



City of Seal Beach
Department of Public Works/Engineering
211 Eighth Street, Seal Beach, CA 90740
Information: (562) 431-2527 FAX: (562) 430-8763

Information Packet

Extension of Time for Tentative Maps Application

Purpose:

This packet has been prepared to assist applicants applying for extensions of time for tentative map approval. The full requirements for the review and approval of extensions of time for maps can be found in the Seal Beach Municipal Code. Section 10.20.055 of the Municipal Code sets forth the City's requirements for review and approval of extensions of time for maps.

Extensions of Time for Maps:

The Planning Commission is authorized to grant extensions for Tentative Parcel Maps and Tentative Tract Maps. The Planning Commission may grant extensions to the initial time limit up to a maximum total of three years upon making certain findings. If a project is located within the Coastal Zone, the Planning Commission may extend these time periods upon receipt of such a request by the subdivider.

The Planning Commission may grant an Extension of Time for a Tentative Map if there have been no changes:

- To the General Plan, any applicable specific or precise plan, or Title 10, Subdivisions, since initial approval of the tentative map;
- In the character of the site or its surroundings that adversely affect the policies of the General plan, any applicable specific or precise plan, or applicable provisions of Title 10, Subdivisions; and
- To the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads or schools so there is insufficient capacity to serve the subdivision.

Processing Timelines:

All requests for extensions of time for Tentative Maps must be filed with the City Engineer at least 120 days prior to the expiration date of the subject tentative map. Once an application for an extension of time for a tentative map has been accepted as complete, the City will schedule the request for time extension for consideration by the Planning Commission within 40 days.



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Application Deposit:

The cost of processing an Extension of Time for a Tentative Map is charged according to the hours spent by staff in reviewing the project application materials, reviewing map plan submittals, preparing an environmental analysis, writing required staff reports, notifying the public, and attending the public meetings/hearings. The applicant will also be billed for project related costs such as public notice advertising, postage, and City Attorney fees if these are required for your project. Total costs may vary widely according to the size of the project and the complexity of the issues. The previous "Application Deposit" account will continue to be utilized for processing the Extension of Time application, and all project costs will be charged to this account. The Project Manager may require additional fees to be deposited. At the close of your case, any remaining funds will be returned to you. At the City's sole discretion, a planning consultant may process your application.



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Review Process

Initial Submittal/Determination of Completeness:

Step 1 - Applicant Submittal of Request for Time Extension

The applicant/subdivider should submit the Application for Extension of Time for Maps with the City Engineer at least 120 days prior to the expiration date of the subject tentative map. The necessary filing fees and any other information by the City Engineer should be submitted at the same time.

Upon filing the Application for Extension of Time for Maps, the application packet will be forwarded to the previously assigned project manager.

Step 2 - Determination of an Application's Completeness

The project manager's first task will be to review the application to make sure all the required information is provided. The applicant will be notified within 30 days after filing as to whether the application is complete or what additional information is required. If the application is incomplete, all processing will stop until the applicant submits a complete application.

Step 3 - Environmental Review

All extensions of time for tentative map approval requests are subject to CEQA and reviewed to determine whether they are exempt from environmental review or require a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report (EIR). Generally such requests will be subject to the same level of environmental analysis as the initial approval of the tentative map would have received.

In the rare instance where additional environmental review is required due to changed circumstances since initial approval of the tentative map, a new Negative Declaration, Mitigated Negative Declaration, or EIR may be required. State law requires a certain amount of public review for the document. Please discuss the preparation and public review process with your project manager.



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Step 4 – Subdivision Technical Review Committee Review – Tentative Map Time Extension

Once an application for an *Extension of Time for Tentative Maps* has been deemed complete and the applicant has submitted any additional information needed for review, the Subdivision Technical Review Committee (STRC) will review the proposal.

The STRC will analyze the application and prepare a recommendation for consideration by the Planning Commission that will include an analysis regarding the “Findings for Extensions” set forth in Title 10, Subdivisions, Section 10.20.055.A, Findings for Extensions.

