento or its agents, including consultants, officers or employees to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys fees, or expert witness costs that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, including any claim for private attorney general fees claimed by or awarded to any party against the County. The County shall promptly notify the applicant of any claim, action or proceeding. Notwithstanding the foregoing, the County shall control the defense of any such claim, action or proceeding unless the settlement is approved by the applicant and that the applicant may act in its own stead as the real party in interest in any such claim, action or proceeding.

The subject property is on the Hazardous Waste and Substances Site List developed pursuant to AB3750

☐ Yes ☒ No www.envirostor.dtsc.ca.gov/public/

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE(S) OF LEGAL OWNERSHIP OR OFFICIAL AGENT. AUTHORITY TO FILE (check one)

☐ Ownership ☐ Contract to Purchase* ☒ Letter of Authorization* ☐ Power of Attorney*

* Must Attach Evidence

Owners/Agents* Name: Carlos Polanco	
Signature:	Date: 10-12-07
Owners Name: Gary Howe	
Signature:	Date: 10-12-07
Owners Name:	
Signature:	Date:

County of Sacramento
Planning and Community Development Department
827 7th Street, Room 230
Sacramento, CA 95814
(916) 874-6141

Statement of Applicant Responsibility

Hyperlink to direction: instructions.doc

Please read the following statement outlining your responsibilities in the application hearing process.

An amendment to California Law (AB 884), adopted in 1977 and effective January 1, 1978, requires the County of Sacramento and all other jurisdictions in the state to take final action to approve or disapprove a request like yours within one year of the County's acceptance of your application as complete. In most cases, the County has approved requests like yours in significantly less time. However, the legislation now requires the County to "count down" the days so that requests are not inadvertently approved without approval by the Board of Supervisors or a designated body.

The law requires Sacramento County to inform you within 30 days after the application is submitted if your application is incomplete for our needs. If the application is complete and has all the information we need, the processing will be initiated immediately. If additional data is needed, a letter will be sent to your specifically stating the information needed. The staff will not certify the applications completed until all the requested items have been submitted to the County and the required fees have been paid.

PLEASE BE ADVISED THAT THIS APPLICATION IS NOT APPROVED UNTIL THE ULTIMATE HEARING BODY HAS TAKEN ITS FINAL ACTION AND ALL APPEALS EXHAUSTED. ANY RECOMMENDATIONS OR COMMENTS BY STAFF OR ACTIONS BY INTERMEDIATE HEARING BODIES ARE ONLY ADVISORY AND SHOULD NOT BE RELIED ON FOR THE PURPOSES OF MAKING FINANCIAL COMMITMENTS.

Your application will be heard in a public hearing, and it is important that a reasonable effort be made to advise your neighbors or adjoining property owners (those within 500 feet of your property) of the time and date that your application will be heard. This provides an opportunity for those most affected by a proposed use to provide input to the hearing body. The County is required by law to notify all those property owners within 500 feet that are shown on the latest assessment roll. It is the responsibility of the applicant to contact the Assessor's Office and list the names and addresses on a form that is attached to the application. Following is a statement for the applicant to read and sign.

> I understand that it is my responsibility to pay the entire filing fees at time of submittal. Also, the application is not considered complete until the total Planning Department fees have been collected.
>
> I understand that it is my responsibility to prepare a 500-foot radius map as described on the "Instructions to Applicant" sheet, to list all the parcel numbers within the 500-foot radius, and to record the name and address (including zip codes) of the property owners of all parcels. I certify that a) the property owner's list is complete and accurate as shown on the latest assessment roll in the County Assessor's Office, and b) I have read and understand the above information regarding application processing.

My mailing list includes a total of 1 pages and 20 property owners.

