

## **ARTICLE IX. FINAL MAP AND PARCEL MAP REQUIREMENTS**

(Ord. No. 1419, §1)

### **Sec. 26-101. Map preparation, form and content**

After approval of a tentative map, the subdivider may cause a final map or parcel map of the proposed subdivision or any portion thereof to be prepared. Final maps and parcel maps shall be prepared under the supervision of a person authorized to practice land surveying in accordance with the requirements set forth in this Chapter, Article 2 (commencing with Section 66433) and Article 3 (commencing with Section 66444) of Chapter 2 of the Subdivision Map Act and the Road Improvement Standards and Land Division and Subdivision Requirements.

(Ord. No. 975, §2; Ord. No. 1146, §1; Ord. No. 1173, §1; Ord. No. 1575, §2; Ord. No. 1608, §2)

### **Sec. 26-101.1. Survey and mapping**

Final maps and parcel maps shall be based upon a field survey made in conformity with the Professional Land Surveyors Act. The requirements of Section 2, Surveying and Mapping, of the Solano County Road Improvement Standards and Land Division and Subdivision Requirements shall be adhered to in the preparation of the final map or parcel map.

(Ord. No. 1608, §2)

### **Sec. 26-101.2. Standard practices**

All surveys and all drafting in connection with the preparation of tentative maps, final maps, parcel maps and improvement plans to be submitted pursuant to this Chapter shall be done in accordance with the standard practices and principles of drafting and land surveying.

(Ord. No. 1608, §2)

### **Sec. 26-101.3. Cross reference to separate map sheets or documents**

A cross reference to each separate map sheet or supplemental document required by Section 26-103.13 shall be placed on the title sheet of the final map or parcel map. The cross-reference shall generally describe the type of information appearing on the separate map sheet or document and shall state that the separate map sheet is filed with the map and/or give the recording information of the supplemental document.

(Ord. No. 1608, §2)

### **Sec. 26-101.4. Cross reference to soils and/or geologic reports**

A cross reference to each soils and/or geologic report prepared specifically for the proposed subdivision shall be placed on the title sheet of the final map or parcel map. The cross reference shall identify the preparer and the date of the report and shall state

that the report is filed in the office of the County Surveyor.

(Ord. No. 1608, §2)

**Sec. 26-101.5. Statement regarding conveyance or remainder parcel**

All filed maps that show a remainder parcel shall contain a statement on the map filed for record indicating that no person shall sell, lease or finance any remainder parcel or commence construction of any building for sale, lease or financing until a certificate of compliance or a conditional certificate of compliance, in full compliance with the Subdivision Map Act, consistent with the local Building Ordinance and this Chapter, has been filed for record by the Solano County Recorder.

(Ord. No. 1608, §2)

**Sec. 26-102. Submission for certification**

Final maps and parcel maps being submitted for approval shall be first submitted to the County Surveyor who shall examine the final map or parcel map and determine whether it is technically correct and is in compliance with the Subdivision Map Act and this Chapter and is in substantial compliance with the corresponding approved or conditionally approved tentative map. If the tentative map was approved subject to any conditions that are to be satisfied prior to recordation of the final map or parcel map, the County Surveyor, in consultation with the appropriate County departments or agencies, shall determine whether those conditions have been satisfied. If any of those conditions have not been satisfied, the final map or parcel map shall not be considered to be in substantial compliance with the tentative map. If a final map or parcel map depicts lots other than lots to be offered for dedication or reserved for flood control, natural resource preservation, common open space, or similar purposes, which are smaller than the minimum lot size required by either the applicable General Plan or the applicable zoning ordinance at the time of approval of the tentative map, the final map or parcel map shall not be considered to be in substantial compliance with the tentative map. If the County Surveyor is satisfied as to these map matters, he or she shall return the final map or parcel map to the subdivider and inform the subdivider of the deficiencies which have been noted. Where a map fails to meet the provisions of this section because of a technical and inadvertent error which, in the determination of the County Surveyor, does not materially affect the validity of the map, the County Surveyor may sign the map and recommend to the Advisory Agency having authority to approve, conditionally approve, or disapprove the map, that the Advisory Agency waive any requirement the noncompliance with which it finds to be the result of a technical and inadvertent error not materially affecting the validity of the map.

(Ord. No. 975, §2; Ord. No. 998, §1; Ord. No. 1173, §2; Ord. No. 1608, §2)

**Sec. 26-103. Information to be submitted with final or parcel map**

When a final map or parcel map is submitted to the County Surveyor, it shall be accompanied by the documents specified in Sections 26-103.1 through 26-103.15 except as otherwise provided in such sections.

