

Chapter 17.12

TENTATIVE MAP

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17.12.010 Preparation--Submission. Each proposed subdivision shall be submitted in the form of a tentative map, five copies of which shall be filed with the town clerk at least fifteen days prior to the next regular meeting of the town council, together with the filing fee prescribed by the town council. The tentative map shall be prepared by a licensed engineer or land surveyor. (Ord. 259 §1, 1966: prior code §10 202 (part)).

17.12.020 Copy distribution and public hearing. The town clerk shall transmit copies of such tentative maps to the town engineer and to such other officials and departments of the town, or other public agencies, including public utilities, *as they deem advisable*, with the request that each such official or department report its recommendations with respect to the maps, if any, within ten days after receipt of the maps. In addition, a noticed public hearing on the proposed tentative map and subdivision shall be held as provided in Section 18.48.040. (Ord. 728 (part), 2025; Ord. 419 §1, 1980: prior code §10 202 (part)).

17.12.030 Scale. Tentative maps shall be drawn on sheets eighteen inches by twenty-six inches in size and at such scale as to clearly show the details of the subdivision plan (preferably one inch equals one hundred feet). (Prior code §10 202 (part)).

17.12.040 Contents. All tentative maps when filed, shall furnish, either on the drawings or in an accompanying statement, the following information and data:

- (1) The tract name and number, date, north point, basis of bearing, scale, sufficient description to define the location and boundaries of the proposed tract, and sufficient elevations or contours to determine the general slope of the land;
- (2) Names and addresses of record owner or owners, subdivider, and engineer or surveyor or other person who prepared the map;
- (3) The location, names and existing widths of all adjoining and contiguous highways, streets and ways, and the location and names of all adjoining subdivisions;

- (4) The location, names, widths, length of radius on all curves, and approximate grades of all roads, streets, highways and ways in the proposed subdivision, including those proposed to be offered for dedication;
- (5) The approximate widths, location and purpose of all existing easements within or adjacent to the proposed subdivision, and of all easements proposed for the subdivision;
- (6) The approximate lot layout with the approximate dimensions of each lot, and each lot to be numbered consecutively throughout the subdivision;
- (7) The approximate location of any buildings or trees with respect to existing or proposed street or lot lines, and the approximate location of all areas subject to inundation or storm water overflow, with the direction and flow of all watercourses, together with proposed drainage plans, if any;
- (8) Proposed use of lots with indication as to intended residential, commercial, industrial or other uses;
- (9) Statements as to type of streets, utilities, sewage disposal and other improvements proposed to be installed;
- (10) Statements as to public areas, tree planting or street lighting proposed, if any, together with any restriction covenants proposed to be recorded, if any;
- (11) Where any lot has an average slope in excess of thirty percent, an application under Chapter 18.39 of this code must be filed and heard contemporaneously with the processing of the tentative map. (Ord. 413 §1, 1980: prior code §10 202 (part)).

17.12.050 Signature and date certificates. Certain certificates for signature and date shall appear on the tentative maps providing for the following:

- (1) Filing with the town clerk and fee therefor;
- (2) Recommendations of the town engineer;
- (3) Approval of the town council. (Prior code §10 202 (part)).

17.12.060 Preliminary sketch authorization. In view of the above requirements for tentative maps, and before the preparation of the same, it is desirable that the subdivider confer as to preliminary subdivision layouts with the town engineer and town council, who may authorize the preparation of preliminary sketches of the area within, or adjacent to which, the proposed subdivision lies, when the action is deemed necessary. (Prior code §10 202 (part)).

17.12.070 Approval--Disapproval procedure. (a) Upon receipt of reports, if such are filed, from the officials and departments to whom copies of the tentative map were forwarded, the town clerk shall submit the map and related reports to the town council at its next regular meeting. Within fifty days thereafter, or any authorized extension of such period, the town council shall act to approve, conditionally approve, or disapprove the tentative map.

- (b) The map shall be disapproved unless the town council finds:
 - (1) That the map is in conformity with provisions of law, this title, and other applicable town regulations; and
 - (2) That the proposed subdivision and the design and improvement thereof are consistent with the adopted general plan and specific plans of the town; and
 - (3) That the site is physically suitable for the type and density of development proposed; and
 - (4) That the design of the subdivision or proposed improvements are not likely to either: (A) cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, or (B) cause serious public health problems; and

(5) That such design and improvement will not conflict with easements acquired by the public at large for access through, or use of property within the proposed subdivision. Alternate easements to be substantially equivalent may be approved. (Ord. 386 57, 1977: prior code § 10 202 (part)).

17.12.080 Time limits--Exception. The time limits set forth herein may be extended by mutual consent of the subdivider and the public bodies involved; however, if the public bodies take no action within the time limits specified herein or by law, the tentative map, as filed, shall be considered to be approved and shall be so certified by the town clerk. (Prior code §10 202 (part)).

17.12.090 Time limit--Failure to record map. As provided in the Subdivision Map Act, the failure to record a final map within one year, plus such time extensions as may be granted by the town council, after the approval or conditional approval of the tentative map, shall terminate all proceedings, after which a new tentative map shall be submitted before a final map may be recorded or any sales made. (Ord. 370 52, 1976).

17.12.100 Approval—Copy distribution. After approval or conditional approval of a tentative map, a copy of the same shall be forwarded by the town clerk to the secretary of the California Real Estate Commission, and to the subdivider or their agent, and an endorsed copy shall be retained for the records of the town council. (Ord. 728 (part), 2025; Prior code §10 202 (part)).