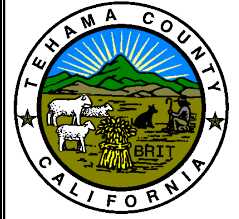


TEHAMA COUNTY PLANNING DEPARTMENT

444 Oak Street, Room "1", Courthouse Annex Second Floor
Red Bluff, California 96080
Telephone (530) 527-2200 Fax (530) 527-2655 Email: planning@co.tehama.ca.us



PARCEL MAPS & TRACT MAPS CHECKLIST

ITEMS REQUIRED FOR SUBMITTAL OF PARCEL MAPS

- | | | |
|-----|--|------------------------|
| 1. | + Twelve (12) copies of tentative map | |
| 2. | + One reduced copy (8 1/2" x 11") of tentative map | Tentative Parcel Map |
| 3. | + Master Application Form | Fee is \$4,854.00 plus |
| 4. | + Preliminary Title Report (dated within 30 days) | \$110.00 per lot. |
| 5. | + Deed of Ownership | |
| 6. | + Any exception requests necessary | |
| 7. | + Receipt from Tehama County Fire Department/CDF | |
| 8. | + Northeast Information Center Fee, \$75.00 made out to Northeast Information Center | |
| 9. | + 7.5' topographical map indicating project location on 8 1/2" x 11" sheet | |
| 10. | + Environmental Information Form | |

ITEMS REQUIRED FOR SUBMITTAL OF TRACT MAPS

- | | | |
|----|--|---------------------|
| 1. | + Seventeen (17) copies of tentative map <u>and</u> a sepia | Tentative Tract Map |
| 2. | + One reduced copy (8 1/2" x 11") of tentative map | \$1,855.00 plus |
| 3. | + Master Application Form | \$110.00 per lot |
| 4. | + Preliminary Title Report (dated within 30 days) | |
| 5. | + Deed of Ownership | |
| 6. | + Any exception requests necessary | |
| 7. | + Receipt from Tehama County Fire Department/CDF | |
| 8. | + Northeast Information Center Fee, \$75.00 made out to Northeast Information Center | |
| 9. | + 7.5' topographical map indicating project location on 8 1/2" x 11" sheet | |

Applications will not be processed until all required items are submitted and fees are paid.

NOTE: AFTER PROJECT IS APPROVED THE FOLLOWING SHALL APPLY:

Pursuant to Fish and Game Code Section 711.4 and California Code of Regulations (CCR) Title 14, Section 753.5, the applicant shall provide to the Tehama County Planning Department an **Environmental Filing Fee plus a County filing fee (See fee schedule) payable to the Tehama County Clerk.** The Planning Department shall submit the Environmental Filing Fee to the County Clerk and file the CEQA Notice of Determination. (Note: Failure to **provide the payment within five days of project approval** may subject the project to extended judicial review. Further, if the Environmental Filing Fee is not paid an enforceable lien may be perfected pursuant to Chapter 14 commencing with Section 7150 of the Government Code.)

**PLEASE MAKE SURE THE FOLLOWING ARE INCLUDED TO AVOID MAP PROCESSING DELAYS!
FAILURE TO PROVIDE THE FOLLOWING INFORMATION WILL RESULT IN DETERMINATION BY THE
PLANNING DEPARTMENT THAT THE APPLICATION IS INCOMPLETE AND
WILL NOT BE PROCESSED.**

A. TENTATIVE MAP SUBMITTAL CHECK LIST

The following items are required to be shown on each tentative map at the time of submittal:

MAP LAYOUT

- Map sheet size: 18" x 26", 24" x 36" or 36" x 48" (show 1" border each edge)
- Scale- Not less than one inch equals 100 feet (unless otherwise approved)
- North Arrow – Orient north either up the sheet or to the left
- Sheet index (on cover sheet)
- Vicinity Map – showing closest major road intersection / scale not required
- Data shown in (U.S. survey) feet and hundredths thereof
- Scale—not less than one inch equals 100 feet (or alternate scale if necessary for clarity)
- Total acreage of subject property

Title Block Information Requirements

- Title Block shall be situated in lower right corner of map (preferred)
- Tentative Tract or Parcel Map# (Note "Vesting Map" of applicable)
- Assessor Parcel Number (APN)
- Specify phases (if applicable)
- Description of subject property
- Zoning
- Land Use – existing and proposed
- Soil Classification
- Water District
- Flood Hazard
- Date of Tentative Map

Owner's Information

- Owner's Consent Statement – signed statement of consent to subdivide property.
- Name
- Address
- Phone#

Responsible Engineer / Surveyor Information

- Business name – mailing address – phone# – fax#- e-mail
- Name of contact person
- Name of responsible PLS or RCE with registration number when engineered plans/information are submitted.