Step 5 - Staff Review for Planning Commission

The Director of Development Services and City Engineer will then prepare a Staff Report for Planning Commission consideration that will include the analysis of the STRC regarding and any additional analysis from the Director and City Engineer regarding the “Findings for Extensions” set forth in Title 10, Subdivisions, Section 10.20.055.A, Findings for Extensions.

This written staff report will include, a description of the project, and staff recommendations. A copy of this report will be forwarded to the applicant prior to the Planning Commission hearing. Copies are also available to the public after they have been sent to the Planning Commission.

Step 6 - Planning Commission Review

The Planning Commission is required to hold at least one public hearing on the Extension of Time for Maps application. At least 10 days prior to the meeting, owners of property and occupants of structures within 300 feet of the subject site will be notified by mail of the forthcoming hearing, and a notice of the public hearing will be published in the local newspaper. At the public hearing, staff will first present an oral report and staff recommendation. This presentation will be followed by a presentation from the applicant and then by any interested persons who wish to comment on the application. The Planning Commission will make a decision after evaluating the public testimony, the staff report, and the environmental information. The Planning Commission shall determine to approve, conditionally approve, or deny the tentative tract map extension by resolution. Based on the discussion of the Commission, the Commission may determine to postpone the decision and continue the public hearing to a later date so that more information can be provided.



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Approval or conditional approval will be granted only if the Planning Commission has made all the required findings set forth in Section 10.20.055.A, *Findings for Extensions*, of Title 10, Subdivisions. The Planning Commission may also impose additional conditions of approval in compliance with Section 10.20.025, *Conditions of Approval*, of Title 10, Subdivisions.

The decision of the Planning Commission will be final unless appealed to the City Council. An appeal must be filed within 10 days of the action of the Planning Commission adopting the appropriate resolution. For information regarding the appeal process and time to file an appeal please contact the project manager.

If no appeal is filed, the determinations, and conditions of the Planning Commission are final.

Step 7 - City Council Review (Only if an Appeal is filed)

Upon receipt of an appeal of an action by the Planning Commission, the City Clerk will schedule a *de novo* public hearing before the City Council. The same legal notifications provided for Planning Commission consideration shall also be provided for the City Council hearing. The City Council will consider the public testimony, staff report, environmental information, and the record of the STRC and/or Planning Commission consideration. Following the receipt of public testimony, the City Council may (1) refer the matter back to Planning Commission for further evaluation; (2) continue the hearing to a specific time and place; or (3) close the public hearing and make their final decision then, or at a later date. The decision of the City Council is final.

A General Note About Meeting Schedules

The STRC meets on an "as-needed" basis. Please co-ordinate with your project manager regarding the scheduled meeting date and time for STRC meetings.

The Planning Commission and the City Council generally meet twice a month: the Planning Commission generally meets the 1st and 3rd Wednesday after the 1st Monday of each month, and the City Council generally meets the 2nd and 4th Monday of each month. The schedule for your project can be affected by these established meeting dates. To allow Planning staff to process an application as expediently as possible, please make sure the application package is complete and that information requested by staff is provided by indicated deadlines. For further information regarding the review of your project and processing time frames, please contact the project manager assigned to your application.

* * * *



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INITIAL SUBMITTAL

Basic Condition for Approval of an Extension of Time for Tentative Parcel/Tract Map:

The following Sections outline the submittal requirements and the review process.

Compliance with all the requirements and a timely response to City staff requests will expedite the project through the review and approval process.

The project submittal does not imply acceptance or approval of the Extension of Time for Tentative Map Request.

Section 1 – Submittal Requirements:

1.1 Review Fee:

- Deposit amount based on current fee resolution provisions (minimum deposit plus time and materials).
- All fees will be finalized before STRC or Planning Commission consideration of the tentative parcel/tract map, in accordance with provisions of the current City of Seal Beach Fee Schedule.
- The previous **Application Deposit Case Set-Up** form submitted at the time of filing the application for Tentative Map will continue to be utilized for the Extension of Time Application. The Project Manager may require additional fees to be deposited to process the Extension of Time Application.

