

CHAPTER 19.66

SUBDIVISION MAPS

<u>Section</u>	<u>Page</u>
19.66.010	Purpose IV-19.66-1
19.66.020	Application IV-19.66-2
19.66.030	Exclusions IV-19.66-2
19.66.040	Effect of Annexation IV-19.66-2
19.66.050	Fees IV-19.66-2
19.66.060	Definitions IV-19.66-2
19.66.070	Divisions of Land – 5 or More Parcels IV-19.66-3
19.66.080	Divisions of Land – 4 or Less Parcels IV-19.66-3
19.66.090	Waiver of Parcel Map Requirements IV-19.66-4
19.66.100	General IV-19.66-4
19.66.110	Content and Form IV-19.66-4
19.66.120	Accompanying Data and Reports IV-19.66-7
19.66.130	Department Review IV-19.66-8
19.66.140	Extension of Time IV-19.66-8
19.66.150	Determination IV-19.66-9
19.66.160	Expiration IV-19.66-10
19.66.170	Extensions IV-19.66-10
19.66.180	Minor Amendments IV-19.66-11
19.66.190	Citation and Authority – Vesting Tentative Map IV-19.66-11
19.66.200	Purpose – Vesting Tentative Map IV-19.66-11
19.66.210	Application – Vesting Tentative Map IV-19.66-11
19.66.220	Filing and Processing – Vesting Tentative Map IV-19.66-11
19.66.230	Expiration – Vesting Tentative Map IV-19.66-13
19.66.240	Rights of a Vesting Tentative Map IV-19.66-13
19.66.250	Amendments – Vesting Tentative Map IV-19.66-14

19.66.010 PURPOSE

The purpose of the subdivision requirements of this Development Code is to promote the public health, safety, general welfare and preserve the aesthetic quality of the City through the regulation and control of the division of land, and to supplement the provisions of the Map Act relating to design, improvement, and survey data of subdivisions, in addition to the form and content of all maps provided for by the Map Act, and the procedure to be followed in securing the official approval of the City regarding the maps. To achieve this purpose, the regulations contained in this Development Code are determined to be necessary to promote orderly growth and development, open space, conservation, protection and proper use of land; and to ensure adequate provision for traffic circulation, utilities, and other services in the City.

It is the intent of this Development Code to incorporate by reference, to the maximum extent feasible, the provisions of the Map Act, consistent with Section 66411 of the Government Code, as may be amended from time to time.

19.66.020 APPLICATION

The subdivision regulations shall apply to all or part of any subdivision within the City, and to the preparation of any subdivision maps or other maps required by the Map Act.

19.66.030 EXCLUSIONS

This Development Code shall be inapplicable to those exclusions provided in the Map Act, Section 66412 of the Government Code.

19.66.040 EFFECT OF ANNEXATION

Any subdivision subject to annexation to the City shall comply with the Map Act, Section 66413 of the Government Code.

19.66.050 FEES

All persons submitting applications for maps or other approvals required by this Development Code shall pay, at time of application, all fees and/or deposits as contained in the City's "Fees for Planning Services," pursuant to Chapter 19.32 (Application and Fees).

19.66.060 DEFINITIONS

In addition to those terms defined below, and specific terms defined in other Chapters of this Development Code, this Chapter shall incorporate by reference those terms defined in the Subdivision Map Act, Section 66414 et seq. (Article 2. Definitions) of the Government Code.

Acreage. Any parcel of land, of 1 acre or more and those areas where a legal subdivision has not been made previously, or where a legal subdivision has declared the parcel as acreage.

Boundary Adjustment. A minor shift or rotation of an existing lot line where no additional parcels are created, nor deleted, as approved by the City Engineer.

City Engineer. The Director of Public Works/City Engineer of the City of San Bernardino; hereinafter referred to as "City Engineer."

Conversion. The creation of separate ownership of existing real property together with a separate interest in space of residential or commercial buildings.

County Recorder. The County Recorder of the County of San Bernardino.

