Agenda Item:

8) Public Hearings:
   Powerpoint presentation
What is a Parcel Map?

A “parcel map” is a land division map processed through the Community Development Department resulting in the creation of four (4) or fewer lots, which is specifically authorized by the State Subdivision Map Act and Chapter 16.20 of the City of Wasco municipal code.
Submittal Process

Applicant must submit the following items, submittals are digital only (Through e-mail, not on our portal MyGov)

- Master Uniform Application
- Preliminary Title Report
- Tentative Parcel Map
- Billing Authorization Form
- Copyright Statement Form
- Indemnification Agreement
- Project Description
- Mailing List with Pre-paid Postage Envelopes
Parcel Maps are transmitted to public agencies and utilities requesting comments, conditions, and recommendations.
PARCEL MAPS REQUIRE A PUBLIC HEARING

A public hearing shall be held for all proposed divisions of land which require a parcel or final map per the Subdivision Map Act. Public Hearing noticed shall be published at least 10 days prior to the date of the hearing. Public Hearing notices are published on the Wasco Tribune.

Along with publishing the notices, all property owners within three hundred feet of the proposed subdivision shall be given notice of such hearing by direct mail. Public hearing shall be held before any commission action on tentative map.
Planning Commission Review

The commission shall review the tentative parcel map to consider the following:

- Environmental Findings (CEQA)
- Project’s consistency with the City of Wasco General Plan and any applicable community plan and/or specific plan
- All applicable provisions of the City of Wasco Municipal Code Chapter 16.16 Tentative Map
- All applicable provisions of the Map Act
- All applicable provisions of the zoning ordinance
- Planned unit developments. Where, in accordance with the provisions of the zoning ordinance, and any applicable combining districts, a planned unit development has been approved subject to the approval of a tentative map, the commission shall find that the tentative map conforms to such plans
- Report and recommendation of the Community Development Director and Staff
- Comments received by the public in conjunction with the required public hearing
Planning Commission Action

The Planning Commission shall approve, disapprove, or approve with conditions the tentative map and report its action in writing to the applicant and city engineer within one calendar week after the date of decision.

The decision of the commission shall be final, subject to appeal by the applicant or any other interested persons as provided in this title and the Map Act.
Tentative Parcel Map and Parcel Map

What’s the difference?