



Tentative Tract Map and
Vesting Tentative Tract Map Application

City of Indian Wells
Community Development Department
44-950 Eldorado Drive
Indian Wells, CA 92210
760.776.0229 (V) 760.346.0407 (F)
www.CityofIndianWells.org

TENTATIVE TRACT MAP

TENTATIVE TRACT MAP. The purpose of this application is to consider a tentative tract map (TTM) as required in connection with an application for a subdivision of land pursuant to the Subdivision Map Act. The applicable code sections dealing with TTMs are 20.12, 20.16, and 20.20 and should be consulted for complete information.

TTMs and Vesting TTMS can be permitted only if granted by the planning commission and city council in a public hearing and if all requirements for a TTM or Vesting TTM are met. Prior to filing a TTM, a tract number shall be obtained from the surveyor. Within a period of 36 months after the date of approval or conditional approval of the TTM by the city council, the subdivider shall cause the subdivision to be surveyed, and a final map to be prepared in accordance with the TTM as approved, and filed in accordance with the Subdivision Map Act and the Municipal Code.

Upon written application of the subdivider, an extension not exceeding a total of three additional years may be granted by the council.



City of Indian Wells Community Development Department
 44-950 Eldorado Drive
 Indian Wells, CA 92210
 760.776.0229 (Telephone) 760.346.0407 (Fax)
 www.CityofIndianWells.org

Date Received: _____

Case Number(s): _____

1. Property Location

Address of Subject Property: _____

Zone District: _____ Assessors Parcel Number: _____

2. Project Description

Project Description: _____

3. Applicant

Name: _____ E-mail: _____

Address: _____ Phone: _____

City: _____ State: _____ Zip: _____ Fax: _____

4. Property Owner

Name: _____ E-mail: _____

Address: _____ Phone: _____

City: _____ State: _____ Zip: _____ Fax: _____

I hereby certify that I am the owner of record of the property described in Box #1 above and that I approve of the requested action herein and that the foregoing statements and answers herein contained and the information herein submitted are in all respects true and correct to the best of my knowledge and belief.

Signature of Owner: _____ Date: _____

City Staff will complete all items below in boxes #5 and #6.

5. Application Type

- | | |
|---|---|
| <input type="checkbox"/> Staff ALC Review | <input type="checkbox"/> Parcel Map |
| <input type="checkbox"/> Full ALC Review | <input type="checkbox"/> Planned Sign Program/Sign Permit |
| <input type="checkbox"/> Administrative Relief | <input type="checkbox"/> Tentative Tract Map |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Temporary Use Permit – No Public Hearing |
| <input type="checkbox"/> Environmental Assessment | <input type="checkbox"/> Temporary Use Permit – Public Hearing |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Determination |
| <input type="checkbox"/> Municipal/Zoning Amendment | <input type="checkbox"/> Variance |
| | <input type="checkbox"/> Other _____ |

Application Fee

Fee(s): \$ _____

Receipt #: _____

6. Needed Action

	Date of Action	Action Taken
ALC		
Planning Commission		
City Council		
Comm. Development Director		
Other		

The project must comply with the requirements of ALL applicable City Codes and Ordinances.
 Please contact Staff with any questions regarding your application.
 Information and fees are subject to change.

TENTATIVE TRACT MAP

SUBMITTAL REQUIREMENTS CHECKLIST

- Application form with owner's and applicant's signature.
- Application fee as per the current fee schedule.
- Photographs of the existing property conditions.
- Letter of justification for the proposed TTM.
- Approval of any applicable homeowners' association.
- 6 copies of the TTM map (including one 11 x 17 inch reduction with the following information on the parcel map, except those items determined by the Community Development Director as not being pertinent to a particular subdivision:
 - (1) Tract number, title of map and legal description of property;
 - (2) Name and address of owner and subdivider;
 - (3) Name and address of person preparing map;
 - (4) Approximate acreage and overall dimensions;
 - (5) North point, scale and date;
 - (6) Subdivision boundary line and vicinity map;
 - (7) Names and book and page numbers of adjoining subdivisions;
 - (8) Names, locations and widths of adjacent streets;
 - (9) Identifying landmarks and existing structures, both above and below ground;
 - (10) Names, locations and widths of proposed streets;
 - (11) Indication of which streets and ways, if any, are private.
 - (12) Approximate grades of proposed and existing streets;
 - (13) Streets and rights-of-way providing legal access to the property;
 - (14) Excavations within two hundred feet (200') of the subdivision;
 - (15) Approximate radii of curves;
 - (16) Widths of alleys and easements;
 - (17) Names of utility companies serving the subdivision;
 - (18) Locations of existing and proposed public facilities;

TENTATIVE TRACT MAP

SUBMITTAL REQUIREMENTS CHECKLIST

- (19) Elevations of sewers at proposed main connections;
- (20) Existing culverts and drain pipes;
- (21) Watercourses and channels, including proposed facilities for control of storm waters;
- (22) Land subject to overflow, inundation or flood hazard;
- (23) Railroads and other rights-of-way into or through the subdivision;
- (24) Parks and other lands to be dedicated to public use;
- (25) Locations and dimensions of reservations;
- (26) Proposed lot lines and approximate dimensions;
- (27) Adjoining property and lot lines;
- (28) Setback lines from front streets and side streets;
- (29) Contours, with maximum interval as follows:

Slope	Interval
0-2%	2'
3-9%	5'
10% plus	10'

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

- (30) Existing use of property immediately surrounding the subdivision;
- (31) Proposed land use of all lots (e.g., single family or multifamily residential, commercial, industrial);
- (32) Source of water supply;
- (33) Method of sewage disposal;
- (34) Existing zoning and proposed zoning;
- (35) Location of all Class I and Class II bikeways conforming to State and County design criteria.
- (36) Location of all golf cart paths.

