

## TENTATIVE SUBDIVISION MAPS

### SUBDIVISIONS

Any time land is subdivided into legal lots or parcels, it must be done in accordance with the State Subdivision Map Act. Local City Ordinances, such as the Bakersfield Municipal Code (BMC Chapter 16), General Plan, and City Zoning Ordinance, also apply.

### TENTATIVE MAPS

The first step in land subdivision is a Tentative Map. The Tentative Map shows the "intent" of the subdivider and depicts proposed property lines, street layout, topography, easements, and other required items as dictated by State and local laws.

Generally, subdivisions fall within two categories. A Parcel Map is a subdivision of 4 or fewer parcels and a Tract Map is 5 or more lots. Certain circumstances allow for exceptions from these two categories (BMC 16.12.060). A licensed land surveyor or authorized registered civil engineer must prepare the subdivision map.



### FEES

For the current fees, please refer to the **Planning Application**.

### TENTATIVE MAP PROCESS



1. Application and fees are submitted to the Planning Department and reviewed for completeness. You may apply for a vested map (BMC 16.24.050).
2. Upon completion of required items, application is deemed complete.
3. Tentative Map is sent to local agencies for review and comment.
4. CEQA environmental review. (Environmental Review may require special studies and extend the review and processing time.)
5. Public Hearing is noticed in the newspaper, through the mail, and applicant provides on-site posting.
6. Planning Commission (PC) takes action (conditionally approves or disapproves map).
7. After PC Hearing, resolution including conditions of approval sent to applicant and agencies.
8. If appealed, City Council takes action (approves or disapproves map).
9. Approved tentative map expires after 3 years, unless an extension of time application is filed prior to expiration and is approved.

## FINAL MAP PROCESS

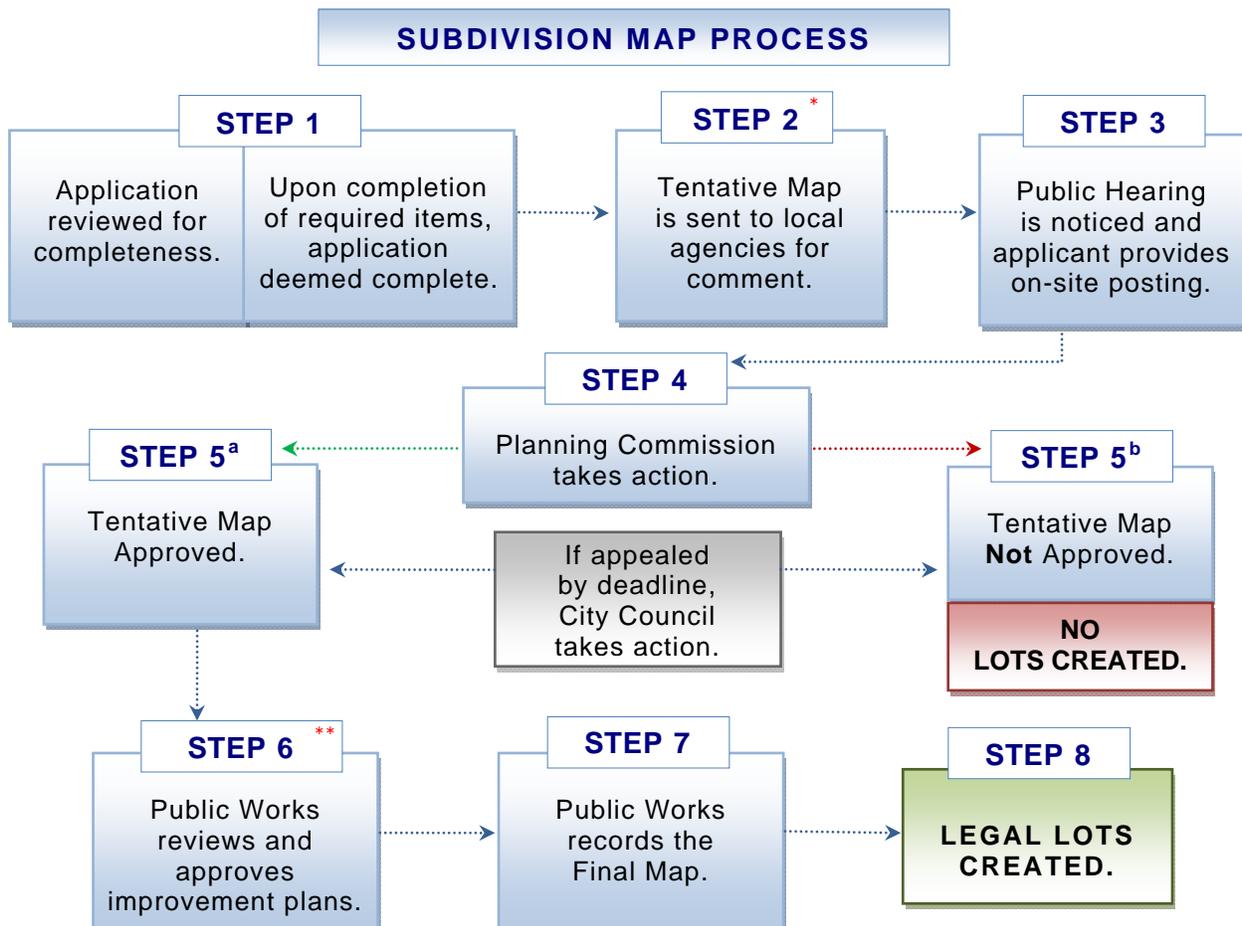
1. Public Works processes Final Map which requires review and approval of:
  - Public Works Plan Check Fees
  - Grading Plan
  - Improvement Plans
  - Completion of all conditions
  - Security Bonds.
2. Public Works records Final Map (processing time is 6-12 months (approximate)).
3. Legal lots are created.

## CONTACTS

- Planning ..... (661) 326-3733  
1715 Chester Avenue, 2<sup>nd</sup> Floor  
Email: [DevPln@bakersfieldcity.us](mailto:DevPln@bakersfieldcity.us)
- Public Works ..... (661) 326-3724  
1501 Truxtun Avenue, Annex Bldg.  
Email: [PW\\_Sub@bakersfieldcity.us](mailto:PW_Sub@bakersfieldcity.us)
- Fire Prevention ..... (661) 326-3979  
1501 Truxtun Avenue, 1<sup>st</sup> Floor  
Email: [fire@bakersfieldfire.us](mailto:fire@bakersfieldfire.us)
- Parks ..... (661) 326-3866  
1600 Truxtun Avenue, 3<sup>rd</sup> Floor  
Email: [compks@bakersfieldcity.us](mailto:compks@bakersfieldcity.us)

## LINKS TO ON-LINE RESOURCES

- Planning Application
- Land Division Supplement
- Active Tentative Tract Map and Other Maps
- Email the Planning Department at [DevPln@bakersfieldcity.us](mailto:DevPln@bakersfieldcity.us).
- Subdivision Ordinance
- Zoning Ordinance



\* Processing time between Steps 2 and 4 is approximately 3 to 4 months.

\*\* Processing time between Steps 6 and 8 is approximately 6 to 12 months.