



**Development Services  
and  
Capital Projects  
Division**

**Pre-Application Review**

**Department of Public Works and Planning**

NUMBER: \_\_\_\_\_  
 APPLICANT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_

PROPERTY LOCATION: \_\_\_\_\_  
 APN(s): \_\_\_\_\_ ALCC: No \_\_\_\_\_ Yes # \_\_\_\_\_ VIOLATION NO. \_\_\_\_\_  
 CNEL: No \_\_\_\_\_ Yes \_\_\_\_\_ (level) LOW WATER: No \_\_\_\_\_ Yes \_\_\_\_\_ WITHIN 1/2 MILE OF CITY: No \_\_\_\_\_ Yes \_\_\_\_\_  
 ZONE DISTRICT: \_\_\_\_\_; SRA: No \_\_\_\_\_ Yes \_\_\_\_\_ HOMESITE DECLARATION REQ'D.: No \_\_\_\_\_ Yes \_\_\_\_\_  
 LOT STATUS:  
 Zoning: ( ) Conforms; ( ) Legal Non-Conforming lot; ( ) Deed Review Req'd (see Form #236)  
 Merger: May be subject to merger: No \_\_\_\_\_ Yes \_\_\_\_\_ ZM# \_\_\_\_\_ Initiated \_\_\_\_\_ In process \_\_\_\_\_  
 Map Act: ( ) Lot of Rec. Map; ( ) On '72 rolls; ( ) Other \_\_\_\_\_; ( ) Deeds Req'd (see Form #236)  
 SCHOOL FEES: No \_\_\_\_\_ Yes \_\_\_\_\_ DISTRICT: \_\_\_\_\_ PERMIT JACKET: No \_\_\_\_\_ Yes \_\_\_\_\_  
 FMFCD FEE AREA: ( ) Outside ( ) District No.: \_\_\_\_\_ FLOOD PRONE: No \_\_\_\_\_ Yes \_\_\_\_\_  
 PROPOSAL \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
 ORD. SECTION(S): \_\_\_\_\_ BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**GENERAL PLAN POLICIES:**

LAND USE DESIGNATION: \_\_\_\_\_ ( ) GPA:  
 COMMUNITY PLAN: \_\_\_\_\_ ( ) AA:  
 REGIONAL PLAN: \_\_\_\_\_ ( ) CUP:  
 SPECIFIC PLAN: \_\_\_\_\_ ( ) DRA:  
 SPECIAL POLICIES: \_\_\_\_\_ ( ) VA:  
 SPHERE OF INFLUENCE: \_\_\_\_\_ ( ) AT:  
 ANNEX REFERRAL (LU-G17/MOU): \_\_\_\_\_ ( ) TT:

**PROCEDURES AND FEES:**

( ) MINOR VA:  
 ( ) HD:  
 ( ) AG COMM:  
 ( ) ALCC:  
 ( ) IS/PER\*:  
 ( ) Viol. (35%):  
 ( ) Other:

COMMENTS: \_\_\_\_\_

Filing Fee: \$ \_\_\_\_\_  
 Pre-Application Fee: \_\_\_\_\_ - \$247.00  
 Total County Filing Fee: \_\_\_\_\_

**FILING REQUIREMENTS:**

- ( ) Land Use Applications and Fees
- ( ) This Pre-Application Review form
- ( ) Copy of Deed / Legal Description
- ( ) Photographs
- ( ) Letter Verifying Deed Review
- ( ) IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.
- ( ) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- ( ) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- ( ) Project Description / Operational Statement (Typed)
- ( ) Statement of Variance Findings
- ( ) Statement of Intended Use (ALCC)
- ( ) Dependency Relationship Statement
- ( ) Resolution/Letter of Release from City of \_\_\_\_\_
- ( ) Nitrogen Loading Analysis or RWQCB supplemental treatment

**OTHER FILING FEES:**

- ( ) Archaeological Inventory Fee: **\$75 at time of filing**  
 (Separate check to Southern San Joaquin Valley Info. Center)
- ( ) CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,764)  
 (Separate check to Fresno County Clerk for pass-thru to CDFW.  
 Must be paid prior to IS closure and prior to setting hearing date.)

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PHONE NUMBER: (559) \_\_\_\_\_ - \_\_\_\_\_

**NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:**

- ( ) COVENANT
- ( ) MAP CERTIFICATE
- ( ) PARCEL MAP
- ( ) FINAL MAP
- ( ) FMFCD FEES
- ( ) ALUC or ALCC
- ( ) SITE PLAN REVIEW
- ( ) BUILDING PLANS
- ( ) BUILDING PERMITS
- ( ) WASTE FACILITIES PERMIT
- ( ) SCHOOL FEES
- ( ) OTHER (see reverse side)

**PLU # 113 Fee: \$247.00**  
 Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....

## **OTHER PERMIT REQUIREMENTS AND/OR FEES**

Although the primary purpose of the Pre-application Review is to identify the zoning ordinance application(s) required for your proposed project, our staff also makes every effort to identify other requirements or procedures that you may have to address in order to complete the project. We know how important it is for you to identify all of the steps, requirements and fees that may be encountered. During a pre-application meeting, the bottom portion of the "Pre-application Review" (see reverse side) will be used for that purpose. Items checked at the bottom of the form reference other clearances, applications or permit requirements that will involve additional fees. Some of these fees may be substantial, as shown in the examples cited below.

Drainage Ordinance:	Fees range from \$500/acre to \$15,000/acre. <i>(Fee determination is made during the application review process.)</i>
Site Plan Review (SPR):	Fees range from \$3,911 to \$13,691 depending on the size of the area being developed.
School District:	Fees vary and are set by each district. The most common fees are about \$2.00/square-foot for residential construction, and \$0.30/square-foot for commercial and industrial buildings. <i>(Contact the applicable school district.)</i>

Despite our best efforts at the pre-application meeting, it is not always possible to identify all of the requirements or fees that may be applicable to your project. Certain requirements, for example, may be identified during the application review process when we obtain comments from reviewing agencies such as the Air Pollution Control District, the California Regional Water Quality Control Board, the Fire Protection District, Water and Sewer Districts, and the County Health Department. It is important to recognize that your project may be subject to the permit and fee requirements of these and other agencies. We encourage you to contact these agencies to obtain current fee and permit information that may apply. In addition to the above, a Public Facility Impact Fee and Regional Transportation Mitigation Fee may also be assessed at building permit issuance.

If you have questions regarding any of the matters discussed above, we encourage you to discuss them with staff prior to submitting your application. A contact person and their phone number are listed on the front of this form.