

SUBDIVISION FLOWCHART

Mapping and DRE Processing

Land Aquisition

A. Offer and Acceptance	Builder/Developer
B. Escrow and Closing	
1. Inform BRE Processing Dept.	Escrow
2. Inform Engineer	Builder/Developer

Meet With Planning Agency

Builder/Developer/Engineer

- A. Sketch of Proposal
- B. Discussion of General Requirements

Tentative Map Drawn

Engineer

A. Request Preliminary Title Report	Engineer
B. File Tentative with Planning Agency	Engineer
1. Copies sent to interested public agency	Planning Dept.
2. Meeting of the Subdivision Review Committee	Planning Dept.
3. Map Placed on agenda of Board of Supervisors of City Council	Planning Dept.
C. Tentative Map review by Board or Council	
1. Approval with no changes	
2. Conditionally approved	
3. Map returned to Engineer	
D. Copy of approved Tentative Map and Conditions of Approval sent to BRE Processing Dept.	Engineer

The Following Three Steps Occur Concurrently

A. BRE Processing Dept. begins paperwork necessary for BRE submittals	FNTG BRE Processing Dept.
B. Engineer begins final work	Engineer
1. Full survey of property to be developed	
2. Drawing of Final Map incorporating changes required by planning agency	
3. Soils studies	
A. Ground fill	
B. Compaction	
4. Architect begins drawing structural plans	

Submittal For Preliminary (Pink) Public Report to BRE (if applicable)

FNTG BRE Processing Dept.

- A. Pink report (allow 10 working days)

Submittal For Final (White) Public Report

FNTG BRE Processing Dept.

- A. Quantitive Deficiency and /or assignment to a deputy within 15 days
- B. Qualitative Deficiency within 60 days

Developer Obtains Necessary Bonds or Makes Cash Deposits

Builder/Developer

- A. Taxes
- B. Offsite Improvements

Developer Executes Subdivision Agreement with the City/County

Builder/Developer

Final Map Submitted to Planning Agency

Engineer

A. Approved by Planning	
B. Placed on consent calendar	Planning Dept.
C. Approved by Board or City Council	
D. Forwarded to County Recorder	Board/City Council
1. Recorder informs FNTG when map is ready to record	
2. FNTG issues Subdivision Guarantee	FNTG BRE Processing Dept.
3. FNTG records Map along with Guarantee, CC&Rs, and Loan documents (if applicable)	FNTG BRE Processing Dept.

Final Documents are Gathered and Submitted to the BRE for Approval, Along with any other Outstanding Deficiencies

Receipt of Final Public Report

- A. Master files prepared for Developer and Escrow