



Community Development Department  
1 Plaza, PO Box 667  
Patterson, CA 95363  
Ph. 209.895.8020  
Fax 209.895.8019  
www.ci.patterson.ca.us

## FINAL MAP

This information is provided as a guide to assist you in the preparation of the application for a **Final Map**. It is also intended to explain the process by which the City analyzes and acts upon the application.

### Application Submittal

An application for a Final Map shall be filed by the property owner or their representative/agent on forms prescribed for this purpose. The application shall be submitted to the Planning Department, 1 Plaza (P.O. Box 667), Patterson, CA 95363.

Additional information may be required by the Community Development Director during the review of the application. Environmental documents will be prepared and filed at the applicant's cost.

### Processing the Application

The processing time for a Final Map varies depending on the complexity of the application, location, environmental documentation required, public noticing requirements, etc. Action approving the Final Map can be either taken at the staff level or at the City Council level pursuant to Chapter 16.36 Title 16 of the Patterson Municipal Code.

**Note: If the application is not complete within thirty (30) days of receipt the City of Patterson Planning Department will deem the application incomplete, request additional information or return the application and application fee(s) to the applicant.**

### Application Contents

**REQUIRED FINDINGS: In order to recommend approval or approve a Final Map, the City must find the following:**

- The subdivider or his agent may file a final map within two (2) years after the approval or conditional approval of the tentative map. In any case where a final map is not filed within two (2) years after approval and where no extension of time has been granted, a new tentative map shall be required.



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**ACCOMPANYING MATERIALS REQUIRED:** This application must be accompanied by the following (unless waived in writing by the Community Development Director):

1. A tracing of the final map shall be filed with the City Clerk together with the checking fee as established by resolution of the City Council, no part of which shall be returnable, at least twenty-one (21) days prior to the meeting of the City Council at which approval is expected.
2. At the time of the filing of the final map with the City Clerk, the subdivider shall also file traverse sheets showing closures and computations of boundaries and blocks. All closures within the subdivision shall be within the limits of error of one in five thousand.
3. The final map shall be accompanied by a report prepared by a duly authorized title company naming the persons whose consent is necessary to the preparation of and recordation of said map and to the dedication of the streets, alleys and other places shown on the map and certifying that as of the date of the preparation of the report, the persons named therein are all the persons necessary to give clear title to said subdivision. At the time of recording the approved map, there shall be presented to the county recorder a guarantee executed by a duly authorized title company for the benefit and protection of the City showing that the persons (naming them) consenting to the preparation and recordation of said map and offering for public dedication the streets, alleys and other public places shown thereon are all the persons necessary to pass clear title to said subdivision and to the dedication shown thereon.
4. The final map shall be clearly and legibly drawn upon tracing cloth of good quality. All lines, letters, figures, certifications, acknowledgments and signatures shall be made in black waterproof India ink, except that affidavits, certificates and acknowledgments may be legibly stamped or printed upon the map with black opaque ink. The map shall be so made and shall be in such condition when filed that good, legible prints and negatives can be made there from. The size of each sheet shall be eighteen by twenty-six inches, leaving an entirely blank margin of one inch.
5. When the final map consists of more than two sheets, a key map showing the relation of the sheets shall be placed upon sheet one. Every sheet comprising the map shall bear the scale, north arrow, legend, sheet number and number of sheets comprising the map.
6. The final map shall contain a title consisting of the name of the tract and a subtitle or general description of all the property being subdivided with reference to maps which have been previously subdivided. In no case shall the title be the same or so nearly the same as to cause confusion as a name of any existing subdivision previously recorded within the county.