1.2 Application:

- Application** form must be filled out completely, signed by all owners of title, and notarized. If the record owner(s) is/are a corporation the signing officer's name and title must appear below the signature for each corporation. (See pages 15-20 of this Information Packet.)

The applicant must show the City proof that he/she is the property owner. For example, by providing a copy of the Grant Deed and a picture I.D., such as a driver's license.

If the applicant is not the legal property owner, the property owner must authorize the applicant to act as his/her agent by signing the



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Owner's Affidavit. The Owner's Affidavit must be signed in the presence of a Notary Public or a Department of Development Services staff person. Proper identification will be required in both instances. If the property owner does not sign the Owner's Affidavit, the application is incomplete.

- Environmental Checklist** must be filled out completely to inform the City of the basic components of the proposed project so that the City may review the project pursuant to the California Environmental Quality Act (CEQA) and determine if additional environmental procedures are necessary, i.e., Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report. (See Exhibit B, pages 23-40 of this Information Packet).
- Request for Extension of Time (letter)** stating the reasons for the time extension and the status of the project. For projects that have the potential to impact natural resources include a detailed description of any changes to the environmental setting since submittal of the initial Tentative Map application. If you have any questions as to the applicability of this letter description, please contact the project manager.

1.3 Title Report:

- Must be dated no more than 90 days prior to the submittal of complete package and must remain no more than 90 days old throughout the review process.
- Must cover all existing parcels and name current owner(s) of record.
- Any delinquent taxes must be paid and receipts submitted to the City.
- Any liens by public agencies must be cleared and a copy of a letter of release or other accepted proof of payment submitted to the City.

1.4 County Assessor Map Pages:

- Two copies of Orange County Assessor page(s) showing Assessor Parcels to be impacted as part of the proposed Tentative Parcel/Tract Map outlined in red.

1.5 Site Plan, only if changed since submittal of Tentative Map Application (5 Copies):

Only certain information can be shown on the official recorded Parcel Map or Tract Map. This Site Plan is required to show additional information necessary to verify compliance with adopted City codes and ordinances if



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there have been changes to the project site plan since submittal of the Tentative Map Application.

- a. All information and lettering on site plan must be legible. Draw to scale on 8 ½" x 11", 18" x 26", 24" x 36" or 30" x 42" sheet (no reductions).
- b. Show boundary of entire project (1.2 mm pen width).
- c. Clearly show and identify new parcel lines and parcel lines to be removed. Parcel lines shall be clearly labeled "existing" and "proposed."
- d. Fully dimension boundary of each new parcel. Dimensions shall be clearly labeled "existing" and "proposed." Include metes and bounds (lengths and bearings of boundary lines) of the parcels as adjusted or created
- e. Show centerline of streets and alleys and give dimension to road easement line. Show street names.
- f. Show and identify with recording data all easements on subject property and state whether public or private.
- g. Show detailed vicinity map, north arrow (north should be at the top of the sheet), scale, and legend.
- h. Calculated area of each parcel as adjusted and/or created, to the nearest one-tenth of a square foot. Lot areas shall be given in square feet if they are less than one acre.
- i. Show title block and include project type (Tentative Parcel Map or Tentative Tract Map) property address(s) and assessor's parcel numbers.
- j. Show all **EXISTING** buildings and structures and give dimensions to parcel lines on all sides of buildings and structures. **DO NOT SHOW PROPOSED IMPROVEMENTS.**
- k. Show dimensions on all sides of buildings and structures.
- l. Show all existing parking stalls, including a summary of types and number of stalls. Identify paved areas of site.
- m. Show existing drainage, water and sewer services (with diameter size of pipe) entering the property.
- n. Show extent of 100-year floodplain, if applicable.
- o. If aerial overlay is used on site plan, all drawing line work and dimensions as required above must be drafted.