Lot Requirements

- Configuration meets zoning requirements
- Designation – numbered or lettered
- Acreage (nearest 1110th acre)
- Boundary monument identification
- Found monument description -type, size, markings, record reference, etc.
- Show existing fence line / natural features that may indicate occupation lines

Site Topography (Hydraulics / Drainage)

- Delineate contour lines (one foot intervals)
- State the source datum of contours
- Locate official bench marks (U.S.C. & G.S., BLM, etc.)
- Identify existing water courses (including ephemeral creeks)
- Name of course
- Locate thread / flow line of creek
- Indicate direction of flow
- Top of bank (if definable)
- Natural springs

Flooding / Inundation Information

- Delineate Special Flood Hazard Area – Zone "A" (100 year flood plane) and Flood Insurance Rate Map (F.I.R.M.) community-panel# & revision date
- Delineate Flood Way and Flood Way Map community-panel & revision date
- Delineate areas that are subject to inundation

Potable Water

- Locate existing wells on subject property and adjoining parcels
- Location of proposed domestic water supply or well setbacks (if required)

Sewage Disposal Sites

- Locate existing sewage disposal systems on subject property and adjoining parcels
- Location of proposed sewage disposal sites and replacement areas

Public Utilities and Easements (P.U.E.)

- Existing – reference instrument O.R., P.M., MAPS, etc...) creating said easement
- Proposed easements
- Name of provider for electrical, communication, natural gas, cable T.V., etc..)
- "Will Serve" letter from provider (required on subdivisions only)

Existing Structure /Improvements

- Map and label existing roads
- Footprint of existing structures
- Proposed improvements, if known

Restrictive Easements / Reservations (existing and proposed)

- Delineation of Building Setback Lines (BSL) existing and proposed
- Riparian setbacks
- Wetlands
- Non-vehicular access strip
- Other

Delineation of Trees and Species Protected Flora (if known)

- Trees 12" in DBH and larger
- Trees / vegetation creating sight distance impediments
- Protected species of flora (if known)
- Other descriptive information

Roadway Information

- Indicate if streets are to be public or privately maintained
- Proposed roadway cross-sections
- Designate roads by letter (ex. Road "A", "8", etc...) or proposed name (optional)
- Right-of-way widths & return radii at intersections
- Tangent (bearing and distance) & curve (delta, radius, length)
- Limits of cut / fill slopes
- Approximate volume (cubic yards) of cut / fill moved for proposed construction
- Proposed grade breaks
- Proposed drainage changes

Potable Water Information Sheet (required on large developments)

- Source of potable water (Groundwater or Community System)
- Pipe diameter (in inches)
- Fire hydrant locations

Sanitary Sewer Information Sheet (required on large developments)

- Source (Community System or Individual System)
- Pipe diameter (in inches)
- Manhole and clean-out locations
- Indicate direction of flow

Grading and Drainage Information Sheet (required on large developments)

- Standard lot grading detail
- Storm drain pipe diameter (in inches)
- Drain inlet location and elevation
- Manhole locations
- Indicate direction of flow

"EXCEPTION REQUESTS" – Exception Requests, if any, shall be submitted in writing to Tehama County Planning Department (TCPD) at time of initial application. All exception requests shall thoroughly describe the circumstances that necessitate the need for exception requested along with proposed alternative.

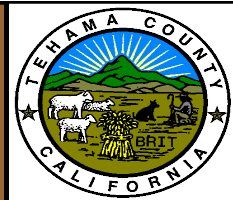
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Kristen Maze- Director of Planning

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SUBDIVIDER CERTIFICATION REGARDING REMAINDER PARCEL

_____ has filed with the County of Tehama an application for a Tentative Parcel Map for a Minor Subdivision (TPM_____). The application proposes to subdivide the land into four lots plus a "Remainder Parcel." The California Subdivision Map Act and the Tehama County Subdivision Ordinance generally require that a Tentative Map for a Major Subdivision be filled to divide land into five or more lots. A Tentative Parcel Map for a Minor Subdivision may be used to create up to four lots plus a Remainder Parcel, in cases where the subdivider does not intend to sell, lease or finance the Remainder Parcel.

I, _____, **swear under penalty of perjury that I do not intend to sell, lease, or finance the Remainder Parcel designated in my application for TPM_____ and that I do not intend to circumvent State Law and County Ordinances by applying for a Minor Subdivision.** I understand that the County intends to rely upon my sworn statement in determining whether to grant my application for a Minor Subdivision. I further understand that this sworn statement can be used as evidence in any court in the State of California.

The purpose for which I propose to create the Remainder Parcel is as follows:

I acknowledge that if I later decide to sell, lease, or finance the Remainder Parcel, I must first obtain a Certificate of Compliance or Conditional Certificate of Compliance from the County. I understand that when the County issues such a Certificate, the County may impose the same requirements it would have imposed if I had originally applied for a Tentative Map for a Major Subdivision.

I declare under penalty of perjury that the foregoing is true and correct. Executed this ____ day of _____, 20 ___, in the County of Tehama, California:

Applicant: _____