



CITY OF PORTERVILLE
Community Development – Planning Division

APPLICATION FOR A TENTATIVE SUBDIVISION / PARCEL MAP

NOTE: The basic purpose of the Tentative Map approval process as outlined in Chapter 21 of the Municipal Code is to assure that the division of real property is performed in compliance with the California Subdivision Map Act and the design and subsequent construction of the improvements will be reviewed in order to carry out the purposes of the Ordinance and to protect the public health, safety and welfare.

Permit Number _____

Resolution Number _____

CHECK ALL BEING APPLIED FOR:

- Tentative Parcel Map (4 or fewer parcels)
- Tentative Subdivision Map
- Variance /Exception
- Tentative Parcel Map Waiver
- Final Parcel Map Waiver
- Map Requiring Conditional Use Permit

Project Name: _____

Name of Applicant /Agent: _____ Telephone: _____

Address of Applicant /Agent: _____

Name of Property Owner: _____ Telephone: _____

Address of Owner: _____

Project Location (address, cross street): _____

Assessors Parcel Number(s): _____

The applicant requests a Tentative Map to use the above-described property for the following purposes:

Date of most recent sale of property: _____

List below the original deed restrictions pertaining to the type of permit requested. (Provide Copy)

Date said restrictions expire: _____

(Please attach a copy of original printed restrictions in answer to this question. Properly underline those features controlling the type and class of uses permitted).

A **Preliminary** Subdivision or Parcel Map are attached and made a part of this application. The environmental questionnaire form, 300' radius property owners' map, and corresponding mailing list and fees are needed with the Tentative Map Submittal. (See detailed instructions on Page 4 of this form).

1. State how the proposed use will not be materially detrimental to the public welfare or pose injury to property or improvements in such vicinity and zone in which the division of property is proposed.

2. Principal requirements of intended use (Please answer the following statements as completely as possible).
 - (a) Current General Plan designation: _____
 - (b) Current Zoning Classification: _____
 - (c) Is a zone change or general plan amendment being requested? _____ If yes, please explain:
 - (d) Describe the current land use:
 - (e) Describe the proposed land use:
 - (f) Will the division of property involve phasing? _____ Describe the timing and number of phases:
 - (g) Does the proposed division of land comply with California Subdivision Map Act, the Porterville Subdivision Ordinance, the Porterville Zoning Ordinance, California Environmental Quality Act and all other applicable Codes? _____ If not please explain:
 - (h) Describe any exceptions and variances being requested:
 - (i) Was the current property created in compliance with the California Subdivision Map Act? _____ Describe how the property was created:

REQUIREMENTS FOR FILING APPLICATION FOR A TENTATIVE SUBDIVISION AND PARCEL MAP

1. Preliminary Map and Project Review Committee (PRC) Form (\$750.00 fee) – Required for PRC

Items 2 - 4 Required for Processing the Tentative Map

2. Tentative Map, Application, Environmental Information Form, Deed & Title Report

3. 300-Foot Radius Map, Property Owners' List, Affidavit

4. Filing fee:
- Tentative Parcel Map \$1,500
 - Tentative Subdivision Map \$3,004 (plus \$39/ lot fee)
 - Additional Fees for Posting, Recording and CEQA Compliance
 - Other Fees: Waivers, Exceptions, Variances, Final Maps & Plan Checks

1. Prior to the filing of a tentative map, the subdivider shall submit to the City Planner or designee nine (9) copies, or as many as may be determined necessary at the time of submittal, of a preliminary map to be reviewed by the Project Review Committee. The map shall indicate the essential characteristics of the subdivision, and shall be of the same size and scale as that required by Chapter 21 for tentative maps.

Once a complete PRC application, fees and maps have been received, the PRC meeting will be scheduled. Submittal of the Tentative Map Application, Environmental Form, Deed and Title Report is optional for PRC but may expedite the review process. The meeting will take place on the second Wednesday from the week of submittal. After receiving the recommendation from the PRC meeting, the remainder of the items and any changes will be resubmitted to the City for processing and a final PRC review.

2. The requested number and size of the Tentative Map, as deemed compliant with Chapter 21 of the Municipal Code by the City Planner, may be submitted for a public hearing once no subsequent reviews of the Preliminary Map are required and the application is deemed complete. The Tentative Map Application and Environmental Form must be filled out completely. The application must be signed by the owner or authorized agent under penalty of perjury in the space provided on page 3.
3. The 300-Foot Radius Map accompanying the application must be to a suitable scale and must be accurate. It must show each parcel, wholly or partially, within 300-feet of the most outer edge of the project site. Each parcel must be consecutively numbered to correspond to owner's name on the Property Owners' List.

The Property Owners List must be current within 90 days of the first public hearing date and must be typewritten, or printed legibly, on Avery 5160 or equivalent mailing labels, and must include the owner's name and mailing address. Each owner's name on this list must be numbered to correspond with the numbering placed on the 300-foot Radius Map. The list must be of the latest available assessment roll and may be obtained through the Tulare County Assessor's Office or Title Company. The signed affidavit attests to the accuracy of the radius map and property owners list and must accompany the application.

4. Fees cover city expenses and staff time for processing the Tentative Map only, Final Maps and plan check fees require an additional fee and process. It is customary to expect additional fees for processing required CEQA documents and other agency fees.

Submit this information and the application to the Planning Division, City Hall, Porterville, California. The application must be complete in every respect, with all questions answered completely, before the City Planner can receive and certify the application material.

This application is not a permit. A public hearing will be held on your application.