



CITY OF DELANO

Community Development Department

1005 Eleventh Avenue

P.O. Box 3010

Delano, California, 93216

Phone: (661) 721-3340 Fax: (661) 721-3298

APPLICATION FOR VESTING TENTATIVE MAP

BE GRANTED A LAND DIVISION INVOLVING PROPERTY LOCATED AT:

Property address or location: _____

Assessor's Parcel Number(s): _____

Legal Description of property: _____

Submittal requirements:

- A. 20 copies of Tentative maps no less than eighteen by twenty-six inches in size, and to a scale of not less than one inch equals one hundred feet, or one centimeter equals ten meters, unless otherwise approved by the City Engineer on his finding that an alternate scale will permit presentation of map data of acceptable completeness and clarity. Tentative maps are required to be prepared by a registered civil engineer or licensed land surveyor.
- B. Each application must be accompanied by a tentative map number (map numbers are issued by the Kern County Planning and Development Department). One copy of the tentative map are required along with one duplicate transparency (8 1/2" x 11"). A tentative map shall contain the following information:
- ☐ A site location sketch indicating the location of the property to be divided.
 - ☐ The subdivision or parcel map number, name (if any), date, north arrow, scale and sufficient description to define the location and boundaries of the proposed map.
 - ☐ The name, address, and Assessor Parcel Number(s) of all property owners and mineral rights owners of the property to be subdivided.
 - ☐ Name, business address and phone number of the registered civil engineer or licensed surveyor, who prepared the map.
 - ☐ The locations, names, widths, approximate grade and curve radii of all roads, street, highways, and ways proposed and existing within the property and along its boundaries.
 - ☐ Sufficient elevations or contours to determine the general slope of the land and natural drainage.

- ☐ The location and character of all existing and proposed public utilities on the property or on adjoining and contiguous highways, streets, and ways, and the appropriate widths, location and identification of all existing or proposed easements.
- ☐ Approximate lot layout, lot numbers, and approximate dimensions and square footage of each lot.
- ☐ Boundary line and size of property.
- ☐ Preliminary roadway cut and fill slope areas.
- ☐ The outline of any existing buildings and their locations in relation to existing or proposed streets or property lines.
- ☐ Approximate areas subject to inundation or storm water overflow and the approximate location, width, and direction of flow of all water courses.
- ☐ Approximate locations of existing structures, wells, irrigation ditches, pipelines, sewage disposal systems, test wells, percolation holes and sufficiently flagged reference points for use by appropriate public agencies for field check purposes. Any existing features which are to remain in place shall be so noted.
- ☐ Locations and approximate dimensions of proposed public areas, if any.

C. Copy of Deed of Record.

D. A tentative drainage plan, including provisions for the disposal of storm water.

E. Proposed street tree plantings, landscaping, if any.

F. Proposed phasing, if applicable.

Note: If the information to be shown as set forth in the foregoing section cannot all be placed on the tentative map, then a report containing the material shall be submitted with the map.

G. A subdivider statement shall be submitted with each tentative map. The subdivider's statement required shall contain the following information:

- ☐ Existing use or use of the property.
- ☐ Zoning and General Plan Land Use Designation on the property.
- ☐ Proposed use of the property. If the property is proposed to be used for more than one purpose, the area, lot(s) proposed for each type of use shall be shown on the tentative map.

H. Descriptive information on the following:

- ☐ Proposed domestic water supply and sewage disposal systems.
- ☐ Proposed street, surface drainage, grading, fire protection, and other improvements.

I. The following documents shall be submitted with each tentative map:

- ☐ Current preliminary title report.

- ☐ A letter describing and setting forth the reasons for any exceptions requested to the provisions of the Subdivision Ordinance and for any re-zoning, use permit, or zoning variance which may be necessary to permit proposed uses of land and structures within the property and which will be applied for by the applicant.
 - ☐ A legible copy of the current owner's grant deed or contract of sale.
 - ☐ A map and copies of deeds of all other property owned by the applicant that is contiguous to the subject real property.
 - ☐ Soil Report and Percolation Test
 - ☐ The City Engineer may, when based on knowledge of soil qualities of the site, require a preliminary soil report or a statement by a registered civil engineer as to the feasibility of the proposed development, in relation to geologic and soil characteristics, to be submitted prior to review of the tentative map by the City Council.
 - ☐ The City Engineer may, on the basis of such engineer's statement, or preliminary soil report, require a soil investigation of any or all lots.
 - ☐ On lots whose locations and/or topography creates conditions impractical for sewer hookup, the City Engineer shall require a percolation test for the purpose of private sewage disposal design. In such cases a review for waiver of sewer hookup will be required.
- J. An environmental analysis (City of Delano Environmental Assessment Form) completed pursuant to the provisions of the California Environmental Quality Act and the policies and guidelines adopted by City of Delano shall be submitted with each Tentative Map.
- K. At the time a vesting tentative map is filed, it shall have printed conspicuously on its face the words "vesting tentative map."
- L. At the time a vesting tentative map is filed, a sub-divider shall also supply the following information:
- ☐ Boundary survey map prepared by a registered land surveyor;
 - ☐ A site development plan showing, in general height, size, and location of buildings, number of dwelling units, number and location of parking spaces, landscape areas, and park sites, if any;
 - ☐ A statement as to the uses to which the buildings will be put;
 - ☐ Preliminary soils report;
 - ☐ Detailed improvement plans for all roads, streets, highways, and ways in the proposed subdivision including the location, names, exact widths, curve radii and grades, typical sections, and an indication as to whether the facility is intended to be public or private. Details of curbs, gutters, sidewalks and other improvements shall be shown and shall be of such scale as to show clearly all details thereof;
 - ☐ Precise drainage and flood control plans. All lot drainage and off-site drainage shall be addressed. Additionally, all proposed erosion control measures shall be included;
 - ☐ Precise sewerage plans and a capacity study of the downstream collector sewer;

- ☐ Precise water plans;
- ☐ Final grading plans, showing existing and proposed grades, the extent of cut-and-fill, slope angle of all banks, spot elevations at the top of cuts and toe of fills for all grading, any existing or proposed retaining walls, and sections at lot lines and subdivision boundaries.

APPLICANT'S SIGNATURE AND DATE INDICATES COMPLETION AND INCORPORATION OF THE ABOVE MENTIONED ITEMS INTO THIS VESTING TENTATIVE MAP APPLICATION.

I certify that I am the record owner or authorized agent and that the information filed is true and correct to the best of my knowledge.

Applicant or Legal Agent

Date

Property Owner

Date

Processing: In order to expedite processing of this Tentative Map Application, and to eliminate unnecessary delays to the applicant, Planning Staff will not accept this application unless all items have been checked off and this application form has been signed and dated.

In the event errors or omissions are discovered, the application will be deemed incomplete and will be returned to the applicant for revision.