



4E | Division of Lot

TABLE OF CONTENTS

PART I.	REQUIREMENTS
PART II.	DATA AND REPORTS
PART III.	FINAL MAP
PART IV.	FINDINGS
PART V.	SIGNATURE

PART I. REQUIREMENTS

TENTATIVE MAPS

Tentative Maps shall be prepared in a manner acceptable to the Community Development Department (CDD)/ Engineering Division and Engineer Services Manager prior to filing a Division of Lot application with the CDD/Planning Division as per the below listed requirements. The Tentative Map does not need to be prepared by a California Registered Civil Engineer or a California Licensed Surveyor; however, the Tentative Map must be neatly prepared to scale with drafting instruments and dimensioned with record distances. The Tentative Map shall be clearly and legibly drawn at a scale not less than 100 feet to the inch (1" = 20') and shall contain not less than the following:

1. General Information on Map:
 - a. The tentative subdivision number, (obtain from County Engineer www.DPW.LACounty.gov), subdivision name and type of subdivision;
 - b. The date of submittal, north arrow, scale, and contour interval;
 - c. The name, address and phone number of the record owner, the subdivider and the map preparer;
 - d. The legal description of the land within the subdivision;
 - e. Existing and proposed land use;
 - 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; and
 - g. Indicate purpose of map; i.e., condominium, reversion to acreage, etc.
2. Existing Improvements/Topography:
 - a. Existing approximate contours where the differential between the highest and lowest points on any lot within the subdivision exceeds 12'. Such contour lines shall be at two-foot intervals. For developed areas, give elevations for streets and alleys (I.E., C.L., F.L., T.C., E.P., etc.) include 50' on each side of subject property;
 - b. The locations, names and widths of all existing and proposed streets and easements in the subdivision and along the boundaries thereof. Show any existing street improvements;
 - c. The approximate outline, location, and land use of any existing buildings to remain in place;
 - d. Type, circumference and dripline of existing trees and any trees proposed to be removed;
 - e. 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;
 - f. The location and size of existing sanitary sewers, water drains;
 - g. The approximate slope of existing sewers and storm drains;
 - h. The location of existing utility lines (overhead or underground) on peripheral streets;



4E | Division of Lot

- i. The location, pavement and right-of-way width, grade and name of existing streets or highways; and
- j. The widths, location and identity of all existing easements.

3. Proposed Improvements

- 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 approximate contours where the differential between the highest and lowest points on any lot within the subdivision exceeds 12'. Such contour lines shall be at two-foot intervals. For developed areas, give elevations for streets and alleys (I.E., C.L., F.L., T.C., E.P., etc.) include 50' on each side of subject property;
 - 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.
 - l. Tie the lot to the nearest cross street and show the distance between them.
 - m. Approximate lot layout, (number each lot) total number of lots and dimensions of each lot.
 - n. Gross area of subdivision, net area (after dedication) and lot area shall be given in square footage. Flag lots to show area with and without flag portion.
 - o. Proposal for disposal of drainage and sanitary sewage.
4. If the subdivider intends to lease out an element of the proposed subdivision (i.e., Land-Lease under a condominium) the details of the lease must be on the Tentative Map and must be approved by Planning Commission.
 5. In the case of a Vesting Tentative Map, the applicant must also submit the appropriate project design plans at the time the map is approved to form as per the City of Torrance Municipal Code, Section 92.29.32.
 6. The Tentative Map shall be prepared in accordance with the State Subdivision Map Act and City of Torrance Municipal Code, Division 9.



4E | Division of Lot

PART II. DATA AND REPORTS:

The Tentative 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.

3. Environmental Review:

Environmental review shall be completed accordance with the provisions of the California Environmental Quality Act (CEQA), Refer to Worksheet No. 5 (Environmental Assessment Form) for additional information.

4. Other Reports:

The applicant shall submit any other reports required by the Torrance Municipal Code (TMC), Ordinances or Resolutions or deemed reasonably necessary by City staff.

PART III. FINAL MAPS

1. All Final Maps shall be prepared in accordance with the State Map Act and City of Torrance Municipal Code, Division 9.
2. A Parcel Map is required for any subdivision creating four or less parcels or condominiums.
3. A Tract Map is required for any subdivision creating five or more parcels or condominiums (see exceptions below).
 - a. The land before division contains less than five acres; each parcel created by the division abuts upon a maintained public street or highway and no dedications or improvements are required by the Legislative Body;
 - b. Each parcel created by the division has a gross area of 20 acres or more and has an approved access to a maintained public street or highway;
 - c. The land consists of a parcel or parcels of land having approved access to a public street or highway which comprises part of a tract of land zoned for industrial or commercial development, and which has the approval of the Governing Body as to street alignments and widths; or
 - d. Each parcel created by the division has a gross area of not less than 40 acres or is not less than a quarter of a quarter section.
 - e. The land being subdivided is solely for the creation of an environmental subdivision pursuant to Section 66418.2. f. A Parcel Map shall be required for those cases described above in a., b., c., d., and e.



City of Torrance, Community Development Department, Planning Division

3031 Torrance Boulevard, Torrance, CA 90503, Telephone (310) 618-5990

4E | Division of Lot

4. The Final Map shall be prepared by a California Registered Civil Engineer or a California Licensed Surveyor.
5. Written permission must be obtained from the City Engineer's office to complete a Final Map from record data.
6. Map checking for the City of Torrance is done by the L.A. County Engineer (900 S. Fremont, Alhambra, CA 91803, 626-458-4930).
7. It is recommended that a copy of the Final Map be submitted to the Torrance Community Development Department/Engineering Division prior to (or concurrently with) submission to the L.A. County Engineer.
8. Submit a copy of all field notes to the Torrance Community Development Department/Engineering Division (8½" x 11" preferred). Tie notes must be submitted for all centerline monuments set or for those monuments utilized that do not have tie notes on file.
9. The City of Torrance must be provided with copies of the recorded map. It is recommended that copies of the Final Map be ordered when it is recorded. This will prevent delays in your project.

Required copies for Tract Maps:

- 1 Mylar and 5 Bond.

Required copies for Parcel Maps:

- 1 Mylar and 5 Bond.

10. The Final Map must be recorded within two years of Planning Commission approval, although time extensions may be applied for a maximum of two (2) years.

(complete the findings on the following page)



4E | Division of Lot

DIVISION OF LOT FINDINGS:

Street Address and/or Assessor Parcel Nos. (APNs)

PART IV. FINDINGS:

The findings below are for the following type of Use Permit:

- Division of Lot – Residential Only
- Division of Lot – Lot Consolidation/ Reversion to Acreage
- Division of Lot – Commercial and/or Industrial (Non-Residential)
- Division of Lot – Mixed Use
- Division of Lot – Lot Line Adjustment

Before a Division of Lot may be granted, all of the following findings must be made in the affirmative. If more than one Division of Lot is requested, separate findings shall be required:

- A. That the proposed map is consistent with applicable general and specific plans as specified in Section 65451 of the California Government Code:

- B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans:



4E | Division of Lot

C. That the site is physically suitable for the type of development:

D. That the site is physically suitable for the proposed density of development:

E. That the design of the subdivision or the proposed improvement are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat:



4E | Division of Lot

- F) That the design of the subdivision or the type of improvements in not likely to cause serious public health problems:

- G) That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.



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4E | Division of Lot

Refer to TorranceCA.gov/PlanningDivision for access to the City's General Plan, Land Use Code, and other planning documents.

PART V. SIGNATURE:

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

Signature

Date

Name (print)

Phone No. and/or E-mail Address