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1.6 Applicant's Affidavit – Radius Map for Public Hearing

Include the completed “**Applicant's Affidavit – Radius Map for Public Hearing**”, the required notification radius map, and three (3) sets of all required mailing labels. Please see the additional discussion in Section 1.7, Public Noticing Information, below, for the complete submittal requirements.

1.7 Public Noticing Information

The City of Seal Beach requires that applicants for development proposals be responsible for providing certain information in the public notice process. The information for which the applicant is responsible is detailed below. All required noticing information shall be provided as part of the initial submittal before an application will be accepted.

Public Notice List

The Code of the City of Seal Beach requires a Notice of Hearing be given to all owners of surrounding properties within **300 feet** of the boundaries of the subject property **and** all **residential and commercial occupants** within **300 feet** of the subject property's boundaries.

Names and addresses of surrounding property owners may be obtained from a title insurance company or from the Orange County Assessor's Office (714-834-2727). The City also maintains a list of “Property Notification Service Companies” as a convenience to applicants. These firms have advised the City of their services and inclusion on the list does not constitute a recommendation or endorsement by the City of Seal Beach. The listing may be obtained from the Department of Development Services Executive Assistant.

Whoever prepares the list must verify the list by signing it (usually done via a signed cover letter) or by signing the enclosed “Applicant's Affidavit – Radius Map for Public Hearing” form (See Exhibit C).

Labels prepared for occupants should be addressed to occupant or current resident and should include the address. Note that if there is a multiple unit building within the 300-foot radius, it will be necessary to send a label to each occupant in each unit. Preparing this information is the applicant's responsibility.



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The applicant is to submit the names and addresses of the surrounding property owners and residential occupants, the property owner(s) or their duly authorized agent, and the project applicant.

This public notice list is to be submitted in the form of **three (3) sets of Avery 5260 labels**. These labels may be obtained from any office supply store. The City will provide postage and envelopes.

Notification Radius Map

The applicant shall prepare a map at 1:100 scale that indicates the location of the subject property and illustrates the 300-foot radius boundary and all parcels within the boundary. The map shall be submitted with the application.

ADDITIONAL SUBMITTAL REQUIREMENTS

Any of the following items may be required based upon further review of the application:

- Updated Waste Water Master Plan.
Sizes and relative locations of all water lines, valves, fire hydrants, pressure zones, reservoirs, pump stations and pressure reducing stations; and the location and width of all required City easements for the water facilities.
- Updated Sewer System Master Plan.
Sizes, directions of flow, and relative locations of all sanitary sewer mains, manholes life stations, and the location and width of all required City easements for the sewer facilities.
- Updated Storm Drain Master Plan.
Major regional flood control channel impacted by projects, sizes, and relative locations of all storm drain channels, lines, detention and retention basins, box culverts, manholes, breakwalls, dissipaters, in lot structures, and location and width of all required City easements for the storm drain facilities.
- Updated Preliminary Soils and Geology Report.
- Updated Preliminary Noise Analysis (Residential Projects Only).
- Updated Visual Analysis.



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- Updated Preliminary Traffic Analysis.

Other information deemed necessary by staff to adequately review the project.

Attached Sheets

- Application: Extension of Time for Tentative Map - (6 pages)
- Exhibit A: Environmental Information and Checklist Form - (18 pages)
- Exhibit B: Applicant's Affidavit – Radius Map for Public Hearing - (1 page)
- Exhibit C: Appeal Application – (2 pages)
- Exhibit D: Seal Beach Municipal Code, Title 10: Subdivisions, Chapter 10.20: Tentative Parcel Map and Tentative Tract Map Filing and Processing, Section 10.20.055, Extensions of Time for Maps

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APPLICATION
EXTENSION OF TIME FOR
TENTATIVE PARCEL/TRACT MAP

Note: Prior to submittal of this Application, please read the “*Information Sheet – Extension of Time for Tentative Maps*” available from City Staff or on the City website.

