



MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT  
 SALINAS OFFICE – 168 WEST ALISAL, 2ND FLOOR, SALINAS, CA 93902  
 OFFICE: 831.755.5025 FAX: 831.757.9516  
 COASTAL OFFICE – 2620 FIRST AVENUE, MARINA, CA 93933  
 OFFICE: 831.883.7500 FAX: 831.384.3261

PLN 060520  
 Q5 Landing

**DEVELOPMENT PROJECT APPLICATION**

This application is for:

- |  |  |
|--|--|
| <input type="checkbox"/> Combined Development Permit                     | <input type="checkbox"/> Tentative Parcel Map [Minor Subdivision]                      |
| <input type="checkbox"/> Rezoning  | <input checked="" type="checkbox"/> Tentative Map [Standard Subdivision] <i>MS, PC</i> |
| <input type="checkbox"/> Administrative Permit [Coastal/Non-Coastal]     | <input type="checkbox"/> Vesting Tentative Map   |
| <input type="checkbox"/> Use Permit [Major/Minor]                        | <input type="checkbox"/> Preliminary Map   |
| <input type="checkbox"/> Variance  | <input type="checkbox"/> Preliminary Project Review Map                                |
| <input type="checkbox"/> Design Approval                                 | <input type="checkbox"/> Lot Line Adjustment [Major/Minor]                             |
| <input type="checkbox"/> General Development Plan                        | <input type="checkbox"/> Revised Tentative Map   |
| <input type="checkbox"/> Coastal Development Permit                      | <input type="checkbox"/> Revised Tentative Parcel Map                                  |
| <input type="checkbox"/> Modification of Conditions                      | <input type="checkbox"/> Amended Final Map   |
| <input type="checkbox"/> Local Coastal Plan Amendment [L.U.P. or C.I.P.] | <input type="checkbox"/> Amended Parcel Map  |
| <input type="checkbox"/> General Plan Amendment                          | <input type="checkbox"/> Subdivision Extension Request                                 |
| <input type="checkbox"/> Other _____                                     |  |

*correct Legal*

- Owner[s] Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Zip Code: \_\_\_\_\_
- Applicant's Name: \_\_\_\_\_ Email: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Zip Code: \_\_\_\_\_
- Applicant's interest in property [Owner, Buyer, Representative, etc.] \_\_\_\_\_
- Property address and nearest cross street: \_\_\_\_\_
- Assessor's Parcel Number[s]: 030-161-014-000
- Current Zoning: HDR/\*-7
- Property area [acres or square feet]: \_\_\_\_\_
- Describe the proposed project: \_\_\_\_\_

*na* 9. REZONING OR AMENDMENT ONLY: The applicant wishes to amend Section \_\_\_\_\_ of the Monterey County Code, from a \_\_\_\_\_ Zoning District to a \_\_\_\_\_ Zoning District or some other classification.

*na* 10. GENERAL PLAN AMENDMENT OR COASTAL PLAN AMENDMENT ONLY: Describe the proposed amendment: \_\_\_\_\_

*→* 11. SUBDIVISION INFORMATION ONLY: Number of Lots: \_\_\_\_\_  
 Purpose of Subdivision: Sale:  Lease:  Financing:  Other:

*na* 12. LOT LINE ADJUSTMENT INFORMATION ONLY: What is the purpose of the adjustment: \_\_\_\_\_  
 WILL THE ADJUSTMENT RELOCATE THE BUILDING AREA? Yes  No   
 ADJUSTED PARCEL SIZE[S]: \_\_\_\_\_  
 Owner's Signature \_\_\_\_\_ Owner's Signature \_\_\_\_\_  
 Owner's Name [Please Print] \_\_\_\_\_ Owner's Name [Please Print] \_\_\_\_\_  
 Assessor's Parcel Number \_\_\_\_\_ Assessor's Parcel Number \_\_\_\_\_

*na* 13. VARIANCES ONLY: Describe the proposed variance: \_\_\_\_\_



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(831) 755-5025 FAX (831) 755-5487  
COASTAL OFFICE - 2620 FIRST AVENUE, MARINA, CA. 93933  
(831) 883-7500 FAX (831) 883-3261

168 W. Alisal St 2nd Flr

Instructions and Development Project Application Procedure  
for Minor Subdivisions (Tentative Parcel Map) and  
Standard Subdivisions (Tentative Map)

The following materials, data and reports are required for submittal of your development project application with noted. This form must be returned with your application.

