

## Chapter 16.16 PARCEL MAPS

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### 16.16.010 Parcel maps required.

The tentative map-parcel process shall apply to subdivisions as described in the Subdivision Map Act of the state, including subdivisions of up to sixty (60) acres and all other subdivisions for which a final map or parcel map is not otherwise required by the Subdivision Map Act of the state.

(Prior code § 9-1.510)

### 16.16.020 Time extensions.

An approved tentative map-parcel map shall expire twenty-four (24) months after its approval. The advisory agency may grant extensions of time up to, but not to exceed a total of, one year beyond the twenty-four (24) months allowed for recording a parcel map.

(Prior code § 9-1.515)

### 16.16.030 Preparation and form.

- A. The general form and layout of the map, including the size and type of lettering, drafting, location and acknowledgments, shall be determined by the city engineer.
- B. The exterior boundary of the land within the subdivision shall be designated by a one-sixteenth inch solid black line.
- C. The scale of the map shall be one inch equals twenty (20) feet, one inch equals forty (40) feet or one inch equals fifty (50) feet unless otherwise permitted by the city engineer.
- D. All dimensions shall be shown in feet and hundredths or thousandths of a foot.
- E. If more than two sheets are necessary to show the entire subdivision, an index map shall be included on sheet No. 1.
- F. The parcel map number, city and council, scale and north point, name of the engineer, date and sheet number shall be shown on each sheet if applicable.
- G. A title designated as sheet No. 1 of the parcel map shall be provided, except, where the size of a subdivision permits, in lieu of a separate title sheet, the information required to be shown thereon may be shown on the same sheet if applicable.

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- H. Upon the recordation of the parcel map by the county recorder, the subdivider shall be responsible to provide the city engineer with a reproducible copy on either tracing cloth or three mil polyester base film. Other items as provided in the Subdivision Map Act or project conditions of approval.

(Prior code § 9-1.520)

#### **16.16.040 Certificates for acceptance.**

Offers of dedication may be made either by separate document or by dedication on the parcel map. If made on the parcel map, the following certificate shall appear on the parcel map:

The city does accept on behalf of the public all parcels of land as offered for dedication for public use in conformity with the terms of the offer of dedication

\_\_\_\_\_  
(City Manager) or (Mayor)

(Prior code § 9-1.525)

#### **16.16.050 Additional data.**

The parcel map shall substantially conform to the tentative map as approved or conditionally approved, by the advisory agency and shall contain or be accompanied by, such additional information as may be required by the city engineer, including:

- A. All required survey data and information;
- B. All lots and parcels intended for sale or lease reserved for private purposes, with dimensions, boundaries and watercourses clearly shown and defined with each parcel identified by number;
- C. The location and widths of streets, alleys, pedestrian ways and other easements and portions thereof, dedicated or offered for dedication to the city, including the recording references on easements which are existing of record;
- D. All limitations on rights of access to and from the streets from lots or other parcels of land;
- E. The guarantee of title or a letter from a title company certifying that the signatures of all persons whose consent is necessary to pass clear title to the land being subdivided and all acknowledgments thereto appear and are correctly shown on the final map, both as to consents for the making thereof and the affidavit of dedication;
- F. If a field survey is made, the engineer or surveyor shall furnish to the city engineer boundary closure sheets;
- G. Plans, specifications and applicable permits for the construction and installation of improvements which have been approved by the city engineer and on which security has been posted to guarantee the installation of such improvements;
- H. Any city or district boundary line crossing or contiguous to the subdivision shall be clearly designated to determine its relative location to all parcels and lots; and
- I. Adjacent subdivisions or ownerships of record.

(Prior code § 9-1.530)

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**16.16.060 Waivers.**

The requirement for filing a parcel map may be waived by the advisory agency or the legislative body if their findings show that the proposed land division complies with all of the requirements of this chapter as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of this chapter. In any case, where the requirement for a parcel map is waived pursuant to the provisions of this section, a tentative map may still be required.

(Prior code § 9-1.535)