



City of Oroville

Planning Division - Community Development Department

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2420 FAX (530) 538-2426
www.cityoforoville.org

TRAKIT#:

TENTATIVE MAP APPLICATION

(Please print clearly and fill in/provide all that apply)

REQUIRED FOR A COMPLETE APPLICATION		TYPE OF MAP - Please select all that apply:	
Completed and signed Application Forms		Tentative Parcel Map: \$4,000 (Deposit) + \$240 (6% Tech Fee) = \$4,240	
Application Fee(s) Paid		Tentative Subdivision Map: \$5,000 (Deposit) + \$300 (6% Tech Fee) = \$5,300	
*Additional fees from the Fire Department and Public Works Division may apply for their review.		Vesting Tentative Map: Same as Tentative Subdivision Map	

MAP REQUIREMENTS

The tentative map shall be prepared in a manner acceptable to the city and shall be prepared by a registered civil engineer or licensed land surveyor. The tentative map shall be clearly and legibly drawn and shall contain not less than the following unless requested and specifically waived by the department director:

Four (4) 24" x 36" copies, folded to 8 1/2" x 11", and one (4) 8 1/2" x 11" copies of the tentative map and grading plan prepared by a Registered civil engineer, drawn to scale and containing the following:

- a. Name and address of property owner of record, subdivider and engineer.
- b. Project name, date prepared, north arrow, scale, and list of utility purveyors.
- c. Vicinity map.
- d. Existing zoning and land use.
- e. Existing topography, note contour interval of site to 100%, with 2 or 5 foot intervals for slopes greater than 10%.
- f. Type, location, and drip line of existing trees over 8 inches in diameter at breast height (DBH).
- g. Location of existing structures, including wells and septic system, with notation "to remain" or "to be abandoned / removed."
- h. Location, width, and direction of flow of each water course and any area subject to water inundation.
- i. Location, width and name of existing streets, right-of-way or pavement.
- j. Widths, location and identity of all existing and proposed easements.
- k. Proposed street location, grade, centerline and radius of curves, pavement, right-of-way width and street names. Show typical sections of all streets.
- l. Location and size of existing and proposed sanitary sewer mains, storm drains and fire hydrants.
- m. Lot layout and dimensions including parcel size.
- n. Proposed lot grading, building pad elevation, top and toe of cut and fill slopes, and approximate location of street grades. Include a separate grading plan for subdivisions.
- o. Proposed trails, parks, school sites, and common areas for public or private use.
- p. Phasing sequence, if any.
- q. The subdivider, or subdivider's designated agent, shall file a tentative parcel map application with the Zoning Administrator. The submitted material shall conform to the requirements of the Zoning Administrator as to form and content. Rules governing form and content shall conform to the requirements of Section 66445 of the Government Code and shall require enough information to ensure adequate consideration.
- r. The subdivider shall specify any deviation from city standards and the justification for such deviation.
- s. The name or names of any geologist or soils engineer whose services were required in the preparation of the design of the tentative map.

Upon the written request of the subdivider, the department may waive any of the above tentative map requirements if the department determines that the type of subdivision does not justify compliance with these requirements, or if the department determines that other circumstances justify a waiver. The department may require other drawings, data, or information as deemed necessary by the department to accomplish the purposes of the Subdivision Map Act.

Vesting Tentative Maps are processed in the same manner as regular tentative maps with the exception that all discretionary approvals required prior to issuance of the construction permits must be obtained prior to action of the tentative map. Vesting maps must comply with City requirements and Subdivision Map Act requirements. A Vesting Map protects the right to develop and obtain building permit(s) even if land use regulations change between the time when map approvals are obtained and building permit(s) are issued.

REQUIRED DATA / REPORTS

The tentative map shall be accompanied by the following data and reports:

1. **Street Names.** A list of proposed street names for any unnamed street or alley for review by the city engineer.
2. **Soils Report.** A preliminary soils report prepared in accordance with the provisions of chapter 70 (Excavation and Grading) of the Uniform Building Code shall be submitted. If the preliminary soils report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, the soils report accompanying the final map shall contain an investigation of each lot within the subdivision.
3. **Title Report.** Current Title Report, less than 6 months old.
4. **Environmental Review.** Information shall be submitted as required by the department to allow a determination on environmental review to be made in accordance with CEQA. The subdivider shall deposit and pay all fees as may be required for the preparation and processing of environmental review documents.
5. **Preliminary Engineering Calculations.** Information shall be submitted as required by the standard engineering specifications to demonstrate the adequacy of the design of the proposed improvements. Such information shall include design parameters and engineering calculations.
6. **Phasing.** If the subdivider plans to file multiple final maps on the tentative map, he shall submit a written notice to this effect to the community development director.
7. **Arborist Report.** If oak trees exist on the property, 3 copies of an Arborist Report.
8. **Other Reports.** Any other data or reports deemed necessary by the department.

An application will not be considered as complete until all of the information has been submitted to the Planning Department. Information required will vary by type of map (parcel / subdivision). Incomplete applications will not be processed.

REQUIRED DATA / REPORTS

By initialing below, I acknowledge and agree to the following:

1. The applicant shall defend, indemnify, and hold harmless the City, and each of its officers, employees and agents, from and against any and all claims, actions and proceedings, within the time period set forth in Government Code section 66499.37, to attack, set aside, void or annul any of the decisions or determinations which the City makes in connection with the approval of the tentative parcel map or with the adoption of any environmental document relating thereto under the California Environmental Quality Act (CEQA). The applicant shall reimburse the City and each of its officers, employees and agents for any costs, including but not limited to court costs, awards to plaintiff/ petitioner for costs and attorneys' fees and any other litigation expenses that the City may be required to pay to plaintiff/petitioner because of such approval or adoption. The City shall reasonably cooperate in the defense of any such litigation, which duty to cooperate shall include the following
 - a. The City shall notify the applicant promptly of any claim, action or proceeding of which it becomes aware.
 - b. The City shall have the right to retain legal counsel of its choice, at the sole cost and expense of the City, to defend the City in litigation, but such defense shall not relieve the applicant of any obligation imposed by this indemnity.
 - c. The applicant shall have the right to approve any settlement.

APPLICANT'S SIGNATURE

I hereby certify that the information provided in this application is, to my knowledge, true and correct.

Signature:		Date:	
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OFFICE USE ONLY

Approved By:		Date:	
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Payment:		Number:	
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The Community Development Department operates on a full cost recovery for processing of permits. Staff will charge their time and any expenses associated with processing the application against the initial deposit. Fees that have been captured for the reimbursement of City expenses are non-refundable.
Technology cost recovery fees are non-refundable