Department of Public Works. The Public Works Department of the City of San Bernardino; hereinafter referred to as "Public Works."

Environmental Impact Report (EIR). A detailed statement under the California Environmental Quality Act (CEQA), State Public Resources Code Sections 21000 et seq., describing and analyzing the significant environmental effects of a project and discussing methods to mitigate or avoid said effects.

Final Map. A map showing a subdivision for which a tentative and final map is required under the Subdivision Map Act, Section 66426 of the Government Code, prepared in compliance with the provisions of this Development Code and the Subdivision Map Act and designed to be recorded in the Office of the County Recorder.

Government Code. The Government Code of the State of California.

Improvement Standard. A specified requirement imposed by this Development Code relating to the installation, modification or removal by the subdivider of a street, sidewalk, utility, well, tree, storm drain or other facility as necessary for the general use by the lot owners of the subdivision and local neighborhood.

Lot Line Adjustments. See boundary adjustment.

Merger. The joining of two or more contiguous parcels of land under one ownership into one parcel.

Negative Declaration. A detailed statement prepared under the California Environmental Quality Act (CEQA), pursuant to Public Resources Code 21000 et seq., documenting that a project will not result in any significant environmental effects.

Parcel Map. A map showing a subdivision for which a parcel map is required under Subdivision Map Act Section 66426, subdivision (a), (b), (c) or (d) and other subdivisions for which a final map is not required under the Subdivision Map Act prepared in compliance with the provisions of this Development Code and the Subdivision Map Act designed to be recorded in the Office of the County Recorder.

Remainder. That portion of an existing parcel which is not included as part of the proposed subdivision. The remainder is not considered as part of the subdivision, but must be shown on the required maps as part of the area surrounding subdivision development.

Shall and May. "Shall" is mandatory and "may" is permissive.

Subdivision Map Act. State of California Government Code Section 66410 to 66499; hereinafter referred to as "The Map Act."

19.66.070 DIVISION OF LAND – 5 OR MORE PARCELS

Tentative and final maps shall be required for all subdivisions creating 5 or more parcels, pursuant to Map Act Section 66426.

19.66.080 DIVISION OF LAND – 4 OR LESS PARCELS

A tentative and final parcel map shall be required for all divisions of land creating four or fewer parcels, as well as those divisions contained in Map Act Section 66426.

A tentative and final parcel map shall not be required for those divisions outlined in Map Act Section 66428, nor for lot line adjustments contained in Map Act Section 66412 (d).

19.66.090 WAIVER OF PARCEL MAP REQUIREMENTS

The City Engineer may, in the Engineer's discretion, waive parcel map requirements for the following:

1. Division of real property or interest therein created by probate, eminent domain procedures, partition, or other civil judgments or decrees; or
2. A division of property resulting from the conveyance of land or interest to or from the City, public entity or public utility for a public purpose, such as school sites, public building sites, or rights-of-way, or easements for streets, sewers, utilities, drainage, etc.

Pursuant to Map Act Section 66428, the Commission may waive a parcel map upon making a finding that the proposed division of land complies with City requirements as to area, improvement and design, flood water drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Map Act, and the Municipal Code.

Upon waiver of the parcel map requirement by the Commission, the City Engineer shall cause to be filed with the County Recorder a certificate of compliance for the land to be divided and a plat map showing the division.

A parcel map waived by the Commission may be conditioned to provide for payment of parkland dedication, area of benefit fees, and other fees.

19.66.100 GENERAL

The content and form, submittal and approval of tentative maps shall be governed by the provisions of this Chapter.

An application for approval of a tentative map pursuant to this Chapter shall not be accepted for filing until the subdivision has been determined by the Department to be consistent with the General Plan, applicable specific plans and this Development Code. Additionally, all required discretionary City approvals shall have been previously obtained or applications for same shall be filed concurrently with the tentative map.