TYPE OR PRINT LEGIBLY – SHOW ALL INFORMATION – use additional pages if necessary

Date of Submittal: _____

PROJECT		
ADDRESS		
LOCATION (INCLUDE CROSS STREETS)		
PROJECT (Circle Project Type)	PARCEL MAP _____	TRACT MAP _____
APN (ALL PARCELS)		

LEGAL OWNER		
NAME OF LEGAL OWNER(S) (AS SHOWN IN TITLE REPORT)		
MAILING ADDRESS, CITY, STATE, ZIP		
NAME OF CONTACT PERSON		
PHONE	FAX	E-MAIL

SURVEYOR / ENGINEER		
NAME OF CONSULTING FIRM		
MAILING ADDRESS, CITY, STATE, ZIP		
NAME OF CONTACT PERSON		
PHONE	FAX	E-MAIL



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PROJECT CONTACT			
WHO WILL BE THE CONTACT FOR THIS PROJECT? (Circle as appropriate)	OWNER	SURVEYOR	OTHER, IDENTIFY BELOW
NAME OF CONTACT PERSON			
MAILING ADDRESS, CITY, STATE, ZIP			
PHONE	FAX		E-MAIL

PROJECT FINDINGS:

Findings: The applicant must thoroughly respond to the directives below to make the required findings for the proposed extension of time for a tentative map. Use additional sheets if more space is necessary to complete your response. The City's General Plan and Zoning Code can be viewed at City Hall and online at www.ci-seal-beach.ca.us.

- A. Describe any changes to the applicable general plan, any applicable specific or precise plan as specified in California Government Code Section 65451 (the Government Code can be viewed online at <http://www.leginfo.ca.gov/calaw.html>), or Title 10, Subdivisions, since approval of the Tentative Map.

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- B. Describe any changes in the character of the site or its surroundings that adversely affect the policies of the General plan, any applicable specific or precise plan, or applicable provisions of Title 10, Subdivisions, since approval of the Tentative Map.

- C. Describe any changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads or schools so there is insufficient capacity to serve the subdivision since approval of the Tentative Map.

To the best of my knowledge, this application is in conformance with the Zoning Ordinance/Subdivision Ordinance, and General Plan as submitted.

Signature of Applicant: _____

Date: _____



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TIME EXTENSION (OPTIONAL)
(TO BE COMPLETED BY APPLICANT)

I hereby grant a waiver of the 50-day requirement pursuant to Section 66452.1 of this Subdivision Map Act. I understand that this is necessary to allow for orderly and complete processing of the proposed subdivision and to comply with the requirements of the California Environmental Quality Act.

Signature of Applicant

Date



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OWNER'S CERTIFICATION

(Notary required for all signatures)

The undersigned hereby acknowledges being the record owner(s) of the property contained within this project and hereby consents to the processing of this Extension of Time for Tentative Map application; and further acknowledges that they understand the Extension of Time for Tentative Maps Application Process and Requirements associated with this application.

PRINT OWNER'S NAME (as shown in Title Report):

SIGNATURE:

PRINT OWNER'S NAME (as shown in Title Report):

SIGNATURE:

PRINT OWNER'S NAME (as shown in Title Report):

SIGNATURE:

PRINT OWNER'S NAME (as shown in Title Report):

SIGNATURE:

Use additional page if more space is required for Owner's Certification (Attach notary acknowledgement(s) for each signature)



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EXHIBIT A

ENVIRONMENTAL INFORMATION AND CHECKLIST FORM



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Environmental Information and Checklist Form

For Office Use Only

Application No.: _____ Date Filed: _____

General Information

1. Name and address of Developer or Project Sponsor:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ FAX: _____

E-mail Address: _____

2. Address of Project: _____

Assessor's Parcel Number: _____

3. Name, address, and contact information of Project Contact Person:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ FAX: _____

