LIVERMORE
CALIFORNIA

TENTATIVE PARCEL OR TENTATIVE TRACT MAP

How to apply for a Tentative Parcel or Tentative Tract Map

What is the difference between the two types of maps?

A Tentative Parcel Map is for the development of four (4) of fewer parcels while a Tentative Tract Map is for the development of five (5) or more parcels. A Tentative Map must be consistent with the City's General Plan, and must include public improvements as required by the Engineering Division.

How do I prepare a Tentative Map?

You must employ the services of a qualified engineer or surveyor to draw the map.

Who decides whether to approve a request for a Tentative Map?

A Tentative Parcel Map for four (4) or fewer lots is approved by the Planning Commission. A Tentative Tract Map for five (5) or more lots is approved by the City Council.

How long does the process take?

Three to five months depending on the complexity and completeness of the application. The period will be longer if an Environmental Impact Report (EIR) is required. For details about EIR requirements, see the Environmental Assessment information sheet.

What Documents do I Submit?

- A completed application form signed by the property owner
- Application Fee - Refer to Fee Sheet
- Project Description
- Site Photographs
- Environmental Assessment Form
- 36 copies of the map folded down to 9"x12" depending on application type (determined on application form)
- Legal Description - Metes and Bounds for Existing and Proposed parcels
- Initially, 16 copies of the site plan (see attached)
- Title Report
- Scenic Corridor and School Mitigation information, if necessary
- Soils Report
- One 8.5" x 11" reduction of all drawings on paper
- One 8.5" x 11" transparencies