19.66.110 CONTENT AND FORM

The tentative map shall be prepared in a manner acceptable to the Department and shall be prepared by a registered civil engineer or licensed land surveyor. The tentative map shall be clearly and legibly drawn and shall contain, but not be limited to, the following:

1. A title which shall contain the subdivision number, and type of subdivision.
2. Name and address of legal owner, subdivider and person preparing the map, including registration or license number.
3. Sufficient legal description to define the boundary of the proposed subdivision.

4. The names and numbers of adjacent subdivisions and the names of owners of adjacent unplatted land.
5. Date, north arrow, scale, contour interval, and source and date of existing contours.
6. A statement of present land use designation(s) and of existing and proposed uses of the property.
7. A vicinity map showing roads, adjoining subdivisions, cities, creeks, railroads and other data sufficient to locate the proposed subdivision and show its relation to the community.
8. List the applicable agencies that provide service to the proposed subdivision (i.e., school district[s], gas, electric, water and sewer, telephone, cable TV, etc.).
9. Existing topography of the proposed subdivision site and at least 100 feet beyond its boundary including, but not limited to:
 - A. Existing contours at 1 foot intervals if the existing ground slope is less than 15% and at not less than 5 foot intervals for existing ground slopes equal or greater than 15%. Contour intervals shall not be spread more than 150 feet apart. Existing contours shall be represented by dashed lines or by screened lines.
 - B. Type, circumference and dripline of existing trees with a trunk diameter of four inches or more. Any trees proposed to be removed shall be so indicated.
 - C. The location and outline of existing structures identified by type. Structures to be removed shall be so marked.
 - D. The approximate location of all areas subject to inundation or storm water overflow; the location, width, and direction of flow of each water course; and the flood zone designation as indicated on the Flood Insurance Rate Map ("FIRM"), as defined in Chapter 19.16 (Flood Plain Overlay District) of this Development Code.
 - E. The location, pavement and right-of-way width, grade and name of all existing and proposed public or private streets or highways.
 - F. The widths, location and identity of all existing easements.
 - G. The location and size of existing wells, septic tanks, sanitary sewers, fire hydrants, water mains and storm drains. The approximate slope of existing sewers and storm drains shall be indicated. The location of existing overhead utility lines on-site or on peripheral streets shall be indicated.
10. Proposed on-site and off-site improvements to be illustrated shall include, but not be limited to:
 - A. The location, grade, centerline radius and arc length of curves, pavement, right-of-way width and name of all streets. Typical sections of all streets shall be shown. Proposed private streets shall be clearly indicated.

- B.** The location and radius of all curb returns and cul-de-sacs.
 - C.** The location, width and purpose of all easements.
 - D.** The angle of intersecting streets if the angle deviates from a right angle by more than two degrees.
 - E.** The proposed lot layout and the approximate dimensions of each lot and each building site. Engineering data shall show the proposed finished grading of each lot, the preliminary design of all grading, numeric estimate of grading activity relating to excavation and fill, the elevation of proposed building pads, the top and the toe of cut and fill slopes to scale, the number of each lot, and the elevation of adjacent parcels.
 - F.** Proposed contours at one-foot intervals shall be shown if the existing ground slope is less than 15% and not at less than five-foot intervals for existing ground slopes of 15% or more. A separate grading plan may be required to be submitted.
 - G.** Proposed recreation sites, bike paths, trails and parks for private or public use, which shall be indicated as lettered lots.
 - H.** Proposed common areas and areas to be dedicated to public open space, which shall be indicated as lettered lots.
 - I.** The location and size of proposed and existing sanitary sewers, fire hydrants, water mains and storm drains. Proposed slopes and approximate elevations of sanitary sewers and storm drains shall be indicated.
 - J.** Any proposed locations and sizes of storm water runoff retention basins.
 - K.** Subdivision improvements outside of the boundary including right-of-way, topography, and proposed work.
- 11.** The name or names, state license number, address and telephone number, of any geologist and/or soils engineer whose services were required in the preparation of the tentative map.
- 12.** The size of sheets shall be as required by the City Engineer. A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of one inch. The scale of the map shall be an engineering scale and of a size necessary to show all details clearly. All printing or lettering on the map shall be of 1/8 inch minimum height and of a shape and weight as to be readily legible on prints and other reproductions made from the original drawings.
- 13.** If the subdivider plans to develop the site in units or phases, the proposed units or phases and their proposed sequence of construction shall be shown.

