



City of Beaumont

Planning Department
 550 E. 6th Street
 Beaumont, CA 92223
 (951) 769-8518
 www.ci.beaumont.ca.us

For Office Use Only

Case	_____
APN	_____
Fees:	_____ Receipt No. _____
Date	_____ Initials _____

PARCEL MAP APPLICATION

Please follow the “checklist” provided when submitting your project for consideration.

<u>Included</u>	<u>Number of Copies Required</u>	<u>ITEM</u>
_____	N/A	\$1,723.00 deposit payable to the City of Beaumont
_____	35	Copies of Tentative Parcel Map*
_____	1	This signed and completed Parcel Map Application.
_____	3	8 ½” x 11” / 11” x 17” reduced copy of the Tentative Map.
_____	1	Environmental Application forms and Initial Study (If Applicable)
_____	2	Sets of 300’ property owners notifications.
_____	3	Draft Water Quality Management Plan and fee (\$5,418.33 for 0-10 acres or \$7,199.45 for over 10 acres)

*All maps must be folded to the approximate size of 8” x 11”.

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.

TENTATIVE MAPS
INFORMATION REQUIRED

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 dimensions.

_____ 16). 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:

- a. 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:
 - i. The proposed cuts and fills in the subdivision.
 - ii. The elevations of all individual building pads in the subdivision.
 - iii. The elevations at the perimeter of the subdivision.
 - iv. The relationship to adjoining land and development.
- b. 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,
- c. 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)

REQUIRED PROPERTY OWNERS NOTIFICATION INFORMATION

The following items will be required at the time of filing of the application.

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.



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PARCEL MAP

(Please print in Black ink or
type in Black ink – Thank You)

1. Landowner's Name _____ Phone _____
2. Landowner's Address _____ Zip Code _____
3. Fax Number _____ E-Mail _____
4. Applicant's Name _____ Phone _____
(write "same" if owner)
5. Applicant's Address _____ Zip Code _____
6. Fax Number _____ E-Mail _____
7. Project Name _____
8. Project Address _____
(If no street address, briefly give description and location to nearest intersection)
9. Engineering/Survey Firm's Name _____
10. Engineering Contact _____ Phone _____
11. Gross Lot Size _____ acres _____ square feet
12. Net Lot Size _____ acres _____ square feet
13. APN _____
14. Brief Project Description _____

15. Does your project require public road extensions? _____ How Many? _____
What widths? _____ What is the total of their lengths? _____
What is the total square footage of new roads? _____

16. Is the property in escrow? _____ Closing date? _____
17. Does this project require private easements for access? _____
18. Are there any existing structures or uses on this property? _____
 If yes, please list these structures and uses: _____

19. Does your project require use of any existing structures? _____
 If yes, indicate on site and include: pump house, power poles, septic systems, water treatment facilities. _____

20. Do you need approvals of any agencies other than the City Council/Planning Commission before the project may be implemented? _____ If yes, explain and if permits have been obtained, specify when, Case No.(s) _____ agency representative handling project, and copy of permit. Have you submitted a copy of the permit in your application? _____
22. Is your project in any public:
 a) Water District? ___ Yes ___ No Name: _____
 b) Sanitary District? ___ Yes ___ No Name: _____
23. Does either the Water or Sanitary District have a declared moratorium? ___ Yes ___ No.
 If yes, is your project exempt? ___ Yes ___ No
24. Will water for domestic use come from water well? ___ Yes ___ No;
 Spring? ___ Yes ___ No; Creek ___ Yes ___ No;
 a) Will it be on-site? ___ Yes ___ No. (if yes, show location on site plan and distance from septic system).
25. Will sewage disposal be by private septic system; with leach lines; ___ Yes ___ No
 With dry wells ___ Yes ___ No.
 a) Will it be on-site? ___ Yes ___ No. (If yes, show location on site plan).
 b) Does it exist? ___ Yes ___ No.
 c) Will it be within 200' of any water course or water well? ___ Yes ___ No.
26. Method of Fire Protection:
 a) Existing Standard Hydrant ___ Yes ___ No
 b) Proposed Standard Hydrant ___ Yes ___ No
 c) Driving Distance to Hydrant _____.
 d) Show location(s) on map.
27. Access for fire trucks, describe: _____

28. Do any of the existing owners of the present property own or have partial ownership in contiguous properties? ___Yes___No. If yes, please explain and give Assessor's Parcel Number(s) and copies of latest property tax bills.

29. Is this property being divided currently in escrow or otherwise in the process of being sold?___Yes___No.

NOTE: All applications for a land division where the property is in escrow or otherwise in the process of being sold must include a separate and complete list of the person or persons involved in the purchase of the property being divided.

30. Do the persons involved in the purchase of the property being divided own, have an interest in the ownership or have owned any contiguous property?___Yes___No.

31. **CERTIFICATION OF ACCURACY AND COMPLETENESS:** I hereby certify that to the best of my knowledge the information in this application and all attached answers and exhibits is true, complete, and correct. All signatures must be completed. If one or more of these signatures are the same simply re-sign. Thank You.

Print Name and Sign- Applicant Date

Print Name and Sign- Landowner Date