E-mail Address: _____

4. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

5. Existing zoning: _____ Existing General Plan: _____

6. Proposed use of site: _____



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Project Description

7. Site size (square footage): _____
8. Square footage of proposed Project: _____
9. Number of floors of construction: _____
10. Amount of off-street parking provided: _____
11. Existing and proposed impervious surface coverage (Impervious surface coverage includes all paved areas and building and/or structure footprints):
Existing impervious coverage: _____ %
Proposed impervious coverage: _____ %
12. Attach plans including preliminary grading plans, drainage plans, Water Quality Management Plans (WQMPs) for large-scale developments, construction site Best Management Practices (BMPs) Plans.
13. Proposed scheduling of Project: _____
14. Associated Projects: _____
15. Anticipated incremental development: _____

16. For residential projects, indicate the:
 - A. Number of units: _____
 - B. Schedule of Unit sizes: _____
 - C. Range of sale prices or rents: _____
 - D. Household size(s) expected: _____
17. For commercial projects, indicate the:
 - A. Type of project: _____
 - B. Whether neighborhood, city or regionally oriented: _____
 - C. Square footage of sales areas: _____
 - D. Gross building area: _____
 - E. Size of loading facilities: _____



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18. For industrial projects, indicate the:
- A. Type of project: _____
 - B. Estimated employment per shift: _____
 - C. Size of loading facilities: _____

19. For institutional projects, indicate the:
- A. Major function: _____
 - B. Estimated employment per shift: _____
 - C. Estimated occupancy: _____
 - D. Size of loading facilities: _____
 - E. Community benefits derived from the project: _____
- _____
- _____

20. If the project involves a variance, conditional use permit/unclassified use permit, height variation or zone change application, state this and indicate clearly why the application is required:

Variance: ____ CUP: ____ Height Variation: ____ Zone Change: ____

Briefly explain: _____

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

YES	NO		
_____	_____	21.	Change in existing features of any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours.
_____	_____	22.	Change in scenic views or vistas from existing residential areas or public lands or roads.
_____	_____	23.	Change in pattern, scale, or character of general area of project.
_____	_____	24.	Significant amounts of solid waste or litter.



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YES	NO		
_____	_____	25.	Change in dust, ash, smoke, fumes, or odors in vicinity.
_____	_____	26.	Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
_____	_____	27.	Substantial change in existing noise or vibration levels in the vicinity.
_____	_____	28.	Site on filled land or on slope of 10 percent or more.
_____	_____	29.	Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
_____	_____	30.	Substantial change in demand for municipal service (police, fire, water, sewage, etc.).
_____	_____	31.	Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
_____	_____	32.	Relationship to larger project or series of projects.

Environmental Setting

33. On a separate page, describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site.

34. On a separate page, describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment homes, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity.



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Environmental Impacts (Please explain all “Potentially Significant Impact”, “Less Than Significant with Mitigation Incorporated” and “Less Than Significant Impact” answers on separate sheets.)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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c) Involve other changes in the existing environment that, due to location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VIII. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k) Potentially impact stormwater runoff from construction activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l) Potentially impact stormwater runoff from post-construction activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n) Result in the potential for discharge of stormwater to affect the beneficial uses of receiving waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o) Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
p) Create significant increases in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IX. LAND USE AND PLANNING - Would the project:



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a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XI. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XII. POPULATION AND HOUSING --				
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XIV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XV. TRANSPORTATION/TRAFFIC --

Would the project:

a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XVI. UTILITIES AND SERVICE SYSTEMS				
-- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Would the project include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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NOTE: Before a Lead Agency can accept this application as complete, the applicant must consult the lists prepared pursuant to Section 65962.5 of the Government Code and submit a signed statement indicating whether the project and any alternatives are located on a site which is included on any such list, and shall specify any list.

Hazardous Waste and Substances Statement

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

1. Name of applicant: _____
2. Street: _____
3. City: _____
4. Zip Code: _____
5. Phone Number: _____
6. Address of site (street and zip): _____
7. Local Agency (city/county): _____
8. Assessor's Parcel Number: _____
9. Specify any list pursuant to Section 65962.5 of the Government Code:

10. Regulatory identification number: _____
11. Date of list: _____

Date: _____

Signature: _____

Applicant: _____



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NOTE: In the event that the project site and any alternatives are not listed on any list compiled pursuant to Section 65962.5 of the Government Code, the applicant must certify that fact as provided below.

