



City of Red Bluff

Community Development Department
 555 Washington Street
 Red Bluff, CA 96080
 (530) 527-2605 ext. 3059

Application No. _____

APPLICATION FOR Minor Land Division

Applicant Information

Applicant		Daytime Phone	
Street Address			
City		State	Zip

Property Owner		Daytime Phone	
Address			
City		State	Zip

Project Engineer/Surveyor		Daytime Phone	
Contact		License No.	
Address			
City		State	Zip

Property/Project Information

Property Address	
Assessor's Parcel No.	Project Acreage
Present Zoning	General Plan Designation
Existing Land Use	Proposed Land Use
No. of Proposed Lots	Average Lot Size
Related Applications	

Required Signatures

I hereby certify that this application and all other documents submitted are true and correct to the best of my knowledge and belief. **I also certify that I am the owner of the above property or have attached the owner's written consent to file this Application.**

Note: By signing the front of this application form, the applicant is indicating that the project is not included on any state or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.

Applicant's Signature	Date
-----------------------	------

For Office Use Only

APPLICATION NO.	PROJECT NO.	DATE RECEIVED	DATE APPLICATION CERTIFIED COMPLETE
FEES RECEIVED/CHECK NO.		CEQA DETERMINATION	
		Exempt <input type="checkbox"/>	N.D. <input type="checkbox"/>
		M.N.D. <input type="checkbox"/>	EIR <input type="checkbox"/>
		DATE FILED	

Before completing the Minor Land Division Application, review Attachment “B” to determine if your project qualifies as a minor land division or if your project should be processed as a parcel map or subdivision.

Requirements for a Complete Application

The following items are REQUIRED for a complete application:

- 1. Application Fees: \$1,356.00.
- 2. Completion of the following:

<input type="checkbox"/>	Completed and Signed Application Form
<input type="checkbox"/>	Current Preliminary Title Report
<input type="checkbox"/>	Written Authorization from the Property Owner(s) (if Applicant is not the Owner)
<input type="checkbox"/>	Legal descriptions of the proposed lots prepared and stamped by a licensed surveyor or engineer and closure calculations
<input type="checkbox"/>	One 8½" X 11" location map, at a scale of 1"=100' to 1"=600' (depending on the subdivision size), depicting the subdivision location, adjacent parcels and area streets. For complex Applications, a larger map may be submitted if authorized by the Planning Services Department
<input type="checkbox"/>	One original 8½" X 11" reproducible preliminary Minor Land Division plat and attachments, depicting the proposed subdivision clearly and legibly with accurate dimensions and including all information outlined in Attachment “A”. For complex Applications, a larger map may be submitted if authorized by the Planning Services Department
<input type="checkbox"/>	Environmental Questionnaire with a comprehensive description of the project

*As a result of the environmental review process, additional information may be required to determine if significant adverse environmental impacts could result from the proposal.

Time Limits

Pursuant to California Government Code Sections 65943 and 65950, the City has 30 days from the date of submittal to determine if an Application is complete and six months from the date of acceptance of a complete Application to take final action when a negative declaration is prepared.

If an Environmental Impact Report is required, the City must take action within 90 days after certification of the Report. Any required public hearing must be held at least 60 days prior to the expiration of the time limit.

Notice of Pending Amendments

Pursuant to California Government Code Section 65945, et seq., an Applicant can make a written request to receive notice of any pending amendments to the General Plan, Specific Plans, land use regulations, ordinances affecting building permits, or to regulations pertaining to development permits, if the amendment is reasonably related to the Applicant’s project.

Attachment “A”

Required Form and Content of a Minor Land Division Preliminary Plat

This checklist is a processing aid to assure compliance with the requirements of the Subdivision Map Act and the Red Bluff Municipal Code. An additional object of this review is to ensure that the application contains sufficient information to allow City staff and any reviewing body to readily assimilate salient information and render an accurately informed recommendation or approval.

Preliminary Plat - The application for a minor land division shall be accompanied by a preliminary plat. The preliminary plat shall contain the following information:	
<input type="checkbox"/>	Existing lot lines
<input type="checkbox"/>	Proposed lot lines
<input type="checkbox"/>	Existing structures and their distance to any existing or proposed property line
<input type="checkbox"/>	Existing and proposed off-street parking
<input type="checkbox"/>	The approximate location and general description of any trees with notations as to their retention or destruction
<input type="checkbox"/>	The location of all existing wells, sumps and septic tanks, and an indication of any physical restrictions or conditions in the subdivision which affect the use of the property
<input type="checkbox"/>	The locations, widths, and purposes of all existing and proposed easements for utilities, drainage and other public purposes
Drawings, Statements and Other Data to Accompany Preliminary Plat - The following drawings, statements and other data, and as many additional copies thereof as may be required, shall be filed with the preliminary plat:	
<input checked="" type="checkbox"/>	A statement of existing and proposed zoning and existing and proposed uses of the property
<input type="checkbox"/>	A statement of proposed improvements
<input type="checkbox"/>	An Environmental Questionnaire
<input type="checkbox"/>	A preliminary title report

Monuments Required:

Applicant shall provide adequate information regarding existing monuments OR a request to waive monumentation.

The requirements for setting monuments for a Minor Land Division shall be the same as that for a parcel map as set forth in the Subdivision Map Act. The Building and Development Services Director may waive any or all requirements for the setting of monuments for minor land divisions when it is demonstrated that sufficient monuments exist or setting monuments will serve no practical purpose. A request for waiver shall be in writing setting forth the circumstances of the particular case and submitted at the time of the Application for a minor land division is filed.

Attachment “B”

If you can answer “Yes” to all of the questions or statements below, a Minor Land Division may be appropriate. Any questions which result in a “No” answer will require a Parcel Map or Subdivision Map.

- Y / N The proposed subdivision will create four or fewer parcels.
- Y / N Will all parcels abut an existing dedicated public street (not including an alley), a previously created private street or access easement to which the parcels have the legal right of access and use?
- Y / N Prior to filing the minor land division application, the street frontage of any proposed parcel contains fully improved existing development (curb, gutter, sidewalk, shoulder paving, etc).
- Y / N The subdivision will not require the dedication or abandonment of easements or right-of-way for streets or public utilities and services.
- Y / N The subdivision will not require the reservation of private easements to provide access, required parking or utility services to the proposed parcels.
- Y / N Do all proposed parcels conform to Red Bluff Municipal Code Chapter 25 as to size, dimension and design?
- Y / N Do all proposed parcels have access to the sanitary sewer system or are of sufficient size to allow the installation of a septic system in accordance with the standards of the Tehama County Environmental Health Department?
- Y / N Do all proposed parcels have access to all public utilities, including domestic water supply?