



**BEAUMONT PLANNING DEPT.**  
550 E. 6th Street  
Beaumont, CA 92223  
(951) 769-8518  
BeaumontCa.gov

## **SPECIFIC PLAN/SPECIFIC PLAN AMENDMENT**

## **SUBMITTAL REQUIREMENTS**

- Specific Plan \$15,000.00 deposit
- Specific Plan Amendment \$7,500.00 deposit
- Environmental Review Fee (if applicable) actual consultant cost plus 20% administrative fee
- CEQA Environmental Document Filing Fee(if applicable) based on the California Department of Fish and Wildlife fees paid directly to the Riverside County Clerk following project approval

**Please provide the following information when submitting:**

- Completed Master Planning Application
- Site Plan showing of the property and surrounding area. Site plan must show existing General Plan and Zoning designations, existing land uses, and proposed use.
- Specific Plan Document
- Other completed applications such as Environmental Review and related documents
- Grant Deed
- Title Report (pulled within past 6 months)
- 2 Sets of 300' property owner notification list, radius map and labels (mailed in to the Planning Department) (details on next page)
- GIS files for the project area
- If not the property owner, provide a letter of authorization from property owner or landlord

**Specific Plan format provided on subsequent pages**

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 labels.
  - b. A photocopy of the aforementioned labels.
2. Four typed sets of 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.

**PROPOSED SPECIFIC PLAN FORMAT**  
(Refer to Section 65451 of the Government Code)

**TITLE PAGE:** Type of Plan, Name of Project, Name of Applicant, Date, Agency/Staff/Certification of Adoption.  
Introduction

**SECTION I:** A. Background (on project, reasons for Specific Plan)  
B. Purpose (of Specific Plan – 5 years)  
Brief description of Property (Entire Ownership)

**SECTION II:** A. Location, Acreage, Legal Description, Natural and Manmade Features  
On-site and in General Vicinity.  
B. Maps:  
1. Vicinity  
2. Current Zoning and Land Uses as designated on Beaumont General Plan  
3. Current Land Uses in the Vicinity

**SECTION III:** Description of Planning Area(s) (5 year phase)  
A. Planning Objectives/Concept  
B. Land Uses: Residential, Commercial, Parks and Open Space, Circulation  
C. Phasing  
D. Map: Depicting the Information Described Above, Include Lot Layout Conformance with and Implementation of the Beaumont General Plan. Describe how the proposed project conforms with and implements the goals and objectives of each of the following General Plan Elements:

A. Open Space Element  
B. Land Use Element  
C. Circulation Element  
D. Recreation Element  
E. Seismic Safety Element  
F. Scenic Highway Element  
G. Public Safety Element  
H. Noise Element  
I. Housing Element  
J. Conservation Element  
K. Energy Element

Treat each element separately.

**REFERENCES****REGULATIONS, CONDITIONS & PROGRAMS**

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(Objectives, policies and action programs of those categories that pertain to the proposed project)

(Discuss all detailed regulations, conditions, programs and proposed legislation necessary or convenient for the systematic implementation of each objective listed, according to Section 65451 of the Government Code.)

**SECTION V:** Implementation, Briefly discuss discretionary (Rezone, Special Use Permit, Tentative and Final Maps) and ministerial (Grading and Building) permits that may be required.

Appendices

**SECTION VI:**

- A. Background/Supportive Studies
- B. Appendices to be Listed According to Each General Plan Element or Environmental Analysis Item.