

COUNTY of MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT



PLANNING - BUILDING - HOUSING
 1441 Schilling Place, South 2nd Floor
 Salinas, California 93901-4527
 (831)755-5025

Agriculture & Winery Corridor Application

FILE #: _____

Assessor's Parcel Number: _____

Project Address: _____

Property Owner: _____ Phone: _____
 Address: _____ Fax: _____
 City/State/Zip: _____ Email: _____

Applicant: _____ Phone: _____
 Address: _____ Fax: _____
 City/State/Zip: _____ Email: _____

Agent: _____ Phone: _____
 Address: _____ Fax: _____
 City/State/Zip: _____ Email: _____

Project Description:

You will need a building permit and must comply with the Monterey County Building Ordinance. Additionally, the Zoning Ordinance provides that no building permit be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit.

Property Owner/Agent Signature: _____ **Date:** _____

For Department Use Only

Zoning: _____ General/Area Plan: _____ Advisory Committee: _____ Planner: _____ LUAC Referral: YES NO PROCESS TYPE: <input type="checkbox"/> MINISTERIAL <input type="checkbox"/> ADMINISTRATIVE Legal Lot: _____ YES NO Given Out By: _____ Date: _____ Accepted By: _____ Date: _____ Comments: _____ _____ _____	Advisory Committee Recommendation APPROVAL DENIAL For: _____ Against: _____ Abstain: _____ Absent: _____ Was the Applicant Present? YES NO Recommended Changes: _____ _____ Signature: _____ Date: _____
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Appropriate Authority: Director Zoning Administrator Action: Approved Denied

See Attached: Resolution Conditions Other: _____ Approved By: _____
 Date: _____ Processed By: _____ Date: _____

Copy To Applicant: In Person or Mailed Date: _____



County Of Monterey General Plan Policy Consistency/ Scope Of Work Checklist (Inland Only)

To Be Completed By Applicants

Property Owner:	APN:
Land Use Designation:	Address:
Area Plan: <input type="checkbox"/> Cachagua Area Plan (CACH) <input type="checkbox"/> Carmel Valley Master Plan (CV) <input type="checkbox"/> Central Salinas Valley Area Plan (CSV) Fort <input type="checkbox"/> Ord Master Plan (FOMP) <input type="checkbox"/> Greater Monterey Peninsula Area Plan <input type="checkbox"/> (GMP) Greater Salinas Area Plan (GS) <input type="checkbox"/> North County Area Plan (NC) <input type="checkbox"/> South County Area Plan (SC) <input type="checkbox"/> Toro Area Plan (T) <input type="checkbox"/> Agriculture & Winery Corridor Plan (AWCP)	Project Description:

General Questions (see General Plan policy references)	
Type of Development: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural <input type="checkbox"/> Public or Quasi-Public <input type="checkbox"/> Industrial	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project include a historical structure or a structure more than fifty (50) years old?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project include the placement of a manufactured home, mobile home, modular or prefabricated unit? If yes: <input type="checkbox"/> Private property Mobile Home Park
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project involve any kind of change to existing utilities and/or power lines?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project propose a modification to an approved permit or entitlement?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project require a lot line adjustment or subdivision of land?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project include a subdivision creating five or more lots, or new commercial/industrial use that creates intensity equal to or greater than five residences?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within the sphere of influence/MOU of an incorporated area (City)?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within a Community Area? If yes, which area: <input type="checkbox"/> Boronda <input type="checkbox"/> Castroville <input type="checkbox"/> Chualar <input type="checkbox"/> Fort Ord/East Garrison <input type="checkbox"/> Pajaro
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within a Rural Area? If yes, which area: <input type="checkbox"/> Bradley <input type="checkbox"/> Lockwood <input type="checkbox"/> Pine Canyon (King City) <input type="checkbox"/> Pleyto <input type="checkbox"/> River Road/Pine Canyon (Salinas) <input type="checkbox"/> San Ardo <input type="checkbox"/> San Lucas
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within ¼ mile of a public airport?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project propose an accessory housing unit?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project require the removal of native vegetation?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Will the project be located within 150 feet of a creek/river/natural drainage or within a floodplain?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project propose tree removal? If yes, will the project require more than three trees to be removed? <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project include grading, dirt importation, dirt removal, and/or natural drainage changes?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Will the project be connected to an existing individual well or private water system? If yes, does the project include constructing, enlarging, altering, repairing, moving, or removing a well? <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> No	Will the project be associated with a new or currently improved water system?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project include a new or existing wastewater system (e.g. septic)? If yes, does the project include constructing, enlarging, altering, repairing, moving, or removing a septic tank/system? <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project propose development on slopes over 25%?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project propose ridgeline development?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Would any portion of the proposed development be visible from a public road, designated vista point, or public park? If yes, is it located on a slope or near the top of a hill? <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project include cultivation of land that is currently not cultivated?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project propose non-agricultural uses adjacent to agricultural uses?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within the winery corridor? If yes, which area? <input type="checkbox"/> Arroyo Seco/River Road <input type="checkbox"/> Metz Road <input type="checkbox"/> Jolon Road
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project propose or require affordable/low-income housing?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project require a General Plan Amendment?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within a Special Treatment Area? (see back for special treatment area locations)
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within a Study Area? If yes, which area: <input type="checkbox"/> Gardiner/Tennis Club <input type="checkbox"/> Espinosa Road <input type="checkbox"/> Spence/Potter/Encinal Road
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project involve or include an existing or proposed trail or easement.

I, the undersigned, have authority to submit application for a permit on the subject property. I have completed this questionnaire accurately based on the proposed project description and to the best of my ability. I understand that Monterey County may require project changes or some other permit/entitlement if the project is found to be

inconsistent with any General Plan policy.

Signature_____

Date_____

Print Name: _____

Staff Use Only

Based On Review Of The Project Description Proposed, The Project Is:

- Consistent With The 2010 Monterey County General Plan**
 Inconsistent with the 2010 County of Monterey General Plan

Notes / Comments:

Planner:

Planning Team:

Date:

POLICY REFERENCE BASED ON TOPIC

General Plan Amendment	LU-1.7, LU-2.18, LU-2.19, LU-2.21, LU-2.23, LU-2.24, LU-2.27, LU-2.29, LU-6.5, LU-9.6 thru LU-9.8, GS-1.11, CSV-1.4, PS-3.1, OS-5.20, OS-8.6,
Within City Sphere Of Influence Or Memorandum Of Understanding	LU-2.14 THRU LU-2.19, AG-1.12, GS-1.14
COMMUNITY AREAS	LU-1.8, LU-1.19, LU-2.3, LU-2.10 thru LU-2.12, LU-2.20 thru LU-2.27, LU-2.29, LU-9.5, C-1.1, OS-3.6, OS-5.17, OS-8.6, OS-9.2, OS-10.10, T-1.7, AWCP-3.4A, NC-1.5, GS-1.1, GS-1.13, AG-1.3, AG-1.4, PS-1.1, PS-1.2, PS-3.1, PS-4.13, PS-5.1, PS-8.2, PS-11.14, S-2.5, S-5.17, S-6.4, S-6.5,
RURAL CENTERS	LU-1.8, LU-1.19, LU-2.3, LU-2.11, LU-2.12, LU-2.26 thru LU-2.32, OS-5.17, OS-9.2, OS-10.10, T-1.7, T-1.8, AWCP-3.4A, NC-1.5, GS-1.13, AG-1.3, PS-1.1, PS-1.2, PS-3.1, PS-4.13, PS-5.1, PS-8.2, S-5.17, S-6.5,
Special Treatment Areas (See Special Treatment Area Locations Below)	T-1.4, T-1.8, GS-1.1 thru GS-1.3, GS-1.10, GS-1.12, GMP-1.6 thru GMP-1.9, CSV-1.1, CSV-1.3, CSV-1.5 thru CSV-1.7, CV-1.22, CV-1.23, CV-1.25, CV-1.27, CACH-1.5,
Study Areas	GS-1.7, GS-1.11, CSV-1.4, CV-1.26
Winery Corridor	AG-4.1 thru AG-4.5, AWCP
Development Outside Community Areas Or Rural Centers	LU-1.19, S-2.7, OS-3.6
Development On Slopes Over 25% Ridgeline Development	LU-9.5, OS-3.5, OS-3.6, OS-3.9, S-1.2, CV-2.9, CV-6.2, CV-6.4, CV-6.5, FOMP-A-6, GMP-4.1, GS-1.1, GS-3.1, NC-1.3, NC-3.9, NC-3.10, T-3.6 OS-1.3 thru OS-1.6
Conversion To Agriculture	OS-3.5, OS-5.22, AG-1.6, AG-1.7, AG-1.12, AG-2.9, AG-3.3, NC-3.10, NC-3.11, CV-6.2, CV-6.4,
Routine And On-Going Ag Activities	AG-3.1 thru AG-3.3
Non-Ag Adjacent To Ag Uses	LU-1.5, LU-2.8, AG-1.2, AG-2.8, CV-6.1, GS-1.1, T-1.8
Agriculture (F, PG, & RG)	LU-3.1, LU-3.2, 6.0 – AGRICULTURE ELEMENT
Farm Worker Housing	AG-1.6
Ag Employee Housing	AG-1.7
Ag Support Facilities	AG-2.1 thru AG-2.9
Rural Residential (LDR, RDR, & RC)	LU-2.34 thru LU-2.37
Urban Residential (HDR & MDR)	LU-2.33
Commercial (LC, HC, & VPO)	LU-4.1 thru LU-4.8, ED-2.3, ED-4.2
Industrial (AI, LI, & HI)	LU-5.1 thru LU-5.9, ED-2.3, ED-4.2
Public / Quasi Public (PQP)	LU-6.1 thru LU-6.5
Affordable Housing	LU-1.19, LU-2.11 thru LU-2.13, LU-2.23, LU-2.28, T-1.7, T-1.8, NC-1.5, GS-1.13, GMP-1.9, FOMP-H-1.1, FOMP-C.3, CV-1.6, CV-1.27
Accessory Housing Unit	LU-2.10, CV-1.6, GS-1.13, NC-1.5, T-1.7, PS-1.1
SUBDIVISION	LU-1.7, LU-9.3 thru LU-9.5, AG-1.3, NC-1.5, AWCP-3.5.A, T-1.5, T-1.7, GS-1.13, CV-1.6, CV-1.7, PS-1.1, PS-3.2, PS-3.9, PS-3.19, PS-4.9, PS-4.13, PS-11.10, S-1.7, S-2.7, S-4.10, S-4.27, S-6.7, OS-1.5, OS-1.10, OS-6.5, OS-7.5, OS-8.4,
Lot Line Adjustment	LU-1.14 thru LU-1.16
Off-Site Advertising	LU-1.10
Exterior Lighting	LU-1.13
Landscaping	OS-5.6, OS-5.14
Tree Removal	OS-5.9, OS-5.10, OS-5.25, PS-12.10, CACH-3.4, CV-3.11, FOMP-C-1, FOMP-C-2.1 thru FOMP-C-2.5, GMP-3.3, GMP-3.5, GS-1.5, GS-1.8, GS-3.3, NC-3.4, T-3.7.
Circulation (e.g. roads, transportation)	Chapter 2.0

