

ARTICLE VI. SUBMISSION OF TENTATIVE MAP

(Ord. No. 1419, §1; Ord. No. 1575, §2)

Sec. 26-61. Submission

Unless otherwise provided in this Chapter, each proposed subdivision shall first be submitted to the Planning Services Division of the Department of Environmental Management in the form of a tentative map. Tentative maps shall be prepared and submitted in compliance with all applicable State laws and County ordinances.

(a) Number of copies - The number of copies required for submission of a tentative map shall be determined by the Planning Services Division based, in part, on the type of proposed subdivision, location of the property, and any known issues related to the area.

(b) Vesting Tentative Maps - A subdivider desiring to obtain the development rights conferred by Chapter 4.5 (Commencing with Section 66498.1) of the Subdivision Map Act shall print the words >Vesting Tentative Map conspicuously on the face of each copy of the tentative map prior to submitting the tentative map to the Planning Services Division.

(c) Phased Maps - A subdivider desiring to record multiple final maps or multiple parcel maps relating to a single tentative map shall so inform the Planning Services Division in writing at the time the tentative map is submitted, provided that, at any time prior to approval or conditional approval of the tentative map, the Advisory Agency may waive this requirement.

(Ord. No. 1480, §1; Ord. No. 1608, §2;)

Sec. 26-62. Information to be shown on tentative maps

Each tentative map shall consist of one or more sheets of equal size. The scale of the tentative map shall be one inch equals one hundred feet (metric scale of 1:1000), or larger. The Director of Environmental Management may approve the use of another scale if warranted due to the size of the property. The map sheets shall not exceed 42 inches (1.1 meters) along any side. In addition to satisfying the requirements of Article VII of this Chapter, the map shall show the following information:

(a) A small vicinity or area map, no larger than 5 inches by 5 inches (130 mm by 130 mm) in size, showing the major existing circulation pattern and all proposed major roads, existing major watercourses and existing channels within one-half mile (.8 km) of the exterior boundaries of the subdivision;

(b) In or near the lower right-hand corner of the first sheet:

(1) Name and address of subdivider;

- (2) Name and address of owner or parent parcel;
- (3) Name and address of person preparing the map;
- (4) North arrow and scale of map;
- (5) The date the map was prepared and/or revised;
- (6) The total number of lots or parcels to be offered for dedication excluding any remainder parcel and, if there is a remainder parcel, a notation to that effect;
- (c) All existing and proposed interior and exterior boundary lines of the subdivision with approximate bearings and distances;
- (d) Contour intervals as follows:
 - (1) One foot (1/4 meter) when the slope of ground is less than five percent; or
 - (2) Two feet (2 meter) when the slope of ground is between five and ten percent; or
 - (3) Five feet (1 2 meters) when the slope of ground is between ten and twenty-five percent; or
 - (4) Ten feet (3 meters) when the slope of ground is greater than twenty-five percent; and
- (5) At least every fifth contour shall be clearly labeled and indicated so as to be distinctive; and
- (6) Contour lines shall be depicted for a sufficient distance beyond the boundary lines of the subdivision to clearly show the relationship of the topography of the subdivision to that of the surrounding land;
- (e) Each lot shall be identified with the following: any remainder parcel shall be designated "Remainder Parcel"; all other lots shall be numbered consecutively commencing with the number "One";
- (f) The gross and net area of each proposed lot;
- (g) The location of at least one buildable area on each proposed lot as defined in Section 26-21.3 and as required by Section 26-72.6, including the location and grade of driveways to serve the buildable area unless waived by the Director of Environmental Management;
- (h) The location of all existing structures, fences, tree rows, significant trees, existing

or abandoned water wells, public utility lines, prominent features and land uses within the subdivision and within one hundred feet (30 meters) of the proposed subdivision. Designate those to be removed as part of the subdivision;

(i) The location of all producing, abandoned or idle gas wells, oil or gas pipelines, existing or abandoned oil sumps; and the location and capacity of any abandoned or active underground storage tanks, buried fuel tanks or farm chemical tanks;

(j) The location of all active, closed or abandoned solid waste disposal sites, including but not limited to domestic waste sites, agricultural waste or construction debris disposal sites;

