Print Form

PLANNING SERVICES DEPARTMENT
411 Main Street (530) 879-6800
P.O. Box 3420
Chico, CA 95927

Application No._____

APPLICATION FOR

Tentative Map

Parcel Map ☐
Subdivision Map ☐
Vesting Map ☐

Applicant Information		
Applicant	Daytime Phone	
Street Address		
City	State	Zip

Property Owner	Daytime Phone	
Street Address		
City	State	Zip

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

Project Information		
Property Address/Location	Name of Subdivision (if applicable)	
Assessor's Parcel No.	Parcel Acreage	
No. of Proposed Lots	Proposed Average Lot Size	Proposed Density
Existing Land Use		
Present Zoning	Present General Plan Designation	
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.**	
Applicant's Signature	Date

For Office Use Only		
Application Received By	Butte County Filing Fee $50 (Check payable to Butte County) ____Applies ____Does Not Apply	Receipt No.
Date		Application Fee $
Assigned Planner		Environmental Review Fee $
Tentative Hearing Date		Total Fees $ (Check payable to the City of Chico)

Requirements for a Complete Tentative Map Application

The following items are <u>REQUIRED</u> for a complete Application:

- ☐ Completed and Signed Application Form.
- ☐ Written Authorization from the Property Owner (If Applicant is not the Owner).
- ☐ Current Title Report.
- ☐ Complete Environmental Questionnaire Form.
- ☐ 8-½" 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.
- ☐ Five copies of the Tentative Map and one reduced copy (either 8-1/2" x 11 or 11" x 17") to determine map completeness. The Tentative Map, and attachments, must show the proposed division clearly and legibly with accurate dimensions and include all information outlined in Attachment "A". Once the map is deemed complete, 50 full size and one reduced copy of the map will be required.
- ☐ Completed Attachment "B" if a modification of City Design Criteria and Improvement Standards is requested.
- ☐ Application and Environmental Review Fees (payable to the City of Chico), and the $50 filing fee (payable to Butte County).

  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.

Information Regarding Planning Services Fees - Deposit Required

1. All persons filing an application for a General Plan Amendment shall pay the full cost of processing the application. An initial deposit shall be paid concurrently with filing of the application in the amount specified.

2. If the amount of the costs incurred in processing the application exceed the amount of the deposit, the Applicant shall deposit additional funds if requested by the City to ensure continued processing of the application or the Applicant shall pay the difference prior to the City filing the Notice of Determination.

3. If the amount of the costs incurred is less than the amount of the deposit, the difference shall be refunded to the Applicant subsequent to final City action on the project.

Additional information regarding Planning Services Fees is available on the City's web page, www.ci.chico.ca.us.

Time Limits

Pursuant to California Government Code Sections 65943 and 65950, the City has thirty (30) days from the date of submittal to determine if a tentative map application is complete. Upon resubmittal of the map/application, a new thirty (30) day period begins in which to determine completeness. All mandated timelines set forth in the California Government Code (commencing with Section 66410 and referred to as The Subdivision Map Act) and the Public Resources Code (commencing with Section 21000 and referred to as the California Environmental Quality Act) shall apply.

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, the land use regulations, ordinance affecting building permits, or to regulations pertaining to development permits, if the amendment is reasonably related to the Applicant's project.

Note: By signing the front of this application form, the Applicant is indicating that the project site is not included on any State or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, as amended in January, 1996.

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Tentative Map Application
Attachment "A"

Required Form and Content of a Tentative Map

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

Preparation: General Information	
☐	Map title: Vesting Tentative Map; subdivision name and description of property being subdivided
☐	Names and addresses of the Owner(s) and Subdivider of the land
☐	The Tentative Map must be prepared by or under the direction of a registered civil engineer or licensed land surveyor. Name and address of the person, firm or organization that prepared the map and the applicable registration or license
☐	Map preparation date
Form:	
☐	The full map size shall be 18" x 26" with one inch border drawn completely around the sheet
☐	Minimum map scale: (1":100'). More than one sheet may be used, but the relationship of the sheets shall be clearly shown on each sheet
☐	The map is clearly and legibly drawn
☐	Map Scale
☐	North arrow
☐	Vicinity map with appropriate scale, showing sufficient adjoining territory so as to clearly indicate nearby street pattern and property lines
Applicant's Overall Intent:	
☐	Statements regarding existing and proposed zoning, existing and proposed uses of the property, approximate area of proposed zones and total subdivision area
☐	Proposed subdivision modifications (Chapter 18.24) clearly labeled and identified as to the nature and purpose (or statement that no modifications are proposed)
☐	If subdivision modifications are requested, also complete Attachment "B". Boundaries and sequence of phases if separate Final Maps are to be filed on portions of the property shown
☐	Proposed and remainder parcels clearly shown
☐	Clear distinction made between proposed public facilities and proposed private facilities

Existing Property Information:

- ☐ Distinctive boundary line with sufficient bearings and distances to locate the property
- ☐ Existing lot lines
- ☐ Assessor's parcel numbers
- ☐ Adjoining property owners and/or recent subdivisions with sufficient property lines indicated to show their relationship to the proposed subdivision
- ☐ Locations, widths and names or designations of all existing streets, alleys, pedestrian ways and other rights-of-way, whether public or private, within and adjacent to the subdivision
- ☐ Boundaries and acreage of existing public areas in and adjacent to the subdivision with the nature of each indicated
- ☐ The location of all existing railroad rights-of-way and grade crossings
- ☐ Date of survey (if the map is based upon a survey)

