



BEAUMONT PLANNING DEPT.
550 E. 6th Street
Beaumont, CA 92223
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BeaumontCa.gov

TENTATIVE MAP SUBMITTAL **REQUIREMENTS**

- Tentative Parcel Map Deposit \$5,000.00
- Tentative Tract Map Deposit \$7,500.00
- Environmental Review Fee (if applicable) actual consultant cost plus 20% administrative fee
- \$2,345 per plan of 0-10 acres, \$3,465 per plan if above 10 acres for Water Quality Management Plan. To be entered and invoiced by Public Works(if applicable)

Please provide the information below when submitting the completed application:

- Completed Master Planning Application
- Tentative Parcel Map
- Environmental Application and Initial Study or other applications(if applicable)
- 2 sets of 300' property owner's notification list, radius map and labels (mailed in)(details on the next page)
- 2 copies of the Draft Water Quality Management Plan
- Grant Deed
- Title Report(pulled not longer than 6 months prior)
- Will-Serve Letter
- If not the property owner, provide a letter of authorization from the property owner or landlord

ALL DOCUMENTS SHOULD BE SUBMITTED ELECTRONICALLY UNLESS OTHERWISE NOTED

Note: Additional information may be required once the information submitted is reviewed and analyzed.

After 6 months without activity or written communications, the City of Beaumont shall deem the application abandoned, in which a new application and fees will be required.

REQUIRED PROPERTY OWNERS NOTIFICATION INFORMATION

1. TWO identical packages to be inserted in separate envelopes. These packages shall consist of the following:
 - a. Two (2) sets of 300' property owner notification lists.
 - b. A photocopy of the aforementioned labels.
2. Four typed sets of gummed labels of the applicant, owner, engineer, and representative with their mailing addresses. Do not include duplicate sets where applicant and owner, etc., are the same.
3. Certification by the Title Company, engineer, or surveyor that the above list is complete and accurate. The Tax Assessor's Office will not prepare or certify the property owner list.
4. One (1) exhibit/Map showing all parcels within 300 feet of the subject parcel. Each parcel should be labeled with property owner names.

TENTATIVE MAPS

Information to be provided on the Tentative Map:

- 1). Indicate the map number, title of map and legal description of property, not including tract/parcel name.
- 2). Show the name and address of owner and land divider, and the name of the person preparing the map.
- 3). Provide ownership information on additional property owned adjacent or contiguous to the land to be subdivided.
- 4). Indicate approximate acreage, overall dimensions, north arrow, scale, date, and (APN) Assessor Parcel Number.
- 5). Show subdivision boundary line and vicinity map showing relationship to the surrounding community.
- 6). Provide names, locations, rights-of-way, widths and improvements of adjacent streets, alleys, railroads and existing structures, both above and below ground.
- 7). Provide names, locations, widths of rights-of-way for proposed streets, alleys and easements, and the approximate grade of proposed and existing streets and approximate street centerline radii of curves.
- 8). Specify streets, alleys and rights-of-way providing legal access to the property, as well as cross-sections of proposed and existing roadways.
- 9). If private streets are proposed, they shall be noted on the tentative tract/parcel map.
- 10). Provide contact information of all utility purveyors and any locations of existing public utility easements.
- 11). Indicate watercourses, channels, existing culverts and drain pipes, including existing and proposed facilities for control of stormwaters
- 12). Indicate land subject to overflow, inundations or flood hazards.
- 13). Identify land or right-of-way to be dedicated to public use and rights-of-way for railroads and other uses.
- 14). Illustrate common areas and open spaces.

15). Identify proposed lot lines and approximate
 16). dimensions. Show adjoining property and lot lines.
 17). Show contours, with maximum intervals as follows:

<u>Slope</u> (in percent)	<u>Interval</u> (in feet)
0 to 4.99	1
5 plus	4

Copies of U.S.G.S. maps are not acceptable.

18). Site grading:

- Whenever any area of the proposed subdivision has a gradient of five percent or more, as measured between natural contours, the following information shall be shown on or accompany the tentative map:
 - The proposed cuts and fills in the subdivision.
 - The elevations of all individual building pads in the subdivision.
 - The elevations at the perimeter of the subdivision.
 - The relationship to adjoining land and development.
- The finished grade elevations on the final grading plan where the gradient is five percent or more and shall not vary more than two feet, plus or minus, from the difference in elevations shown on the approved tentative map,
- On gradients less than five percent, when elevations are not shown on the tentative map, the finish grade elevations shall not create cuts or fills of more than four feet, plus or minus, from the natural contour.

19). Indicate existing use of property immediately surrounding the tract.

20). Show existing zoning, General Plan designation, proposed land use (single-family, multiple-family, business, industrial), and flood zone designation with panel number.

21). Provide minimum, maximum, and average lot sizes.

ACCOMPANING INFORMATION TO BE PROVIDED:

- A. Report and written statements on the following matters shall accompany the tentative map:
 1. Proposed method of control of stormwater, including data as to amount of runoff, and the approximate grade and dimensions of the proposed facilities;
 2. Include three copies of the Draft Water Quality Management Plan
 3. A written statement stating that:
 - a. The Beaumont-Cherry Valley Water District has agreed in writing to serve all lots in the land division; or
 - b. The land divider has an acceptable application for a water purveyor permit on file with department of public health; or
 - c. The land divider has agreed in writing to form a domestic water system under permit from the proper authorities to serve the land division;
 - d. The land divider has filed with the health department information regarding the quantity and quality of water of any wells existing on the property, and the estimated cost of drilling a well on the property.
 - e. A written statement stating the type of sewage disposal that will be used. If on-site sewage disposal is proposed, the public works director shall require soil percolation tests or other pertinent information.
- B. If the land division within a special studies zone shown on the map prepared by the State Geologist pursuant to the Alquist-Priolo Geologic Hazard Zone Act, a geologic report or waiver thereof pursuant to the provisions of Riverside County Ordinance No. 547 shall accompany the tentative map. (Ord. 547 S5.1, 1983)