(k) The approximate location and direction of flow of all watercourses, including intermittent streams, natural drainage channels, man-made drainage channels, viaducts, ponds, surface impoundments and lakes;

(l) The widths, centerline radii and approximate grades of all rights-of-way for all roads within the proposed subdivision, the approximate finish grades at road intersections and turnarounds within the proposed subdivision, the widths and approximate locations of all existing or proposed public or private easements either within or outside of the proposed subdivision for roads, drainage, or utilities, and the location within and outside of the proposed subdivision of proposed storm drain lines, inlets and outlets;

(m) The width and location of all necessary off-site access, including the location of any bridges from the proposed subdivision to the nearest public road;

(n) Evidence of a purchase agreement adequate to insure sufficient title, including easements or licenses as appropriate, to permit the construction or installation of offsite improvements;

(o) Delineation of all flood hazard areas based on 100-year storm frequency as determined from the latest FEMA maps(s) for the site. For subdivisions that are within an identified flood hazard area the base flood elevation shall be shown. Development of the subdivision shall conform to Section 12.2-52. Standards for Subdivision, Flood Damage Prevention of the Solano County Code.

(p) The location of each existing or proposed septic tank, existing or proposed leach field, and existing or proposed reserve area, including the location of soil percolation test holes and soil profile excavations completed pursuant to site evaluation reports described in subsection (k) of Section 26-63; and

(q) The approximate location of all public roads, private roads, and public or private easements to be vacated pursuant to Sections 66499.203 and 66499.202 of the Subdivision Map Act.

(Ord. No. 1503, §2; Ord. No. 1608, §2;)

Sec. 26-63. Documents to be submitted with tentative maps

Each tentative map submitted to the Planning Services Division shall be accompanied by a narrative description or documents containing all of the following items, excepting only those items waived by the Director of Environmental Management:

- (a) A completed application form accompanied by a statement signed by all parties listed as owners of the property on the latest equalized County assessment roll, or by their authorized agents, consenting to the submittal of the tentative map and, if agents are used, a signed statement from the property owners authorizing the agents to act on the owner's behalf;
- (b) Any required application fees;
- (c) Identify and existing oil/gas development permits and leases on the property;
- (d) The names and addresses of all operators of proposed subdivision utility systems, all proposed water and sewer purveyors, all on-site oil/gas well permits, and all on-site oil/gas pipeline operators;
- (e) Assessor's parcel map with the parent parcel outlined in red;
- (f) Assessor's parcel map with a line 300 feet (100 meters) to the outside of the parent parcel marked in red;
- (g) Two sets of gummed address labels filled out with the name and mailing address of each person who, according to the latest equalized assessment roll, owns real property within 300 feet (100 meters) of the parent parcel;
- (h) The proposed uses of each proposed lot (e.g., single-family, multiple family, commercial, industrial, schools, parks);
- (i) The existing use of the property including any active use permits;
- (j) A description of the proposed method of storm water disposal, prepared by a civil engineer registered by the State of California, including the following:
 - (1) A hydrologic and hydraulic study indicating the following conditions before and after proposed development of the subdivision: drainage areas, major watercourses, quantity and pattern of storm water, and diversion and collection systems; and
 - (2) A narrative and graphic description indicating how the drainage requirements set forth in the Solano County Road Improvement Standards and Land Division and Subdivision Requirements will be satisfied; and

(3) If the tentative map depicts a buildable area within a flood hazard area delineated on the tentative map, a demonstration that each such area can be protected from a 100-year flood;

(k) A complete description of the proposed method of sewage disposal for each proposed lot, including the following:

(1) When the proposed method of sewage disposal is by a community (public) sewer system, a "Will Serve Letter" from a sewer utility, district or agency stating that adequate sewer capacity is currently available to provide service connections to each proposed lot in the subdivision, or will be available prior to the filing of the final or parcel map; or

(2) When the proposed method of sewage disposal is by an individual, on-site sewage disposal system, a site evaluation report which complies with the criteria specified in the Solano County Sewage Disposal Standards, shall be submitted which clearly demonstrates that there exists on each proposed lot, and adequate and suitable area for the installation of an on-site sewage disposal system and an equally suitable reserve area. If a non-standard sewage disposal system is proposed for use on any lot, the site evaluation report shall include basic system design calculations and system footprints to demonstrate that site criteria can be met.