TENTATIVE TRACT MAP

SUBMITTAL REQUIREMENTS CHECKLIST

- Reports and written Statements on the following matters shall be provided by the City or the subdivider and shall accompany the tentative map. Items 9 to 19 as shown above must be submitted prior to approval, but do not need to accompany initial submittal.
- (a) Subdivision, building or development plan;
- (b) Written evidence that a water purveyor under permit has agreed in writing to serve all lots in the subdivision. Where the minimum lot size of all lots is two and one-half (2 1/2) acres or more, the subdivider shall not be required to have a water company under permit or to furnish water to each lot, but shall furnish a Statement of the quantity and quality of water of all wells existing on the property and the estimated current cost of drilling a well on the property;
- (c) Type of street improvements to be installed;
- (d) Utilities to be installed;
- (e) Proposed method of control of storm water, including data as to grades and dimensions of facilities;
- (f) Protective covenants proposed to be recorded;
- (g) If private streets are proposed, the method by which their maintenance will be accomplished and financed;
- (h) A written Statement from the Coachella Valley Water District stating the type of sewage disposal that will be permitted. To aid in this determination, such district may require soil percolation tests or other pertinent information;
- (i) A written Statement from the Riverside County Fire Marshall certifying the adequacy and feasibility of a fire control plan for any subdivision proposed to be located in areas designated as medium, high or extreme fire hazard areas by the Fire Marshall, or a Statement from the Fire Marshall that the proposed subdivision will not be located in any of these areas.
- (j) A landscape plan and irrigation management program for all common areas. The plan shall be submitted to the Coachella Valley Water District prior to permit issuance.

TENTATIVE TRACT MAP

SUBMITTAL REQUIREMENTS CHECKLIST

- (k) An energy and water conservation Statement which lists the measures to be taken by the applicant to reduce proposed energy and water consumption.
- (l) For any map which proposes private streets, the applicant shall establish a financial mechanism acceptable to and approved by the City for maintenance of private streets. The financial mechanism shall be established at the expense of the property owner. If street maintenance is to be financed through a homeowners' association, which has been found acceptable by the City, the property owner, concurrent with the recordation of a final map, shall execute and record a covenant obligating the homeowners' association to adopt and maintain a street sweeping program for all roadways within the map area.
- (m) Determination if the development activity is located within a "High Ecological Sensitivity" area, including the Coachella Valley Fringe-Toed Lizard habitat. Projects within environmental conservation area shall require submittal of a biological impact report and/or participation in any regional mitigation program.
- (n) The applicant shall submit a traffic study prepared by a traffic engineer licensed in the State of California identifying the traffic impacts associated with the proposed project and including design recommendations and mitigation measures, as appropriate, to address on- and off-site project impacts. Said traffic study shall examine methods of implementing a Transportation Systems Management (TSM) program with specific guidelines indicating strategies to reduce the amount of trips and increase the amount of non-vehicular transportation.
- (o) Written documentation from public transportation providers (SunLine Transit) concerning the incorporation of appropriate design consideration for inclusion into project design for the promotion of public transit ridership.
- (p) Written documentation from the affected school district that the students generated from the project can be accommodated within district facilities (Schools Impaction Statement)
- (q) Written documentation from the Riverside County Sheriff's Department that the project has incorporated all appropriate measures to accommodate emergency access, assure the the incorporation of "defensible space" strategies, and any other design

TENTATIVE TRACT MAP

SUBMITTAL REQUIREMENTS CHECKLIST

- recommendations to reduce potential demands upon police services.
- (r) Submittal of an emergency response plan.
 - (s) Determination if the development activity is located within a "Potential Archaeological or Paleotological Resource" area. Projects within these resource areas shall involve the preparation of an archaeological/paleotological study and report by a consulting archaeologist. If the development proposal is determined to affect Native American resources, then appropriate Native American groups or individuals shall be consulted in conjunction with report preparation and during formulations of recommendations.
- Information as required for a public hearing contained in Section 21.06.100(a) of the Municipal Code as applicable.
 - Environmental application.
 - Other information as required per the request of the Community Development Director.
 - Additional information required for a vesting tentative tract map may include: preliminary site plan, including approximate height, size, and locations of buildings; preliminary layouts for sewer, water, storm drain, road, and other infrastructure systems; uses to which the buildings and other private improvements will be put; conceptual grading plans; preliminary soils, drainage, and geological studies; and conceptual architectural plans for buildings.