1.  Filing Fee Std Sub w/ sewer ~~FEES 173084~~ double check fees before submit Requires 85 + PC hearings
2. 18 Copies of a completed development project application as prescribed by the Director of Planning Building Inspection.
3. 18 Copies of the tentative map or tentative parcel map. All maps shall be folded to an approximate size 8 1/2" x 11". If multiple pages, the maps shall also be stapled and collated.
4. na Two copies of a slope density analysis map of the proposed project that shows the following slope categories and a tabulation of the total area (acres or square feet) within each category as specified in the Monterey County General Plan and any amendments to the Plan including Coastal Land Use Plans as certified by the State of California. The categories for the countywide General Plan are as follows: 0-19.9%, 20-29.9%, and 30%+. The following categories shall apply to the Big Sur Land Use Plan east of State Highway 1; under 15%, over 30%. The map shall be of the same scale as the tentative map or tentative parcel map.
5. na Two copies of a slope analysis map indicating all areas greater than 25% slope (North County Land Use Plan Area Only). The map shall be the same scale as the tentative map or tentative parcel map.
6.  One copy and the original of the Inclusionary Housing Compliance Form. contact Housing directly 755-5394 - Marti Noel
7. - One transparency of each page of the tentative parcel map or tentative map (Maximum size: 8 1/2" x 11")
8. 18 A photocopy of the Assessor's parcel page(s) showing the parcel involved and parcels within 300 feet of the subject property. Applicants must indicate on the Assessor's map which parcels are included in the list of property owners.
9.  A list of the names, addresses, and Assessor's parcel numbers of all property owners within 300 feet of the property, including the owner of the subject property for which this application is filed. The list shall be taken from the most recent records of the Monterey County Assessor. If the project is located in the Coastal Zone the list must include tenants within 300 feet of the subject property.
10. 2 Sets of pre-addressed stamped envelopes to be sent (no return address) to all persons listed on the Assessor's parcel page within 300 feet of the subject property, including the applicant, owner, representative and tenants (Coastal Zone Only).
11. 1 ~~Two~~ copies of preliminary title report showing the legal owners at the time of submittal of the tentative map application.
12. na Four copies of a preliminary soils report by a registered civil engineer based upon adequate borings. If the preliminary soils report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, the Director of Planning and Building Inspection may require a soils report investigating each lot within the subdivision. This soils investigation report shall recommend corrective action which is likely to prevent structural damage to each structure proposed to be constructed in the area where such soil problems exist as well as the precautions required for erosion control and prevention of sedimentation and damage to adjacent property. (See attached information from the Health Department).
13.  If sewage disposal for the proposed subdivision will be provided by a public or private entity, a letter or document shall be submitted from the entity to the Division of Environmental Health and the Director of Planning and Building Inspection stating that the entity can and will serve the proposed subdivision. The public entity must comply with all state and county allocation and capacity requirements. The letter or document shall also state the expiration date of such a commitment. In the event that individual sewage disposal system will be utilized, preliminary percolation testing and soil profile analysis shall be required to be submitted along with a tentative map application. The report shall analyze at least one soil profile analysis test per lot and one percolation test hole per two lots. Soil profile analysis may be reduced if conformity to a given soil type can be established. The report submitted shall demonstrate the feasibility of the proposed lot design and density and shall address nitrate loading of subsoil surfaces when septic systems are proposed. The soil tests and percolation tests shall meet the standards of the Division of Environmental Health. The applicant shall also provide proof that sewage disposal systems, both individual and package, for all lots which are proposed to be created through subdivision will not exceed nitrate and chemical loading levels in aquifers pursuant to the Regional Water Quality Control Basin Plan. If wastewater reclamation is proposed for a subdivision, the reclamation system must comply with the Basin Plan and the California Administrative Code subject to the review of the Director of Environmental Health. (See attached information from the Health Department).
14.  If water for the subdivision will be provided by a public utility or existing water system, a letter or document from the utility or water system shall be submitted to the Director of Division of Environmental Health indicating that the utility can and will serve the proposed subdivision. The public entity must comply with all state and county allocation and capacity requirements. The letter or document shall also state the expiration date of such a commitment. Hydrological evidence shall be submitted to the Director of Division of Environmental Health to show evidence of water quality and quantity. The

- E. Proposed recreation sites, trails and parks for private or public use and other dedicated or reserved areas.
- F. Proposed common areas and areas to be dedicated to public open space. Common areas and open space parcels shall be indicated by letter designation.
- G. The location and size of proposed sanitary sewers, water mains, and storm drains and stormwater detention ponds. Proposed slopes and approximate elevations of sanitary sewers and storm drains shall be indicated.
- H. Approximate location of all rivers, watercourses, drainage channels, drainage structures and reservoirs.

13.  A subdivider's statement describing the existing and proposed use(s) of the property. The subdivider's statement shall contain the following information and shall be on the face or first sheet of the tentative map or tentative parcel map or on a separate statement to be included with the application.
- A. Existing zoning and proposed uses of the land;
  - B. Measures proposed regarding erosion control;
  - C. Proposed source of water supply and name of water system, method of sewage disposal and the name of sewage utility system, if sewered;
  - D. Indicate type of tree planting or removal proposed;
  - E. Proposed public areas to be dedicated and common area or scenic easements proposed. If common areas are proposed method of maintenance shall be stated;
  - F. Proposed height of all structures;
  - G. Proposed type development of lots or unit and whether they are for sale as lots or fully developed units.
14.  The name or names of any geologist or soils engineer whose services were required in the preparation of the design of the tentative map or tentative parcel map.
15.  If the subdivider plans to develop the site as shown on the tentative map in phases, a description of the proposed phases indicated on the map by a heavier weight line or included by reference in the subdivider's statement.
16. \_\_\_\_\_ Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**NOTE: Your development project application will not be accepted for review unless all the applicable material data, and reports accompany the application.**

**An application for a discretionary permit does not entitle or grant the land use for which the application has been made.**

The Director of Planning and Building Inspection may modify any of the foregoing tentative map or tentative parcel map requirements whenever the Director of Planning and Building Inspection finds that the type of subdivision such as not to necessitate compliance with these requirements, or that other circumstances which justify such modifications.

Instructions and Procedures Given By: *[Signature]* Date: 8/31/06

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

**Advisory Committee Notice**

The Monterey County Planning Commission has appointed various citizen advisory committees to comment and recommend on development project applications. It is in your best interest to contact and attend the committee meeting.

Your application will be referred to the North County Non-Coastal Advisory Committee

The contact person for this committee is Emily Tafaya 663-1306, if you wish to attend

**PLEASE NOTE: It is your responsibility to contact the Advisory Committee.**