14. Upon the written request of the subdivider, the Department may waive any of the above tentative map content requirements if the Department determines that the type of subdivision does not justify compliance with these requirements, or if the Department determines that other circumstances justify a waiver. The Department may require other drawings, data, or information as deemed necessary to accomplish the purposes of the Subdivision Map Act and this Development Code.
15. Names of all streets as approved by the Fire Department and the Department of Public Works/City Engineer.

19.66.120 ACCOMPANYING DATA AND REPORTS

The tentative map shall be accompanied by the following data and reports:

1. **Street Identification.** Proposed streets shall be alphabetically labeled.
2. **Soils Report.**
 - A. If a preliminary soils report is required, it shall be prepared by a civil engineer registered in this State and based upon adequate test borings, shall be submitted to the Department for every subdivision, pursuant to Chapter 15 of the Municipal Code.
 - B. A preliminary soils report may be required by the City Engineer.
 - C. If the City has knowledge of, or the preliminary soils report indicates the presence of critically expansive soils, liquefaction, or other soil problems which, if not corrected, would lead to structural defects, a soils investigation of each lot in the subdivision may be required by the Department. This soils investigation shall be done by a civil engineer registered in this State, who shall recommend the corrective action which will prevent structural damage to each structure proposed to be constructed in the area where the soil problems exist.
 - D. The Commission may approve, upon recommendation of the City Engineer, the subdivision, or portion thereof, where a soils problem exists if it determines that the recommended action will prevent structural damage to each structure to be constructed, and a condition to the issuance of any building permit shall require that the approved recommended action will be incorporated into the construction of each structure.
3. **Title Report.** A preliminary title report, acceptable to the Department, showing the legal owners at the time of filing the tentative map, dated within 90 days of the application being deemed complete.
4. **Environmental Review.** Information shall be submitted, as required by the Department, to allow a determination on environmental review to be made in compliance with CEQA. The various time limits contained in this Development Code for taking action on tentative maps shall not commence until the subdivision application is deemed complete for processing, pursuant to Public Resources Code 21151.5 and Map Act Sections 66452.1 and 66452.2. The subdivider shall deposit and pay all fees as may be required for the preparation and processing of environmental review documents.

5. **Preliminary Engineering Calculations.** Information shall be submitted as required by the standard engineering specifications to demonstrate the adequacy of the design of the proposed improvements. This information shall include design parameters and engineering calculations, and be in conformance with the policies and procedures of Public Works.
6. **Phasing.** If the subdivider plans to file multiple final maps on the tentative map, a written notice to this effect shall be filed with the Department. Phase lines shall be shown on the map(s).
7. **Solar Access.** Any plans and information relating to solar access may be required to be submitted at the time of the tentative map submittal pursuant to the provisions of this Development Code.
8. **Other Reports.** Any other data or reports deemed necessary by the Department, or City Engineer.

19.66.130 DEPARTMENT REVIEW

A prospective subdivider, or agent, may request a pre-application conference with the Department prior to formal submittal of a subdivision application, pursuant to Section 19.31.030. During the conference, the Department representative(s) shall inform the subdivider of applicable policies, plans, and requirements as they apply to the proposed subdivision, review the appropriate procedures outlined in this Development Code and examine possible alternatives or modifications relating to the proposed subdivision.

The tentative map application shall be filed with the Department. The application shall be determined by the Department to be complete only when the content and form of the tentative map conform to the requirements of Section 19.66.110 and when all accompanying data and reports, as required by Section 19.66.120, and all fees and/or deposits as required by Section 19.66.050, have been submitted and accepted by the Department. The subdivider shall file, with the Department, the number of tentative maps the Department deems necessary. The Department shall forward copies of the tentative map to the affected public agencies and utilities which may, in turn, forward to the Department their findings and recommendations.