(l) A description of the proposed method and plan for providing a permanent domestic water supply to each proposed lot, including the following:

(1) When the proposed water supply is to be provided by a public water system, as defined in Section 116275(h) of the Health and Safety Code, a "Will Serve Letter" from a utility district, agency or company stating that water is available to provide permanent service connections for domestic purposes to each proposed lot in the subdivision; or

(2) When individual, on-site water supplies are proposed, the applicant must submit information designating the type and proposed location of the anticipated water source.

(m) A preliminary title report current within the last 60 days. If public easements are identified therein, a certification by the applicant that the design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision;

(n) A preliminary geotechnical investigation addressing the suitability of each lot for purposes of construction, prepared by a Geotechnical Engineer registered by the State of California, and based upon adequate soil borings and other appropriate test methods, including the following information:

(1) A description of the nature of the subsurface soils and of any soils conditions, which would affect the proposed development and use of the subdivision;

(2) The location and logs of all test bores;

(3) The location of a buildable area for each proposed lot for which a buildable area is required under Section 26-72.6; and

(4) A description of general solutions for all known problems related to soils conditions and a statement as to the technical and economic feasibility of those solutions;

Provided that the preliminary geotechnical investigation may be waived if the Transportation Department, the Building and Safety Division and the Environmental Health Services Division find, on the basis of their knowledge of the soils in the subdivision, that the report is unnecessary;

(o) If the Transportation Department, Building and Safety Division, or the Environmental Health Services Division has knowledge of, or if the preliminary geotechnical investigation indicates the presence of, critically expansive soils or other soils problems which, if not corrected, could lead to structural defects or hazardous conditions, a geotechnical investigation report for each proposed lot where such problems exist, shall be prepared by a Geotechnical Engineer registered with the State of California, including the following information:

(1) Recommended corrective action which is technically and economically feasible and is likely to prevent structural damage and eliminate any hazards to each proposed structure for the lot; and

(2) The location on the lot of a buildable area if one is required under Section 26-72.6;

(p) If the subdivision includes a hillside area, including type "A" or "B" lands identified in the Health and Safety Element of the General Plan, or any other geologically hazardous area, an engineering geology evaluation report, prepared by a Registered Geologist, in accordance with any applicable notes and recommended guidelines promulgated by the California Division of Mines and Geology, including the following information:

(1) A definition of geologic conditions within the subdivision;

(2) A discussion of specific areas where development may create hazardous conditions;

(3) A description of general solutions for all geologically hazardous conditions known to exist or which might be created by development and a statement as to the technical and economic feasibility of those solutions;

(4) The location and logs of all test bores;

(5) The location of a buildable area for each proposed lot if one is required under Section 26-72.6; and

(6) An evaluation of the effect of the geology on the proposed development and on adjacent properties;

Provided that the engineering geology evaluation report may be waived if the Transportation Department and the Building and Safety Division find, on the basis of their knowledge of the geologic characteristics of the subdivision, that the report is unnecessary;

(q) A report on the significant biological and wildlife resources found on the property, unless waived by the Director of Environmental Management;

(r) A survey of the archeological and paleontological resources found on the property, unless waived by the Director of Environmental Management;

(s) A status report, approved by the State Division of Oil and Gas, on any shut-in or abandoned oil/gas wells, and other wells associated with oil and gas development, located on the parent parcel, including a map from the Division of Oil and Gas with the project site outlined in red;

(t) Cross sections of all proposed improvements for roads or streets, utility lines, storm drains and the like;

(u) A preliminary grading plan showing all cut and fill slopes over five feet (1.5 meters) in vertical height, both on and outside the parent parcel, and showing contour lines as prescribed by subsection (e) of Section 26-62;

(v) If the proposed subdivision involves the conversion of a mobile home park to another use, a report on the impact of the conversion on displaced residents of the mobile home park meeting the requirements of Section 66427.4 of the Subdivision Map Act;

(w) The flood elevation data used to delineate on the tentative map any flood hazard area based on 100-year storm frequency; and

(x) Any other relevant document deemed necessary by the Planning Services Division to make a determination of application completeness.

(Ord. No. 1608, §2;)