

# Tentative Map Process

File Application

Environmental Review

Review by City & Other Agencies

Review & Recommendation by  
Development Review Committee

## Tentative Parcel Map (4 or less Parcels)

Notice to Neighborhood

Community Development Director  
Determination

Planning Commission (if appealed)

City Council (if appealed)

City Engineer

County Recorder

Final Parcel Map

## Tentative Map (5 or more Parcels)

Notice of Public Hearing

Planning Commission  
Hearing/Determination

City Council Hearing, (if appealed)

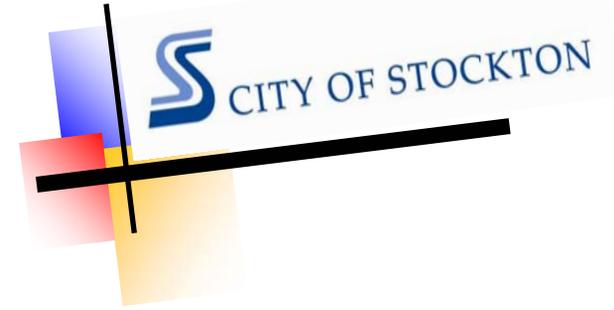
County Surveyor

City Engineer

City Council Meeting

County Recorder

Final Map



# SUBDIVISION MAP



Community Development Department  
Planning Division  
345 N. El Dorado Street  
Stockton, CA 95202-1997  
(209) 937-8266  
(209) 937-8893 FAX  
[www.stockton.gov](http://www.stockton.gov)

## **What is a Tentative Map/ Tentative Parcel Map?**

A Tentative Map/Tentative Parcel Map is a legal document that is in the form of a map that is used to show how a piece of property is to be subdivided for the purpose of sale, lease, or financing. It shows the design and improvements of the proposed subdivision, and also shows the existing condition in and around the project. A Tentative Map divides property into 5 or more parcels. A Tentative Parcel Map divides property into fewer than 5 parcels.

## **Why is a Tentative Map/ Tentative Parcel Map Necessary?**

State law requires a Tentative Map/Tentative Parcel Map be filed whenever property is divided. In addition, the City of Stockton has adopted local codes and land division regulations which require the mapping of subdivided property. The regulations and requirements for a Tentative Map/Tentative Parcel Map are contained in the State of California's Subdivision Map Act and the City of Stockton's Development Code.

## **Who Prepares the Tentative Map/Tentative Parcel Map?**

The person proposing the subdivision is responsible to have a Tentative Map/Tentative Parcel Map prepared, however, the Tentative Map/Tentative Parcel Map itself must be drawn by an authorized Civil Engineer or Land Surveyor, based upon a field survey of the property.

## **What is the Tentative Map/ Tentative Parcel Map Approval Process?**

- First, the Tentative Map/ Tentative Parcel Map must be submitted to the Planning Division of the City's Community Development Department. This

must be accompanied by two completed application forms and the required number of prints including the processing fee (please contact the Planning Division for submittal requirements: 209-937-8266).

- Second, an environmental review is done to determine what effect, if any, the project will have on the environment. Environmental review requires a separate application.

- Third, the City Staff reviews the map and application for completeness, then copies are forwarded to affected public agencies for their review and recommendations. As a result of the reviews, conditions may be placed upon the project.

- Fourth, the Development Review Committee (DRC) reviews the Tentative Map/Tentative Parcel Map and application. The DRC consists of representatives from the City Manager's Office, Public Works, Municipal Utilities, Parks and Recreation and Community Development, as well as any agency representative necessary to review a particular application.

- Fifth, notice regarding the Tentative Map/Tentative Parcel Map is mailed to property owners within 300 feet of the project and a notice is placed in the Stockton Record.

Sixth, for Tentative Maps the Planning Commission conducts a Public Hearing to review the project, hear comments either for or against the project, and approve or deny the project. The Planning Commission may approve, modify, or delete any of the conditions that have been placed on the project. The decision of the Planning Commission, whether approval or denial, may be appealed to the City Council within ten (10) consecutive days following the Commission's determination. If no appeal is filed, the decision of the Planning Commission on the Tentative Map is final. For Tentative Parcel Maps, the Community Development Director approves, approves with conditions, or denies the Tentative Parcel Map. The decision of the Director may be appealed to the Planning Commission within ten (10) consecutive days following the Director's decision.

## **Can I Now Subdivide my Property & Sell the Lots?**

No, you cannot. To do that, a Parcel Map or Final Map is required. After the Tentative Map/ Tentative Parcel Map has been approved, the applicant has 24 months to complete the process of getting the Parcel Map or Final Map approved and recorded. Up to three twelve-month extensions may be granted to do so.

## **What is a Parcel Map & How is it Approved?**

A Parcel Map is used to record the division of land into fewer than five parcels. Approval of the Parcel Map is received from the City Engineer after certain requirements have been met. The Parcel Map is then filed with the County Recorder which allows the lots to be legally sold.

## **What is a Final Map & How is it Approved?**

A Final Map is a map used to record the division of land into five or more parcels, condominiums, and some other divisions of land. The City Council is responsible for the approval of a Final Map, after approval by the City Engineer. For the City Council to approve the Final Map, it must be in substantial compliance with the approved Tentative Map. The Final map is then filed with the County Recorder which allows the parcels to be legally sold.

## **What is a Vesting Tentative Map/ Vesting Tentative Parcel Map?**

A Vesting Map is a map which meets the requirements of a Tentative Map/ Tentative Parcel Map, has the words "Vesting Tentative Map" or "Vesting Tentative Parcel Map" printed on it, and which assures the developer that any regulations, ordinances or fees will be those that were in effect at the time the map was deemed complete.