I have consulted the lists compiled pursuant to Section 65962.2 of the Government Code and hereby certify that the development project and any alternatives proposed in this application are **not** contained on these lists.

Date: _____

Signature: _____

Applicant: _____



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EXHIBIT B

APPLICANT'S AFFIDAVIT – RADIUS MAP FOR PUBLIC HEARING (1 PAGE)



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**Applicant's Affidavit
 Radius Map for Public Hearing**

I, _____, certify that on the _____ day of _____, I prepared an ownership/occupant list and radius map, which included properties and residential dwelling units entirely within or partially within three hundred feet (300') of the most exterior boundaries of the property being considered in the above-referenced case known as (address) _____.

Property Owners. The names and addresses listed were taken from the latest records of the Orange County Assessor. Such names are recorded in the records of the County Assessor as being the present owner(s) of both the property involved in said case and of property in the immediate vicinity thereto.

Occupant Notification. I obtained the mailing addresses of occupants within 300' of the subject property in the following manner: _____

 _____.

I certify that said ownership/occupant list and radius map are correct and accurate to the best of my knowledge. I also acknowledge that any errors in this information will constitute an incomplete application and may invalidate its approval.

 PRINT NAME

 APPLICANT'S SIGNATURE

 DATE



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EXHIBIT C

APPEAL APPLICATION – (2 PAGES)



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 Department of Public Works/Engineering
 211 Eighth Street, Seal Beach, CA 90740
 Information: (562) 431-2527 FAX: (562) 430-8763
 Extension of Time for Tentative Maps Application Packet**

APPEAL APPLICATION

TO _____

1. Property Address: _____
2. Applicant's Name: _____
 Address: _____
 Work Phone: () _____ Mobile: () _____
 Home Phone: () _____ FAX: () _____
3. Property Owner's Name: _____
 Address: _____
 Home Phone: () _____
4. The undersigned hereby appeals the following described action of:
 - The Seal Beach Subdivision Technical Review Committee regarding Extension of Time for Tentative Parcel Map No. _____.
 - The Seal Beach Planning Commission regarding Extension of Time for Tentative Parcel Map No. _____.
 - The Seal Beach Planning Commission regarding Extension of Time for Tentative Tract Map No. _____.

Attach a statement that explains in detail why the decision of the Subdivision Technical Review Committee/Planning Commission is being appealed, the specific conditions of approval being appealed, and include your statements indicating where the Subdivision Technical Review Committee/Planning Commission may be in error.

(Signature of Applicant)

(Signature of Owner)

(Print Name)

(Print Name)

(Date)

(Date)



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APPEAL APPLICATION (*Continued*)

For Office Use Only

Parcel Map Appeal – Extension of Time:

Subdivision Technical Review Committee Date: _____

Subdivision Technical Review Committee Resolution No. _____

Subdivision Technical Review Committee Action:

_____ Approval _____ Denial

Date Appeal Filed: _____

Notice Date: _____

Planning Commission Date: _____

Planning Commission Resolution No.: _____

Planning Commission Action: _____ Approval _____ Denial

Other _____

Tract Map Appeal – Extension of Time:

Planning Commission Date: _____

Planning Commission Resolution No. _____

Planning Commission Action: Approval _____ Denial _____

Other _____

Date Appeal Filed: _____

Notice Date: _____

City Council Date: _____

City Council Action: Approval _____ Denial _____

Other _____



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EXHIBIT D

**SEAL BEACH MUNICIPAL CODE, TITLE 10:
SUBDIVISIONS, CHAPTER 10.20:
TENTATIVE PARCEL MAP AND
TENTATIVE TRACT MAP FILING AND
PROCESSING, SECTION 10.20.055,
EXTENSIONS OF TIME FOR MAPS**



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