

FINAL
MAY 1, 2018

SUNDANCE SPECIFIC PLAN

(Amendment of the Deutsch Specific Plan)



City of Beaumont, California

Applicant:

PARDEE HOMES

Prepared by:

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Final May 1, 2018

Amendment No. 3 to the Specific Plan

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Beaumont City Council Approval:

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May 1, 2018 (Amendment 3)

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I - Introduction

I. INTRODUCTION

A. LOCATION AND OVERVIEW

The Sundance Specific Plan (Specific Plan) project site is located within the north-eastern portion of the City of Beaumont (City) in the County of Riverside, just west of the City of Banning and south of the Community of Cherry Valley (refer to Exhibit 1, *Regional Vicinity Map*). The project site is located in the San Gorgonio Pass area joining Riverside and Perris Valley with Palm Springs and the Coachella Valley lower desert. Regional access is provided by Interstate 10 (I-10) from Pennsylvania Avenue, and Highland Springs Avenue (refer to Exhibit 2, *Location Map*). The Sundance Specific Plan site is bounded by Brookside Avenue to the north, Highland Springs Avenue to the east, Eighth Street to the south and Cherry Avenue to the west.

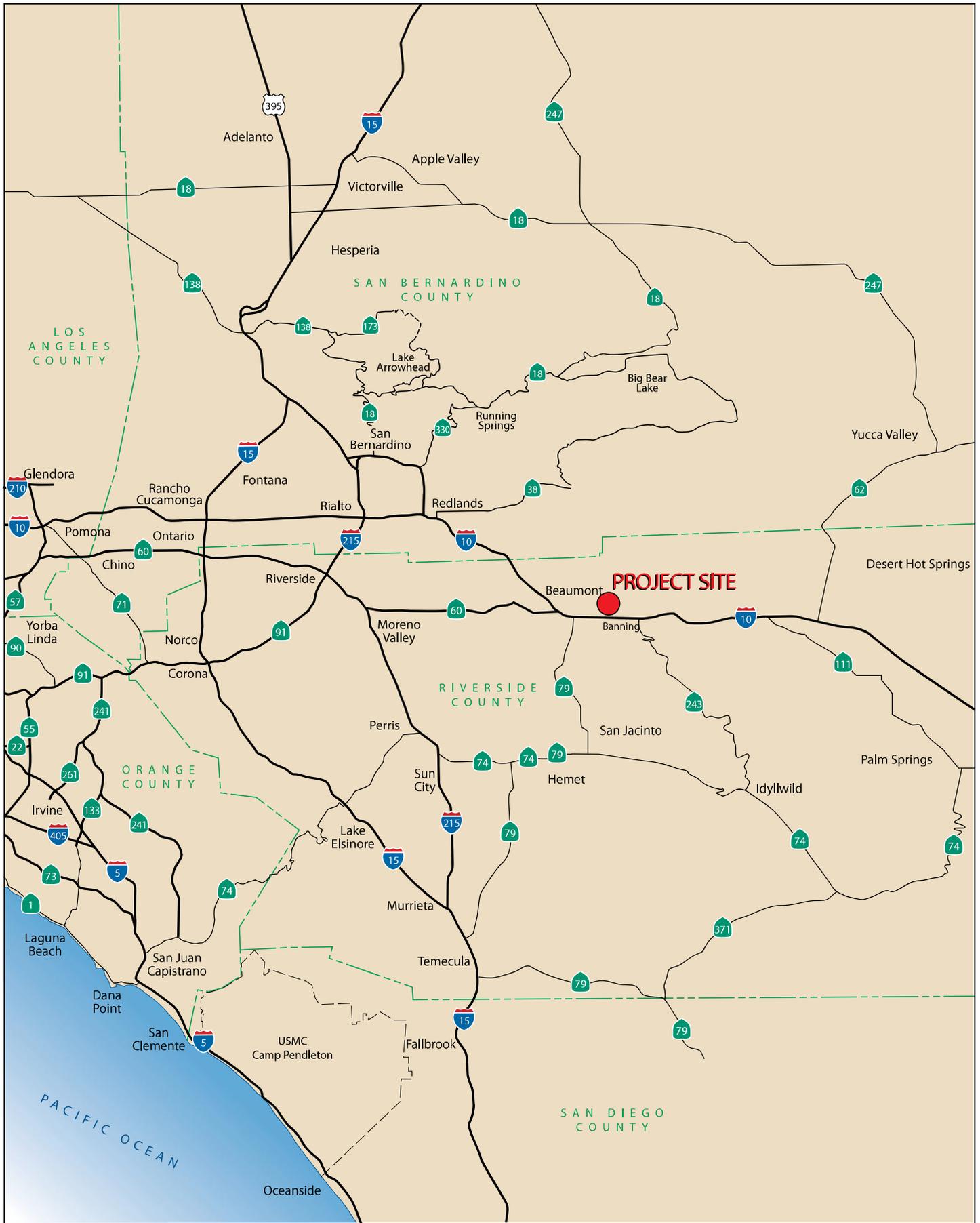
The Sundance Specific Plan site consists of approximately 1,203 acres. The slope of the site is consistently less than five percent and rises from the southern portion of the site towards the foothills to the north. The entire site has historically previously been used for dryland farming and grazing. As such, the site was extensively disturbed from past agricultural uses. Development of the site in the past has been limited to two residences and various farm structures associated with agricultural land uses.

