

**CHAPTER 2**

**PROCEDURE AND REQUIREMENTS FOR TENTATIVE SUBDIVISION MAPS**

**322-1. SUBDIVISIONS.**

No subdivision shall be created until the subdivider has complied with the provisions of this chapter and the Map Act prior to subdividing property. The subdivider shall prepare and submit appropriate environmental documents and a Tentative Subdivision Map. The subdivision improvements must meet or exceed the subdivision design and improvement standards specified in Chapter 3, Division 2, of Title III and the Appendix hereto. If the subdivision is approved or conditionally approved, the subdivider shall meet the conditions of approval of the Tentative Subdivision Map as specified by the Advisory Agency, submit a Final Map or Parcel Map (unless waived) and cause the improvements to be installed. (Ord. 1146, § 20, 7/19/77)

**322-2. SUBDIVISION PROCESSING FEES.**

The fees for processing subdivision maps, including Tentative Subdivision Maps, Final and Parcel Maps, Reversion to Acreage Maps and related matters, shall be established by resolution of the Board of Supervisors. (Ord. 1146, § 21, 7/19/77; Ord. 1277, § 1, 10/3/78)

**322-3. LOTS TO BE SUITABLE.**

All lots shall be suitable for the purpose for which they are intended to be sold, and no dangerous areas may be subdivided for residential purposes. An adequate building area or adequate area for the purpose of the lot shall be available. This may include a well, pump site, open space, recreational use, agricultural use, or material excavation area. Lots not intended for, or unsuitable for, residential purposes shall bear a notation to that effect on the Final or Parcel Map. (Ord. 1146, § 22, 7/19/77; Ord. 1541, § 1, 7/13/82)

**322-3.1. HOUSING ELEMENT DENSITIES**

Subdivisions shall not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the mid point of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence: (Ord. 2313A, § 1, 12/16/2003)

- The reduction is consistent with the adopted general plan, including the housing element, and (Ord. 2313A, § 1, 12/16/2003)
- The remaining sites identified in the housing element are adequate to accommodate the County's share of the regional housing need pursuant to Section 65584 of the Government Code, and (Ord. 2313A, § 1, 12/16/2003)
- The property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions has been maximized. (Ord. 2313A, § 1, 12/16/2003)

**322-4. STANDARDS FOR FLOOD PLAIN SUBDIVISION.**

A tentative map for a subdivision in an area of special flood hazard is subject to these rules and to Chapter 5 of Division 3 of Title III of this code. Terms used in this section are defined in § 335-2.

(a) Tentative subdivision proposals shall identify the flood hazard area and the evaluation of the base flood.

(b) Final subdivision maps shall indicate the elevation of proposed structures and pads. If the site is to be filled above the base flood, a registered engineer or surveyor shall certify that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot (1') at any point. This certification shall be filed with the Planning Director as required by § 335-4(c)(3)d.

(c) Tentative maps shall be consistent with the need to minimize flood damage.

(d) Approved subdivisions shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.

(e) A proposed subdivision which would create five (5) or more parcels should be designed to assure that flood discharge from the development after construction is equal to or less than the flood discharge from the original, undeveloped land. A registered engineer shall provide a certificate for a subdivision so designed. This certificate shall be filed with the Planning Director as required by 335-4(d)(3)d. (Ord. 1541, § 2, 7/13/82)