Signed _____ Date 10-12-07

County of Sacramento
Planning and Community Development Department
827 7th Street, Room 230
Sacramento, CA 95814
(916) 874-6141

Additional

Hyperlink to direction: instructions.doc

☒ I have contacted the Sacramento County Department of Water Resources division of Storm Water Quality at (916) 874-1353 to determine if my project requires Source Controls, Runoff Reduction Measures, or Treatment Controls. ***These requirements can dramatically change a project so early consultation is highly recommended.***

☒ I understand that pursuant to State Fish and Games Code Section 711.4, a filing fee is required for all projects processed with a Negative Declaration or Environmental Impact Report unless it has been determined by the California Department of Fish and Game that the project will have no effect on fish and wildlife. The fees are collected by the Sacramento County Department of Environmental Review and Assessment for payment to the State. I understand that I will be notified of the fee amount upon release of the environmental document for the project. To avoid this fee I understand I must complete a NO Effect Determination Form with the California State Department of Fish and Game. ***Contact DERA for more information.***

☒ I understand that all applicants are required to provide a Neighborhood Outreach Plan. I will include my neighborhood out reach plan in my Justification Statement. Contact the Sacramento County Department of Neighborhood Services for more information10425 Norden Ave Sacramento, CA 95655 Phone: (916) 231-0038 www.dns.saccounty.net

County of Sacramento
Planning and Community Development Department
827 7th Street, Room 230
Sacramento, CA 95814
(916) 874-6141

Justification Statement
Neighborhood Outreach Plan

Hyperlink to direction: instructions.doc

The Justification Statement is a comprehensive explanation of the applicant's project/ request. It should include background information, reasoning and the goal(s) of the project/ request. The Neighborhood Outreach Plan describes how the applicant plans to inform the neighbors (owners within the 500 foot radius map) about the project and address community concerns. Please see direction for more information.

Justification Statement

HOWE OPERATIONS IS IN THE BUSINESS OF RECYCLING WOOD MATERIAL BACK TO THE COMMUNITY, KEEPING FARMERS FROM BURNING IT AND POLLUTING THE AIR, AND ALSO PROVIDING FUEL FOR THE CO-GENERATION PLANTS TO CREATE POWER. THE SITE OF OPERATION AT 5260 BRADSHAW ROAD IS SUBLEVEL, APPROXIMATELY 3 STORIES, WHICH CONSIDERABLY REDUCES THE CONCERNS AND AFFECTS OF BOTH DUST AND NOISE FROM THE COMMUNITY SURROUNDING THE PROPERTY.

HOWE OPERATIONS IS ENGAGED IN THE BUSINESS OF PROVIDING MATERIAL FOR CO-GENERATION PLANTS IN THE WOODLAND AND ROCKLIN AREAS. TREE CARE PROFESSIONALS, PROPERTY DEVELOPMENT, AND GOVERNMENT AGENCIES BRING IN THIS MATERIAL FROM THE LOCAL URBAN AREA, WHERE IT IS BROKEN DOWN ON SITE. IN ADDITION TO THIS, THERE IS A BRANCH OF THE BUSINESS THAT PROVIDES MOBILE TREE REMOVAL AND GRINDING, WITH DIRECT SHIPMENT OF THE MATERIAL FROM ORCHARDS TO THE CO-GENERATION PLANTS. ALL OF THE MATERIAL IS REDUCED INTO PIECES APPROXIMATELY 6 INCHES OR SMALLER, AND SHIPPED TO THE CO-GENERATION PLANTS IN WOODLAND OR ROCKLIN BY SEMI-TRACTOR TRAILERS. THE CHIPS ARE THE FIRE WOOD FUEL THAT POWER THE CO-GENERATION PLANTS. HOWE OPERATIONS ALSO TAKES IN SECTIONS OF THE TREE OAK, CEDAR AND PINE TRUNKS WHICH ARE SPLIT INTO 15 TO 18 INCH LONG PIECES SUITABLE FOR HOME FIREWOOD USE. THIS MATERIAL MAY BE SOLD TO LOCAL HOMEOWNERS.

