

# CITY OF EL MONTE

## Community & Economic Development Department

# 5L

## SUBDIVISION MAPS

### PART I. SUBMITTAL MATERIALS:

The Subdivision Map shall be prepared in a manner acceptable to the Community and Economic Development Director and the City Engineer and shall be prepared by a registered civil engineer or licensed land surveyor. The Subdivision Map shall be clearly and legibly drawn on one sheet at a scale not less than 100 feet to the inch (1" = 20') and shall contain not less than the following:

#### 1. General Information:

- a. A title that shall contain the subdivision number assigned by the County Engineer, subdivision name, and type of subdivision;
- b. Name, address, and telephone number of legal owner, subdivider, and person preparing the Subdivision Map (including registration number);
- c. Sufficient legal description to define the boundary of the proposed subdivision;
- d. Date, north arrow, scale, and contour interval;
- e. Existing and proposed land use; and
- f. A vicinity map showing roads, adjoining subdivisions, towns, flood control facilities, railroads, and other data sufficient to locate the proposed subdivision and show its relation to the community.

#### 2. Existing Topography:

Existing topography of the subject property and at least 100 feet beyond its boundary shall include, but not be limited to, the following:

- a. Existing contours at one (1) foot intervals if the existing ground slope is less than ten (10) percent and not less than two (2) foot intervals for existing ground slopes equal to or greater than ten (10) percent. 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 and any trees proposed to be removed;
- c. The approximate location, outline and use of existing structures to remain and be removed;
- d. The approximate location and outline of all areas subject to inundation or storm water overflow and the location, width and direction of flow of each watercourse;
- e. The location, pavement and right-of-way width, grade and name of existing streets or highways;
- f. The widths, location and identity of all existing easements;
- g. The location and size of existing sanitary sewers, water drains;

- h. The approximate slope of existing sewers and storm drains;
- i. The location of existing overhead utility lines on peripheral streets; and
- j. The source and date of existing contours.

3. Proposed Improvements:

Proposed improvements shall include, but not be limited to, the following:

- a. The location, grade, centerline radius and arc length of curves, pavement, right-of-way width and name of all streets. Also include typical sections of all streets;
- b. The location and radius of all curb returns and cul-de-sacs;
- c. The location, width and purpose of all easements, including the instrument number of the document recording the easement;
- d. The angle of intersecting streets if such angle deviates from a right angle by more than four (4) degrees;
- e. The approximate lot layout and the approximate dimensions of each lot and of each building site. Engineering data shall show the approximate finished grading of each lot, the preliminary design of all grading, the elevation of proposed building pads, the top and toe of cut and fill slopes to scale and the number of each lot;
- f. Proposed contours at two (2) foot intervals shall be shown if the existing ground slope is less than ten (10) percent and shall be shown at five (5) foot intervals for existing ground slopes of ten (10) percent or more. A separate grading plan may be submitted;
- g. Proposed recreation sites, trails and parks for private or public use;
- h. Proposed common areas and areas to be dedicated to public open space;
- i. The location and size of sanitary sewers, water mains and storm drains. In addition, the location of proposed slopes and approximate elevations of sanitary sewers and storm drains;
- j. The name or names of any geologist or soils engineer whose services were required in the preparation of the design of the Subdivision Map; and
- k. All lettering size shall be 1/8-inch minimum.

4. Construction Schedule:

If the applicant proposes a residential subdivision, identify the proposed units and their proposed sequence of construction.

The City Engineer or the Community Development Director may waive any of the above submittal requirements if the type of subdivision does not need to comply with these requirements, or that other circumstances justify a waiver. Such waivers shall be provided for in writing. City staff may require other drawings, data or information as deemed necessary.

**PART II. ACCOMPANYING DATA AND REPORTS:**

The Subdivision Map shall be accompanied by the following data or reports:

1. Soils Report:

A preliminary soils report prepared in accordance with the City's Grading Ordinance shall be submitted. If the preliminary soils report indicates the presence of critically

expansive soils or other soil problems which, if not corrected, would lead to structural defects, the soils report accompanying the Subdivision Map shall contain an investigation of each lot within the subdivision.

2. Engineering Geology and/or Safety Report:

A preliminary engineering geology and/or seismic safety report, prepared in accordance with City guidelines, is required if the subdivision lies within a "medium risk" or "high risk" geologic hazard area, as shown on maps on file contained within the safety element of the El Monte General Plan.

3. Environmental Review:

Environmental review shall be completed accordance with the provisions of the California Environmental Quality Act (CEQA), Refer to Worksheet No. 6 (Environmental Form) for additional information.

4. Other Reports:

The applicant shall submit any other reports required by El Monte Municipal Code (EMMC), Ordinances or Resolutions or deemed reasonably necessary by City staff.

