



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

411 Main Street, 2nd Floor | P.O. Box 3420, Chico, CA 95927
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Supplemental Planning Entitlement Application

Tentative Map

The following information is requested to expedite the review process necessary to process your permit request. Please complete thoroughly and attach reference materials as appropriate. Contact Planning if you have any questions; omissions and errors could delay your project.

Tentative Map Type

Choose the type of tentative map:

- | | |
|--|--|
| <input type="checkbox"/> Urban Lot Split (SB9) | <input type="checkbox"/> Subdivision Map |
| <input type="checkbox"/> Parcel Map | <input type="checkbox"/> Condominium or Condominium Conversion |

Requirements for a Complete Application

The following items are **REQUIRED** for a complete application:

- Property Owner's Written Consent on Planning Entitlement Application (if the applicant is not the Property Owner)
- Current Title Report
- 8 ½" x 11" Location Map drawn to scale
- Tentative Map of properties being subdivided (see Tentative Map Checklist below)
- Request for Modification of City Design Criteria and Improvement Standards (if applicable) (see below; not required for Urban Lot Splits/SB9)
- Environmental Questionnaire (separate form; not required for Urban Lot Splits/SB9)
- Real Time Billing Application (separate form)

Tentative Map Checklist

- | | |
|---|--|
| <input type="checkbox"/> Name and addresses of the owner(s) and subdivider/developer of the land | <input type="checkbox"/> North Arrow |
| <input type="checkbox"/> Name and address of the person, firm, or organization that prepared the map | <input type="checkbox"/> Existing property lines |
| <input type="checkbox"/> Map Title: i.e. Vesting Tentative Map with subdivision name and description of property being subdivided | <input type="checkbox"/> Proposed property lines |
| <input type="checkbox"/> Professional seal with wet signed signature | <input type="checkbox"/> Total number of lots and approximate area of the average lot |
| <input type="checkbox"/> Street Address/Assessor's Parcel Number(s) | <input type="checkbox"/> Lines and approximate dimensions of each lot indicated with all lots numbered consecutively |
| <input type="checkbox"/> Vicinity Map | <input type="checkbox"/> Total subdivision acreage |
| <input type="checkbox"/> Workable Scale (not less than 1" = 100') | <input type="checkbox"/> Existing structures and their distance to any existing or proposed property line |
| | <input type="checkbox"/> Adjacent streets, alleys, and properties, including location, widths, and names |

- Proposed abandonments of existing public rights-of-ways or easements
- Conveyance of City abutter's rights of access, if any
- Location(s), width(s), and purpose(s) of all proposed easements for utilities
- The location of existing railroad rights-of-way and grade crossings
- Cross-sections for each proposed street shown with public and/or private dedication
- Statements and/or methods for providing stormwater drainage and erosion control
- Location of all existing and proposed utilities (i.e. water, sewer, storm drain)
- Land to be offered for dedication of park or recreation purposes; or any public access provided to any public waterway, river, or stream
- Existing Features: structures (description and size), landscaping, utility poles, hydrants, streetlights, trees (note whether to be retained or removed)
- Location, width, and direction of flow of all water courses and flood control areas within and adjacent to the property involved
- Location of all wells, abandoned wells and sumps (or state that none exist)
- Location, description, and size of trees with notations as to their retention or removal
- Contour lines shown indicating the following intervals:
 - 1-foot contour interval for ground slope between 0% and 5%
 - 5-foot contour interval for ground slope between 5% and 15%
 - 10-foot contour interval for ground slope greater than 15%
- Preliminary Soil Investigation and Geologic Reconnaissance Report prepared by a registered civil engineer, engineering geologist specializing and recognized in soil mechanics and foundation engineering; or
- Request for waiver of soils report (Note: If the request for waiver is denied, the soil report will be required, and the application will not be considered complete until it is submitted.
- Preliminary grading plan

Request for Modification of City Design Criteria and Improvement Standards

Subdivisions are required to comply with City of Chico Design Criteria and Improvement Standards set forth in Titles 18R and 19R in the Chico Municipal Code. For projects not meeting the Design Criteria and Improvement Standards, complete the remaining portions of this section.

Description of Modification(s):

Describe each requested modification (attach separate sheet(s) if additional space is needed):

Findings for Modification of City Design Criteria and Improvement Standards

To approve a modification for the design criteria and improvement standards, the approving body must make at least one of the following six findings to grant approval of a modification:

1. That the modification of design criteria and improvement standards is necessary for the individuals and its design and improvements to be found consistent with the General Plan; or
2. 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 for therein, and that modification of the design criteria and improvement standards specifically set for therein, and that modification of the design criteria and improvement standards, as set forth in Title 18R of the Chico Municipal 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
3. 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 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 the Chico Municipal Code, and that modification of design criteria and improvement standards, as set forth in Title 18R of the Chico Municipal Code, is necessary to mitigate such significant environmental effect or effects; or
4. 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 the Chico Municipal 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, stormwater 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
5. 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 the Chico Municipal Code, and that modification of such design criteria and improvement standards is necessary by reason of such subdivision characteristics or conditions; or
6. 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 95915) and that modification of the design

criteria and improvements standards in the case of proposed subdivision is demonstrably necessary in order to make such housing economically feasible.

Basis of Findings

Identify the basis that will enable the decision-making body to make at least one of the above findings. Please identify the applicable findings by its numerical number and provide a brief explanation as to why the finding can be made.