

Ministerial 10-Lot Map Checklist
 Subdivision Ordinance Chapter 18.05

Location	The parcel is located within the City's R1, RS, or R3 zone district.
Size	R3 Zone: The parcel to be subdivided is no more than five (5) acres. R1 or RS Zone: The parcel to be subdivided is no more than one and one-half (1.5) acres.
	R3 Zone: Each created parcel is a minimum of 600 square feet. R1 or RS Zone: Each created parcel is a minimum of 1,200 square feet.
Development	Each parcel must be developed with a unit, unless the lot is reserved for internal circulation, open space, or common area.
Density	The project results in at least as many units as identified in the General Plan Housing Element. If not identified in the Housing Element, results in <u>the greater of</u> at least 66% of the <i>maximum</i> allowable density or results in a density of 15 units/acre.
Utilities	Each parcel has or will have a dedicated water service line, water meter, and sewer service line. Any new services that need to be installed will meet current construction standards. The applicant acknowledges that Regional and Local Wastewater Connection fees, Water Connection fees (consistent with the land use designation as determined by the City) as well as installation fees will be at the expense of the owner.
Easements	The tentative map provides easements for the provision of public services and facilities.
Access	The parcels have access to, provide access to, or adjoin the public right-of-way.
Demolition	The proposed map does not require demolition or alteration of housing which has been occupied by a tenant within the last five years.
Accessory Dwelling Units (including Junior)	The applicant acknowledges that accessory dwelling units or junior accessory dwelling units are not permitted.
	The applicant acknowledges that if the project site contains an existing accessory dwelling unit, and the lot split places the accessory dwelling unit on its own parcel (with no primary unit), then the accessory dwelling unit will be redesignated in the City's records as a primary unit. If reduced fees were paid for the ADU pursuant to the City's ADU Fee Policy the applicant will be charged impact fees for a single-family home but will be credited any fees previously paid for the accessory dwelling unit.
Use Restrictions	The housing units must be one of the following: <ul style="list-style-type: none"> • Constructed on fee simple ownership lots. • Part of a common interest development. • Part of a housing cooperative, as defined in Section 817 of the Civil Code. • Owned by a community land trust pursuant to Government Code 66499.41.

Sale of Lots	<p>The applicant acknowledges that none of the created lots may be sold separately unless one of the following conditions is met for the parcel to be sold:</p> <ul style="list-style-type: none"> • The parcel contains a legally permitted home. • The parcel is for internal circulation, open space, or common area. • The parcel is the only one left in the subdivision.
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Project Name:
Project Address:
Planning Parcel ID:
Project Applicant:

Ministerial Multifamily Map Certification:

I, the Project Applicant or on behalf of the Project Applicant, acknowledge that the project, _____ (Project Name) complies with the application requirements for a ministerial multifamily map and acknowledge the requirements for map approval. The Project Applicant understands that if it is later determined that the project does not comply with the application requirements, the project approvals may be denied or revoked.

Project Applicant Signature

Date