(Ord. No. 1173, §3; Ord. No. 1608, §2)

**Sec. 26-103.1. Improvement plans**

Improvement plans and specifications required by this Chapter together with such calculations and additional information as will assist the County Surveyor in property checking the improvement plans and specifications shall be submitted with the final map or parcel map. The number of sets of such improvement plans and specifications submitted shall be as specified by the County Surveyor.

(Ord. No. 1608, §2)

**Sec. 26-103.2. Improvement agreements and securities**

All agreements and improvement securities required by the Subdivision Map Act or this Chapter shall be submitted with the final map or parcel map.

(Ord. No. 1608, §2)

**Sec. 26-103.3. Tax collector's statement and security for taxes**

(a) A statement on the map, signed by the Solano County Tax Collector that there are no liens against the subdivision or any part for unpaid State, County, municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable, and stating that a security has been filed with the Clerk of the Board of Supervisors for the estimated taxes which are a lien on the property but not yet payable for taxes and special assessments, and that all certificates required under provisions of the Sections 66492 and 66493 of the Government Code have been filed. This Section is inapplicable to amending maps filed in accordance with Section 66469 of the Subdivision Map Act.

(b) "Security" for purposes of this section, shall be in the form of the following:

(1) Bond or bonds by one or more duly authorized corporate sureties; or

(2) A deposit, either with the clerk of the Board of Supervisors, or a responsible escrow agent or trust company, at the option of the Tax Collector, of money in negotiable bonds of the kind approved for securing deposits of public monies; or

(3) An instrument of credit from an agency of the state, federal or local government when any agency of the state, federal or local government provides at least 20 percent of the financing for the portion of the act or agreement requiring security, or from one or more financial institutions subject to regulations by the state or federal government and pledging that the funds necessary to carry out the act or agreement are on deposit and guaranteed for payment, or a letter of credit issued by such a financial institution.

(Ord. No. 1608, §2; Ord. No. 1658, §1)

**Sec. 26-103.4. Subdivision guarantee**

A Subdivision Guarantee, issued by a title company acceptable to the County Recorder and authorized by the laws of the State of California to write the same, showing the names of all persons having any record title interest in the parent parcel together with the nature of their respective interests therein, shall be submitted with the final map or parcel map to be filed with the County Recorder.

(Ord. No. 1608, §2)

**Sec. 26-103.5. Deeds**

Whenever land or easements are offered for dedication for public use or access, and whenever land or easements are to be granted to public agencies, all such land or easements not offered for dedication or granted by the owner's certificate on the final map or parcel map shall be granted by deeds submitted no later than submission to the County Surveyor of the final map or parcel map.

(Ord. No. 1608, §2)

**Sec. 26-013.6. Off-site easements**

Written evidence of rights-of-entry or permanent easements on or across private property not within the proposed subdivision as may be necessary to allow performance of the work necessary to improve the subdivision, to allow for the maintenance of the subdivision improvements once completed, to allow the permanent access to the proposed subdivision, and to allow for and to grant necessary slope rights, shall be submitted with the final map or parcel map except as otherwise provided in Section 66462.5 of the Subdivision Map Act.

(Ord. No. 1608, §2)

**Sec. 26-103.8. Utility statement**

A statement from each operator of proposed subdivision utility systems stating that the public utility easements shown on the final map are satisfactory for use by that utility for service to the proposed subdivision and that arrangements have been made to convey such easements to the utilities which are to use them shall be submitted with the final map.

(Ord. No. 1608, §2)

**Sec. 26-103.8. Water Supply Certificates**

When the proposed water supply is to be provided by a public water system there shall be submitted with the final map or parcel map a water supply certificate, on a form provided by the County and signed by the proposed water supplier, certifying that:

(a) Either of the following is true:

(1) A binding agreement has been entered into between the owner of the land and

the water supplier, enforceable by the owner and the owner's successors in interest to the land, providing, on terms substantially the same as those given the water supplier's customers generally, for the connection to the water supplier's system of each lot proposed to be served by the water supplier; or

(2) Each lot proposed to be served by the water supplier will be served through an existing connection provided by the water supplier to the property; and

(b) The portion of the improvement plans containing the design and specifications for subdivision sewer is satisfactory to the water supplier.

(Ord. No. 1608, §2)

**Sec. 26-103.9. Approval of domestic water supply**

A statement from the Environmental Health Services Division approving the method of permanent water supply.

(Ord. No. 1608, §2)

**Sec. 26-103.10. Sewer Service Certificate**

When the proposed method of sewage disposal is by a public sewer entity, there shall be submitted with the final map or parcel map a sewer service certificate, on a form provided by the County and signed by the public sewer entity, certifying that:

(a) Either of the following is true:

(1) A binding agreement has been entered into between the owner of the land and the public sewer entity, enforceable by the owner and the owner's successors in interest to the land, providing, on terms substantially the same as those given the public sewer entity's customers generally, for the connection to the public sewer entity's system of each lot proposed to be served by the public sewer entity; or

(2) Each lot proposed to be served by the public sewer entity will be served through an existing connection provided by the public sewer entity to the property; and

(b) The portion of the improvement plans containing the design and specifications for subdivision sewer is satisfactory to the public sewer entity.