Existing Topography:

- ☐ Contour lines shown indicating the following intervals:
  - A. 1' contour interval for ground slope between 0% and 5%.
  - B. 5' contour interval for ground slope between 5% and 15%.
  - C. 10' contour interval for ground slope greater than 15%
- ☐ Location, width and direction of flow of all water courses and flood-control areas within and adjacent to the property involved
- ☐ Location of all existing wells, abandoned wells and sumps (or statement that none exist)
- ☐ Location of all structures which are to be retained within the subdivision with distances between structures to be retained and notations concerning all structures which are to be removed (or statement that none exist)
- ☐ Location, description and size of trees with notations as to their retention or destruction (or statement that none exist)
- ☐ Physical restrictions or conditions shown which affect the use of the property

Proposed Property Information:

- ☐ Total subdivision acreage
- ☐ Statement of the total number of lots and the approximate area of the average lot
- ☐ Proposed street and lot lines
- ☐ Lines and approximate dimensions of each lot indicated with all lots numbered consecutively
- ☐ Total area in square footage or acreage of all lots, not proposed for single or two family housing, to nearest 1/10th acre
- ☐ Locations, widths and names or designations of all existing or proposed streets, alleys, pedestrian ways and other rights-of-way, whether public or private, within and adjacent to the subdivision (including any planned line for street widening or for any other public project in and adjacent to the subdivision) and centerline curve data for each roadway curve
- ☐ Location, widths and purposes of all proposed easements for utilities, shown as dashed lines, within and adjacent to the subdivision

- ☐ Boundaries and acreage of existing and proposed public areas in and adjacent to the subdivision with the nature of each indicated
- ☐ Land to be offered for dedication of park or recreation purposes or for the purpose of providing public access to any public waterway, river or stream shall be so designated
- ☐ Conveyance to City of abutter's rights of access, if any
- ☐ Proposed abandonments of existing public rights-of-way or easements

Proposed Improvements:

- ☐ Statement included indicating what entity is proposed as a provider of the following services:
  - A. Sewer
  - B. Storm drainage
  - C. Water
  - D. Power
  - E. Telecommunications
  - F. Cable T.V.
- ☐ Cross-sections for each street, if Applicant proposes a modification from standard requirements
- ☐ Statements and/or methods for providing storm water drainage and erosion control

Drawings, Statements and Other Data to Accompany Tentative Map:

- ☐ A. Preliminary Soil Investigation and Geologic Reconnaissance Report prepared by a registered civil engineer, engineering geologist or geologist specializing and recognized in soil mechanics and foundation engineering; or

  B. Request for wavier of soils report (Note: If the request for waiver is denied, the soils report will be required and the application will not be considered complete until it is submitted.)
- ☐ Preliminary grading plan

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Request for Modification of City Design Criteria and Improvement Standards

Project Name _____ **Date** _____

Describe requested modification (attach separate sheet if additional space is needed.)

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Findings:

To approve a modification of the design criteria and improvement standards, the Advisory Agency must make certain findings as required by the Chico Municipal Code. There are six findings that can be made to grant approval of a modification. The Advisory Agency must make at least one of the following findings:

A. That the modification of design criteria and improvement standards is necessary for the subdivision and its design and improvements to be found consistent with the General Plan; or

B. That the subdivision is subject to a specific plan which requires or authorizes the construction and installation of streets, sanitary sewers, storm drain management systems and/or other improvements in accordance with alternative design criteria and improvement standards specifically set forth therein, and that modification of the design criteria and improvement standards specifically set forth therein, and that modification of the design criteria and improvement standards, as set forth in Title 18R of this code, is necessary or appropriate in order that improvements to be constructed and installed incident to or as a condition of approval of such subdivision will conform to the alternative design criteria and improvement standards as set forth in such specific plan; or

C. **That the subdivision will result in one or more significant environmental effects identified in an initial study or an environmental impact report prepared in the manner provided for by the California Environmental Quality Act, as set forth in Division 13 of the Public Resources Code (commencing with Section 21000) and the City's Environmental Review Guidelines, as set forth in Title 19R of this code, and that modification of design criteria and improvement standards, as set forth in Title 18R of this code, is necessary to mitigate such significant environmental effect or effects; or**

D. **That the subdivision or any part thereof is located in an area which contains existing streets, sanitary sewers, stormwater management systems or other improvements which do not conform to the design criteria and improvement standards, as set forth in Title 18R of this code, and that modification of such design criteria and improvement standards in the case of the proposed subdivision is necessary in order to make the streets, sanitary sewers, storm water management systems and other improvements to be constructed and installed incident to or as a condition of approval of such subdivision compatible with such existing and nonconforming improvements; or**

E. **That the subdivision is such a size or shape, and/or is affected by such topographic or soil conditions that render it impossible, impractical or undesirable, in the particular case, to conform to the design criteria and improvement standards, as set forth in Title 18R of this code, and that modification of such design criteria and improvement standards is necessary by reason of such subdivision characteristics or conditions; or**

F. **The subdivision will include low income housing, lower income housing or senior citizen housing meeting the requirements of Chapter 4.3, Division 1, Title 7 of the California Government Code (commencing with Section 65915) and that modification of the design criteria and improvement standards in the case of proposed subdivision is demonstrably necessary in order to make such housing economically feasible.**

Basis of Findings:

The Applicant is asked to identify the basis that will enable the Advisory Agency to make at least one of the above findings. Please identify the applicable findings by its letter and provide a brief explanation as to why the finding can be made.

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