Within 10 days of the filing of a tentative map application, the Department shall send a notice of the filing of the application to the governing board of any elementary, high school or unified school district within the boundaries of which the subdivision is proposed to be located, as outlined in Map Act Section 66455.7.

19.66.140 EXTENSION OF TIME

Any applicable time limits for acting on the tentative map application may be extended by mutual written consent of the subdivider and the City, as outlined in Map Act Section 66451.1. A waiver of application time limits may be required to permit concurrent processing of related project requests.

19.66.150 DETERMINATION

1. **Notice of Public Hearings.** Upon receipt of a complete application, the Department shall prepare a report with recommendations after environmental review by the ERC. The Department shall set the matter of a tentative parcel map for public hearing before the D/ERC or for a tentative tract map before the Commission, pursuant to Chapter 19.52. A copy of the Department report shall be mailed to the subdivider at least three days prior to the public hearing at the address designated on the application.
2. **Action.** The D/ERC or the Commission shall approve, conditionally approve or deny the tentative parcel map or tract map, as applicable, within 50 days after the tentative parcel or tract map application has been determined by the Department to be complete, and report the decision to the subdivider. If an environmental impact report is prepared, the decision by the D/ERC or the Commission shall be made 45 days after certification of the report.
3. **Determination.** The tentative parcel or tract map may be approved or conditionally approved by the D/ERC or the Commission if it finds that the proposed subdivision, together with the provisions for its design and improvements, are consistent with the General Plan, any applicable specific plan, and all applicable provisions of the Municipal Code. The D/ERC or the Commission may require, as a condition of its approval, that the payment by the subdivider of all development fees, required to be paid at the time of the application for, or issuance of, a building permit or other similar permit, shall be made at the rate for applicable fees in effect at the time of said application or issuance of a building or similar permit.

The tentative parcel or tract map may be denied by the D/ERC or the Commission on any of the grounds contained in the Map Act, General Plan or the Municipal Code. The D/ERC or the Commission shall deny the tentative parcel or tract map if it makes any of the following mandatory findings contained in Map Act Section 66474:

- A. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451;
- B. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;
- C. That the site is not physically suitable for the type of development;
- D. That the site is not physically suitable for the proposed density of development;
- E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- F. That the design of the subdivision or type of improvements is likely to cause serious public health problems;
- G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

19.66.160 EXPIRATION

1. The approval or conditional approval of a tentative parcel or tract map shall expire 24 months following approval by the D/ERC or the Commission. However, the map may be extended if the subdivider has complied with Map Act Section 66452.6(a) and (e). An extension to the expiration date may also be approved pursuant to Section 19.66.170.
2. The period of time outlined in (1.) above shall not include any period of time during which a lawsuit has been filed, whether or not first appealed to the next highest approving body, and is pending in a court of competent jurisdiction involving the approval or conditional approval of a tentative map only if a stay of the time period is approved by the D/ERC or the Commission. After service of the initial petition or complaint upon the City, the subdivider shall, in writing, to the Director, request a stay in the time period of the tentative map. Within 40 days after receiving the request, the D/ERC or the Commission shall either stay the time period for up to five years or deny the requested stay. The request for the stay shall be a hearing with notice to the subdivider and to the appellant, and upon conclusion of the hearing, the D/ERC or the Commission shall render its decision.
3. The period of time outlined in (1.) above shall not include any period of time during which a development moratorium is in effect pursuant to Map Act Section 66452.6.
4. Expiration of an approved or conditionally approved tentative map shall terminate all proceedings and no final map or parcel map of all or any portion of the real property included within the tentative map shall be filed without first processing a new tentative map. The final map or parcel map documents submitted for filing must be accepted as adequate for approval by Council by the City Engineer prior to the expiration date.