**Refer to Title 16 (Subdivisions) of the EMMC for additional information.**

*(complete the findings on the following page)*

## SUBDIVISION MAP FINDINGS:\*

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Street Address or Assessor Parcel Nos. (APNs)

### PART III. FINDINGS:

The findings below are for the following Subdivision Map type:

- Tentative Parcel Map (TPM – less than five (5) parcels)
- Vesting Tentative Parcel Map
- Tentative Tract Map (TTM – five (5) or more parcels)
- Vesting Tentative Tract Map

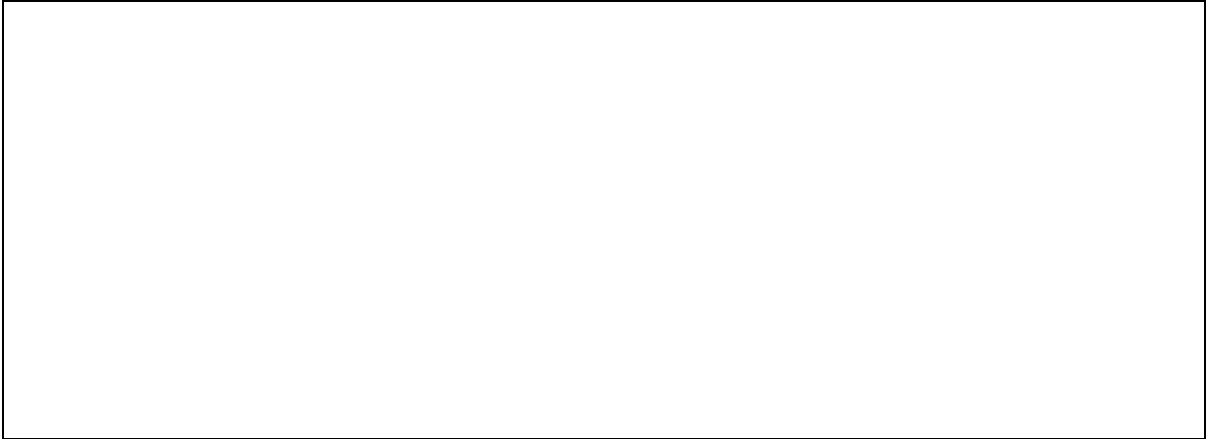
Before a Subdivision Map may be granted, all of the following findings must be made in the affirmative:

1. The proposed Subdivision Map and design or improvements are consistent with the City's General Plan and with any applicable Specific Plan adopted pursuant to Government Code Section 65450 et seq:

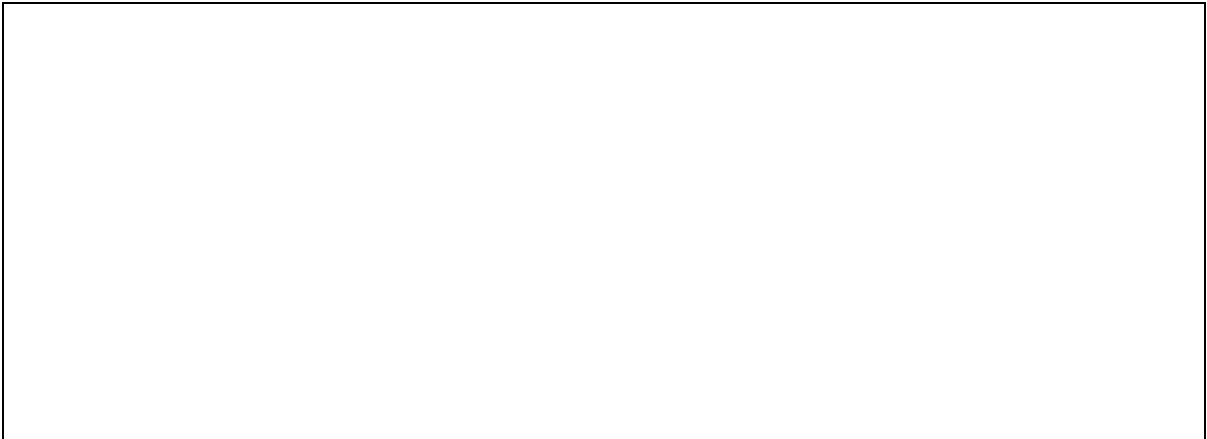
2. The site is physically suitable for the proposed use and/or proposed residential density of development:

\* Subdivision findings do not need to be completed during the IPR phase.

3. The design of the Subdivision Map and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat:



4. The design of the Subdivision Map and type of improvements are not likely to cause serious public health problems:



5. The proposed Subdivision Map meets the applicable requirements of Title 16 (Subdivision Ordinance):



6. The design of the Subdivision Map and the type of improvements will not be in conflict with easements, acquired by the public at large, for access through or use of, property within the proposed site:

Refer to <https://www.elmonteca.gov/266/Planning-Documents> (Planning Documents) for access to the City's General Plan, any applicable Specific Plan and Title 16 (Subdivision Ordinance).

**PART IV. SIGNATURE:**

By signing this application form, I hereby acknowledge that the information contained herein, or subsequently submitted, is true and correct to my knowledge.

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Signature

Date

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Name (print)

Phone No. or E-mail Address