Special Treatment Areas	
<ul style="list-style-type: none"> • Syndicate Camp (CACH) • Carmel Valley Ranch (CV) • Condon/Chuhach Property (CV) • Rancho San Carlos (CV/GMP) • Rancho Canada Village (CV) • Spence/Potter/Encinal Roads (CSV/GS) • Old Mission School (CSV) • Lohr (CSV) • Miller's Lodge (CSV) 	<ul style="list-style-type: none"> • Paraíso Hot Springs (CSV) • White Rock Club (GMP) • San Clemente Rancho (GMP) • Jefferson (GMP) • Butterfly Village (GS) • Highway 68/Foster Road (GS) • Greco (T) • Mohsin/Samoske (T)

Agriculture & Winery Corridor Application Submittal Checklist

Applicants that propose development in conjunction with the Agriculture and Winery Corridor Plan (AWCP) shall submit the following information to the HCD – Planning Department. This form must be returned with the application:

NOTE: All materials, plans, multi-page plans, and other data must be provided in electronic form.

- 1) Completed "Development Project Application Form." All applications must also have a completed "General Plan Consistency Check-list Form.

- 2) ___ Copy of the site plan showing:
 - a) Assessor's parcel number, subdivision name and lot number
 - b) Name and address of the preparer
 - c) North arrow and scale
 - d) Property boundaries with dimensions
 - e) Location of all streets, roads, rights-of-way, driveways, easements, Utility and scenic easements and parking areas (Disabled accessible provisions when applicable)
 - f) Location and dimensions of all existing and proposed buildings and structures on the site/property including fences
 - g) Existing or proposed well(s)
 - h) Existing or proposed septic tank(s) and leach field area(s)
 - i) Location of lateral and connection to public sewer lines (Indemnification of sewage disposal methods, including names of systems involved (if any)
 - j) Existing and proposed water lines (indemnification of water supply, including names of systems involved (if any)
 - k) Location of existing trees and those proposed for removal (specify type, size, which are to remain and those to be removed)
 - l) Existing vegetation. Specify size, type and number to be removed
 - m) Location of wetlands, streams, creeks, or any other body of water
 - n) Distance(setbacks) from property lines to proposed structures and between all existing and proposed structures
 - o) Areas subject to inundation and or 100 years flood levels.
 - p) Lot size
 - q) Lot coverage, floor area ratio, impervious coverage (square feet and percentage)

- 3) ___ Copy of grading plans showing:
 - a) A statement as to specific intention or ultimate purpose of grading
 - b) Quantity of excavation and fill
 - c) Retaining walls, terraces, etc.
 - d) Cross sections; dimensions such as maximum cut and fill, slopes of cuts and fills, maximum and minimum roadway width; show all finished contours to be achieved by grading.
 - e) Property lines and contours of existing ground and details of terrain and area drainage, including existing erosion problems

- 4) ___ Copy of existing and proposed floor plans showing:
 - a) All proposed and existing buildings on the subject property showing room sizes, entrances, exits, stairways and ramps.
 - b) Walls to be removed and/or to remain shall be clearly indicated

- 5) ___ Copy of exterior elevation plans showing:
 - a) All four sides of structure(s)
 - b) Materials to be used on walls, roof, etc.
 - c) Roof appurtenances
 - d) Height of structures from average natural grade shall be dimensioned on elevations.
 - e) Elevations and finished floor elevations shall be identified

- 6) ___ Copy of a preliminary biological assessment prepared by a County-approved biologist
- 7) ___ Copy of a Traffic Impact Analysis prepared by a traffic engineer.

- 8) A General Development Plan shall be prepared by the developer and submitted for review and approval prior to or concurrent with approval of any required permits for the development. The plans shall address the long range development and operation of the facilities, including: physical expansion and new development, operational changes, circulation or transportation improvements, alternative development opportunities, environmental considerations, potential mitigation of adverse environmental impacts, and conformance to the Agriculture and Winery Corridor Plan.

- 9) Color and material samples proposed for all structures.
- 10) A copy of a recorded grant deed showing ownership of property.
- 11) Filing Fee of \$_____

Application given out by: _____

Application received by: _____