19.66.170 EXTENSIONS

1. **Request by Subdivider.** The subdivider may request an extension of the expiration date of the approved or conditionally approved tentative map by written application to the Department. The application shall be filed not less than 30 days before the map is to expire and shall state the reasons for requesting the extension. The subdivider shall be solely responsible for filing the application.
2. **Commission Action.** The Department shall review the request and submit the application for the extension, together with a report to the Commission for approval, conditional approval, or denial at the next regularly scheduled Commission meeting. A copy of the Department's report and recommendation shall be forwarded to the subdivider prior to the meeting on the extension. In approving, conditionally approving, or denying the request for extension, the Commission shall make findings supporting its decision. The subdivider shall pay any increase in unpaid applicable development fees which have occurred since the date of the approval or conditional approval of the tentative map.
3. **Conditions of Approval.** In granting an extension, new conditions or exactions may be imposed and existing conditions may be revised.
4. **Time Limit of Extensions.** The time at which the tentative map expires may be extended by the Commission for a period not exceeding a total of 3 years.

19.66.180 MINOR AMENDMENTS

Minor amendments to the approved tentative map or conditions of approval may be granted by the Department upon application by the subdivider or on the Department's own initiative, provided:

1. No lots, units, or building sites are added;
2. Changes are consistent with the intent of the original tentative map approval; and
3. There are no resulting violations of the Map Act, or this Development Code.

The amendment shall be indicated on the approved or conditionally approved tentative map and certified by the Director. Amendments to the tentative map conditions of approval which, in the opinion of the Department, are not minor, shall be presented to the Commission for its approval. Processing shall comply with the provisions for processing a tentative map as contained in this Development Code. Any approved amendment shall not alter the expiration date of the tentative map.

19.66.190 CITATION AND AUTHORITY – VESTING TENTATIVE MAP

This Chapter is adopted pursuant to Map Act Section 66498.1.

19.66.200 PURPOSE – VESTING TENTATIVE MAP

The purpose of this Chapter is to establish procedures necessary for the processing, reviewing and approving a vesting tentative map application, and to supplement the provisions of the Map Act and this Development Code. Except as otherwise contained in this Chapter, the provisions of this Development Code shall apply to a vesting tentative map application.

19.66.210 APPLICATION – VESTING TENTATIVE MAP

1. Whenever a provision of the Map Act, as implemented and supplemented by this Development Code requires the filing of a tentative map or tentative parcel map, a vesting tentative map may be filed, pursuant to the provisions of this Chapter.
2. If a subdivider does not seek the rights conferred by a vesting tentative map, the filing of a vesting tentative map shall not be a prerequisite to an approval for any proposed subdivision, permit for construction, or work preparatory to construction.

19.66.220 FILING AND PROCESSING – VESTING TENTATIVE MAP

A prospective subdivider, or agent, may request a pre-application conference with the Department prior to formal submittal of a subdivision application, pursuant to Section 19.31.030. During the conference, the Department representative(s) shall inform the subdivider of applicable policies, plans, and requirements as they apply to the proposed subdivision, review the appropriate procedures outlined in this Development Code and examine possible alternatives or modifications relating to the proposed subdivision.

A vesting tentative map shall be filed in the same form and have the same contents, accompanying data and reports and shall be processed in the same manner as contained in Section 19.66.130 of this Development Code for a tentative map except as hereinafter provided:

1. At the time a vesting tentative map is filed, it shall have printed conspicuously on its face the words, "Vesting Tentative Map."
2. An application for a vesting tentative map shall not be accepted for filing until the subdivision has been determined by the Department to be consistent with the General Plan, applicable specific plans and this Development Code.
3. All required discretionary City approvals shall have been previously obtained or applications for same shall be filed concurrently with the vesting tentative map.
4. At the time a vesting tentative map is filed, a subdivider shall supply the following information satisfactory to the Director, in addition to those requirements specified in Section 19.66.110 and 19.66.120:
 - A. Completed application;
 - B. Fees;
 - C. Property owners list of addresses (within 500 feet radius of property boundaries) printed on two sets of gummed labels;
 - D. Environmental information form;
 - E. Site plans, including the following items of information:
 1. Project boundary and dimensions,
 2. Dimensions relating center line, property line and curb,
 3. Building dimensions,
 4. Setback dimensions,
 5. Building locations and size dimensions,
 6. Street, driveway widths,
 7. Bike paths, if required,
 8. Mechanical equipment, location and dimensions,
 9. Trash storage design, location and dimensions,
 10. Recreation area location and design,
 11. Wall and fence location and design;
 - F. Floor plans, dimensions and scale;
 - G. Elevations
 1. Dimensions and scale,
 2. Color and materials,
 3. Roof pitch and type;

- H.** Landscape plans
 - 1. Tree sizes, locations and species,
 - 2. Shrub species, range of sizes, typical locations,
 - 3. Groundcover (if not lawn, on-center dimension should be noted),
 - 4. Curbing and planter areas,
 - 5. Sidewalks,
 - 6. Lighting;

- I.** One colored print of site plan, elevations and landscape plan, for public presentation;

- J.** Colored rendering;

- K.** Vicinity map (3½ inches by 3½ inches);

- L.** Phasing map, if applicable;

- M.** Preliminary grading plan;

- N.** Sample materials board;

- O.** Model, if required by the Development Review Committee;

- P.** Uses of proposed buildings; and

- Q.** Soils report, geological and hydrology studies, as required by the City Engineer.

19.66.230 EXPIRATION – VESTING TENTATIVE MAP

The approval or conditional approval of a vesting tentative map shall expire at the end of the same period, and shall be subject to the same extensions, established by this Development Code for the expiration of an approved tentative map.

19.66.240 RIGHTS OF A VESTING TENTATIVE MAP

- 1. The approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards described in Map Act Section 66474.2.

- 2. However, if Map Act Section 66474.2 is repealed, the approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies and standards in effect at the time the vesting tentative map is approved or conditionally approved.

- 3. Notwithstanding Section 19.66.240 (1) above, a permit approval, extension or entitlement may be made conditional or denied if any of the following findings are determined:
 - A.** A failure to do so would place the residents of the subdivision or the immediate community, or both, in a condition dangerous to their health or safety, or both.

- B.** The condition or denial is required, in order to comply with state or federal law.
- 4.** The rights referred to herein shall expire if a final map is not approved prior to the expiration of the vesting tentative map as provided in Section 19.66.230. If the final map is approved, these rights shall last for the following periods of time:

 - A.** An initial time period of 1 year beyond the recording of the final map or parcel map. Where several final maps are recorded on various phases of a project covered by a single vesting tentative map, this initial time period shall begin for each phase when the final map for that phase is recorded. All final maps or parcel maps must be recorded within the time period contained in Section 19.66.160 or the vesting tentative map approval shall expire for those parcels for which final maps or parcel maps are not timely recorded.
 - B.** The initial time period contained in Section 19.66.160 (1) shall be automatically extended by any time used for processing a complete application for a grading permit or for design or architectural review, if the processing exceeds 30 days, from the date a complete application is filed.
 - C.** A subdivider may apply for a 1 year extension at any time before the initial time period outlined in Section 19.66.160 (1) expires.
 - D.** If the subdivider submits a complete application for a building permit during the periods of time outlined in Sections 19.66.240 (4)(A) through 19.66.240 (4)(C), the rights referred to herein shall continue until either expiration or extension of that permit.
 - E.** Consistent with Section 19.66.240, an approved or conditionally approved vesting tentative map shall not limit the City from imposing reasonable conditions on subsequent required approvals or permits necessary for the development.

19.66.250 AMENDMENTS - VESTING TENTATIVE MAP

Amendments to the approved or conditionally approved vesting tentative map shall be made pursuant to Section 19.66.180.