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7. The final map shall show clearly any stakes, monuments or other evidence found on the ground to determine the boundaries of the tract. The corners of adjoining subdivisions or portions thereof shall be identified by lot and block numbers, subdivision name and properties shown.
8. Sufficient data must be shown to determine readily the bearing and length of every lot line, block line and boundary line. Dimensions of lots shall be given as total dimensions corner to corner, and shall be shown in feet and hundredths of a foot. Lots containing one or more acres shall show the total acreage (exclusive of dedicated rights-of-way) to the nearest hundredth, bearing and length of straight lines, radii, tangent, interior angle and length of all curves.
9. When the City Engineer has established the center line of a street or alley, adjacent to or in the proposed subdivision, the date shall be shown on the final map indicating all monuments found and making reference to a field book or map. If the points were reset by ties, the course and detail of all ties shall be shown.
10. The map shall show the location and description of all monuments and bench marks found, used or placed in making the survey of the subdivision with proper reference sufficient for relocation.
11. **In addition, the final map shall be prepared in full compliance with the following requirements:**
  - The line of high water shall be shown in any case where the subdivision is adjacent to a stream, channel or body of water.
  - The boundaries of any areas within the proposed subdivision which are subject to periodic inundation by water shall be shown.
  - The boundary of the subdivision shall be designated by a border, one-eighth of an inch in width and placed contiguous with the inside of the boundary on the reverse side of the tracing, and in blue ink.
  - The center and side lines of all streets, the total widths of all streets, the widths of the portion or the portions of any street being dedicated and the widths of existing dedications, the widths of each side of the permanent centerline, and the width of railroad rights-of-way shall be shown.
  - The map shall show the side lines of all easements to which the lots are subject. The easements must be clearly labeled and identified, and if already of record, a statement of such easement must appear on the title sheet. Easements for storm drain, sewers and other purposes shall be denoted by fine broken lines, with the width, bearings and ties shown thereon. If dedicated, it should be so noted in the subdivider's certificate.



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- City boundary lines shall be clearly designated.
- Block numbers shall be shown on each block and as assigned by the City Clerk.
- Lot numbers shall begin with the number "1" in each block and shall be consecutive with no omissions or duplications.
- The map shall show all other data that is or may hereafter be required by law.
- The map shall particularly define, delineate and designate all lots intended for sale or reserved for private purpose, with all dimensions, boundaries and courses clearly shown and defined in every case.
- Maps filed for the purpose of reverting subdivided land to acreage shall be conspicuously so designated under the title, "The Purpose of This Map is a Reversion to Acreage."
- The map shall show a statement of restrictive covenants.
- Applicant to pay city engineer's invoiced costs, including map check & Certificate of Compliance. Applicant to pay actual consultant costs, if applicable.
- \$640.00 FOR EACH FINAL MAP**

**NOTE: At least one copy of all maps, site plans, elevations, etc., must be provided as an 8.5 X 11 reproducible copy.**

Additional information may be required by the Community Development Director during review of your application. Environmental assessment is required for all projects. If your project is not categorically exempt, environmental documents will be prepared and filed at the applicants cost.

**Note: Should your project require an environmental review, the applicant is responsible for the environmental filing fees (effective 1-1-2021) as follows:**

- |  |           |
|--|-----------|
| • Negative Declaration (ND) or Mitigated Negative Declaration (MND)* | \$2480.25 |
| • Environmental Impact Report (EIR)*                                 | \$3445.25 |
| • Environmental Document Pursuant to a Certified Regulatory Program* | \$1171.25 |
| • County Clerk Processing Fee  | \$57.00   |
- (\*Department of Fish and Game Fees)



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## Application for Final Map

Project #/Name: \_\_\_\_\_

\_\_\_\_\_  
Applicant Name

\_\_\_\_\_  
Mailing Address/City/State/Zip

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Email

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Mailing Address/City/State/Zip

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Email

\_\_\_\_\_  
Project Location

\_\_\_\_\_  
Assessor Parcel Number(s) APN:

**Certification:** The above information as well as the materials submitted herewith in support of this application are to the best of my/our knowledge, true and correct.

### SIGNATURES:

**APPLICANT:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**OWNER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_