(Ord. No. 1608, §2)

**Sec. 26-103.11. Approval of on-site sewage disposal system**

A statement from the Environmental Health Services Division approving the concept of on-site sewage disposal for lots not proposed for connection to a public sewer shall be submitted with the final map or parcel map.

(a) For any lot approved for a non-standard sewage disposal system, a note of

reference indicating the type of non-standard system shall be placed on a separate map sheet or supplemental document meeting the requirements of Section 26-103.13 of this Chapter.

(b) For lots approved for a standard sewage disposal system, the Environmental Health Services Division statement shall indicate that no special provisions exist.

(Ord. No. 1608, §2)

**Sec. 26-103.12. Storm water acceptance**

Written evidence of such easements or other rights not within the proposed subdivision as may be necessary to provide for the acceptance of storm waters generated by the proposed subdivision shall be submitted with the final map or parcel map except as otherwise provided in Section 66462.5 of the Subdivision Map Act.

(Ord. No. 1608, §2)

**Sec. 26-103.13. Separate map sheets or documents**

Separate map sheets or supplemental documents, in a form satisfactory to the County Surveyor and meeting the requirements of Section 66434.2 of the Subdivision Map Act, shall be submitted with the final map or parcel map and shall show the following information, if required as a condition of approval of the map:

(a) Unimproved natural watercourses wholly or partially within the proposed subdivision, and areas within the proposed subdivision that are subject to inundation or flood hazard;

(b) All producing, abandoned or idle oil wells, all oil or gas pipelines, all existing or abandoned oil sumps, all underground storage tanks, and all existing oil or gas conditional use permit boundaries;

(c) The fault line or zone of each active or potentially active earthquake fault within the proposed subdivision that is identified in any soils and/or geologic report prepared specifically for the proposed subdivision;

(d) Every building setback line or sewage disposal system setback line that is recommended in any archaeology report, soils and/or geologic report, prepared specifically for the proposed subdivision;

(e) All conditions of approval of the tentative map that are to be satisfied after the final map or parcel map are recorded.

(Ord. No. 1608, §2)

**Sec. 26-103.14. Soils and/or geologic reports**

Every soils and/or geologic report prepared specifically for the proposed subdivision, if

any, shall be submitted with the final map or parcel map.

(Ord. No. 1608, §2)

**Sec. 26-103.15. Certificate for Dedication**

When, as a condition of approval of a subdivision, property is dedicated to a local agency in fee for public purposes other than open space, parks or schools, a certificate meeting the requirements of Section 66477.5 of the Subdivision Map Act shall be placed on the final map or parcel map.

(Ord. No. 1608, §2)

**Sec. 26-104. Approval and filing of maps**

Final maps and parcel maps shall be approved and filed as follows:

(a) FINAL MAPS - A final map which has been submitted to and certified by the County Surveyor pursuant to Section 26-102 of this Code shall be delivered by the County Surveyor to the Board of Supervisors by transmitting a copy of the final map to the Clerk of the Board together with a request that the approval or disapproval of the final map be placed on the agenda for the Board's next regular meeting. If the final map is approved by the Board, the Clerk of the Board shall sign the final map and transmit it to the County Surveyor for a final check and transmittal of the map, agreements, supplemental documents, etc. to the County Recorder. The County Recorder shall file the map and documents subject to the provisions of Section 66466 of the Subdivision Map Act. Where a final map approved for filing with the County Recorder has been digitally created, a digital copy of the approved final map in a format acceptable to the Assessor/Recorder shall be provided to Mapping Services in the Assessor/Recorder Department.

(b) PARCEL MAPS - The County Surveyor is authorized to approve or disapprove parcel maps that have been submitted to him or her pursuant to Section 26-102 of this Code. If a parcel map contains an offer of dedication to the County of Solano, the County Surveyor shall refer the offer to dedicate to the Board of Supervisors for action thereon prior to acceptance of the map. If a parcel map is certified by the County Surveyor pursuant to Section 26-102 of this Code, it shall be deemed to be approved by him or her and he or she shall transmit it to the County Recorder and the County Recorder shall file it for record subject to the provisions of Section 66466 of the Subdivision Map Act.

(Ord. No. 1608, §2)

**Sec. 26-105. Filing of soils and/or geologic reports**

Soils and/or geologic reports submitted pursuant to Section 26-103.14 shall be filed and maintained in the office of the County Surveyor and a copy submitted to the Building and Safety Division of the Department of Environmental Management. The County Surveyor shall index such reports by reference to the final map or parcel map to which

they relate.

(Ord. No. 1608, §2)