HOWE OPERATIONS DOES NOT AND CANNOT REDUCE ANY PRODUCT TO A SIZE SMALL ENOUGH TO BE SUITABLE FOR COMPOST OR MULCHING, NOR DOES IT ACCEPT ANY PRODUCTS THAT WOULD BE OF COMPOST OR MULCHING COMPOSITION. ALL WOOD MUST BE DRY AND OF SUFFICIENT QUALITY THAT WILL BE ACCEPTABLE TO THE CO-GENERATION PLANTS AND BUYERS OF HOME FIREWOOD. DECOMPOSED, DECOMPOSING OR ROTTING MATERIALS, MULCH, LEAVES, OR CLIPPINGS FROM LAWNS AND GARDENS ARE NOT ACCEPTABLE FOR USE BY HOWE OPERATIONS, EITHER AT THE LOCAL YARD OR IN THE MOBILE BUSINESS, OR FOR RESALE TO THE CO-GENERATION PLANTS, AND AS SUCH WILL NOT BE ACCEPTED OR HANDLED EITHER AT THE LOCAL SITE, OR REMOTELY.

TRUCK TRAFFIC – 12 PER DAY DURING THE SLOW MONTHS (WINTER) AND UP TO 24 DURING PEAK SUMMER MONTHS.

HOURS OF OPERATION – 7:00 AM – 5:00 PM (CLOSED SUNDAYS)

STORAGE – 200 TO 400 TONS OF MATERIAL ON SITE AT ANY GIVEN TIME

EMPLOYEES – VARIES FROM 3 TO 6 (APPROX)THE PROJECT SITE IS A 6.64 ACRE PARCEL ZONED M-2 AT 5260 BRADSHAW ROAD, SACRAMENTO.

Neighborhood Outreach Plan

Neighborhood Outreach Plan Howe Operations will mail information letter with contacts to provide concern neighbors with the comprehensive plan of operations upon request

County of Sacramento
Planning and Community Development Department
827 7th Street, Room 230
Sacramento, CA 95814
(916) 874-6141

Rezone Application

Hyperlink to direction: instructions.doc

General Plan Amendments		Entire parcel(s) to be rezoned? ☐ Yes ☐ No	
(Existing General Plan Designation)	(Existing General Plan Designation)	Gross Acres being rezoned	± acres
(Preposed General Plan Designation)	(Preposed General Plan Designation)		
Community Plan Amendments and Rezones			
(Existing Zone) M-2	Density M-2	Density M-2	Density M-2 Density

Description of existing zoning and any proposed zoning changes and of existing and proposed uses of the property;

Existing Zoning is M-2, currently the property has a 1 family residence not in use. Property will be used for the wood chipping operations.

County of Sacramento
Planning and Community Development Department
827 7th Street, Room 230
Sacramento, CA 95814
(916) 874-6141

Design Review Narrative

Hyperlink to direction: instructions.doc

The Design Review Narrative is an explanation of how the proposed project meets the Community's Design Guidelines.

Design Review Narrative

No structures are proposed on site

County of Sacramento
Planning and Community Development Department
827 7th Street, Room 230
Sacramento, CA 95814
(916) 874-6141

Variance
Supplemental Application Form

Hyperlink to direction: instructions.doc

In order for a Variance to be granted, mandatory findings must be made. To assist in understanding why a Variance is necessary for your project, please describe below how your project qualifies under the following findings. Variances shall not be granted for authorized uses or activities which are not otherwise expressly authorized by the Zoning regulation governing the parcel.

Finding 110-20 (a): Because of special circumstances peculiar to the subject property, including size, shape, topography, location or surroundings; or because of the location of Heritage or Land Mark Trees as defined and regulated by Chapter 19.04 of the Sacramento County Code the strict application of the requirements of this Code would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

DESCRIBE WHAT SPECIAL CIRCUMSTANCES ARE APPLICABLE TO THE PROPERTY THAT PREVENT CONFORMANCE TO PERTINENT ZONING REGULATIONS:

Finding 110-20 (b): The grant of the variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated. (Special circumstances particular to subject property are leading the property owner to be deprived of privileges).

DESCRIBE WHY GRANTING A VARIANCE WOULD NOT BE A SPECIAL PRIVILEGE:

A VARIANCE WOULD NOT BE A SPECIAL PRIVILEGE SINCE THE ZONING OF THE PROPERTY IS SUCH THAT ALLOWS SIMILAR ACTIVITIES SUCH AS CONCRETE RECYCLING.