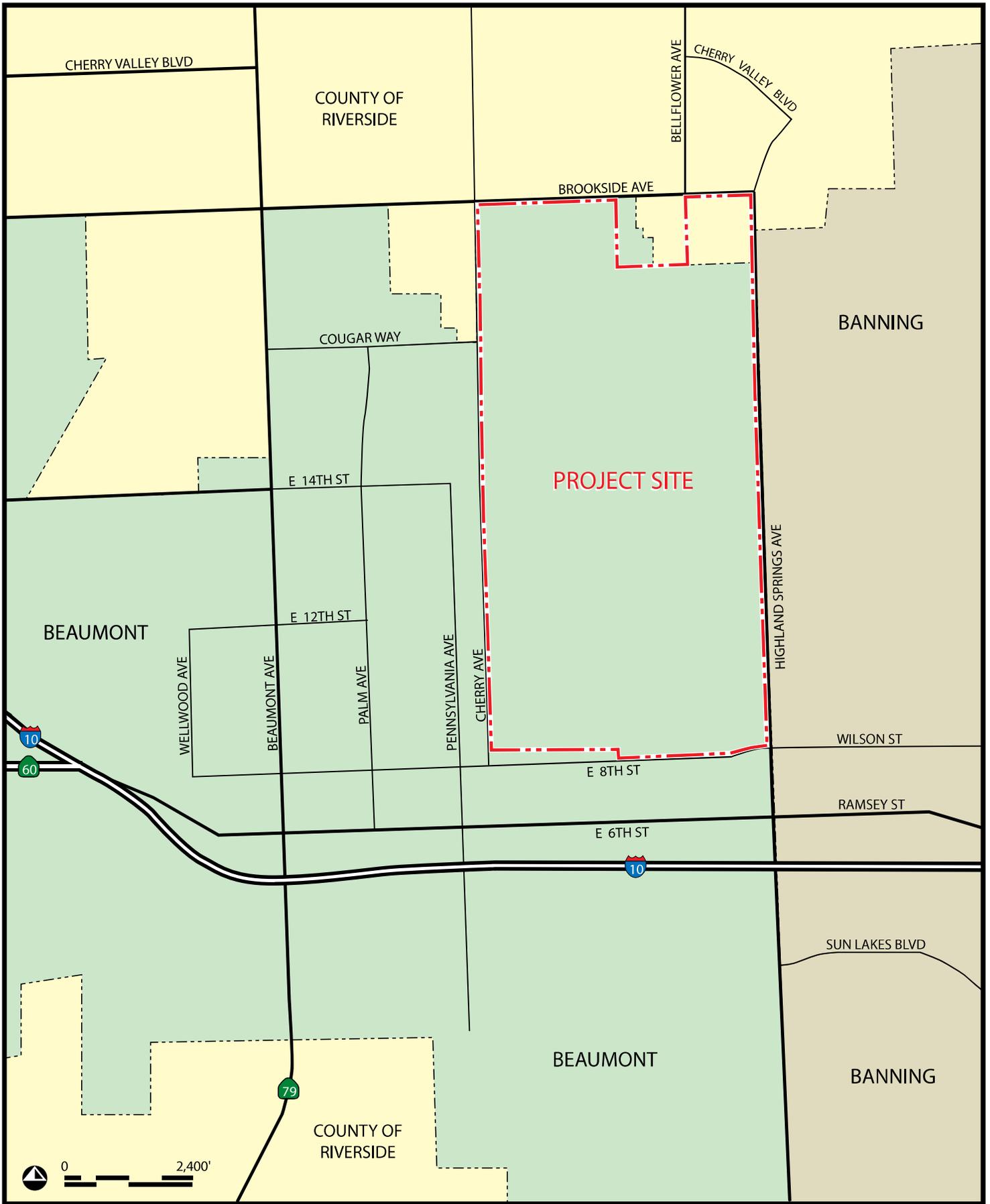
As proposed, the Sundance Specific Plan project is a mixed-use development consisting of residential, commercial and public facilities (i.e., parks and schools) uses. The project is proposed to consist of fifty-four (54) planning areas and is approved to include up to 4,450 dwelling units (refer to Section III, *Development Plan*).

The objectives of the Sundance Specific Plan are to:

1. Update prior approved 1990 Deutsch Planned Community Specific Plan based on changes of circumstances and market conditions;
2. Implement a comprehensive and cohesive plan for the physical and economic development of the property;
3. Provide a variety of residential uses oriented toward the first home buyer community and provide a product permitting a move-up market within the Specific Plan community;
4. Implement and establish a development that is consistent with the City's General Plan; and
5. Establish a community plan that will provide a well-integrated land use that is compatible with the surrounding area.

The Beaumont-Banning area is the nucleus of growth along I-10 in the San Gorgonio Pass area. Visitor commercial and light industrial uses have traditionally been located immediately adjacent to I-10. Residential development has occurred along relatively flat land, both north and south of the freeway corridor. On an area-wide level, numerous residential projects in various stages of planning and development attest to the growth-oriented character of the region. Development in the region is influenced by the availability of freeway access, generally flat topography, availability of water and other utilities and a favorable climate.







B. DOCUMENT PURPOSE

The purpose of the Sundance Specific Plan is to serve as a planning and regulatory tool for the orderly growth and development of the project site. The Specific Plan provides for the development of the planned community as a coordinated project involving a mixture of residential densities and housing types, and public and private community facilities. The Specific Plan establishes the type, location, intensity and character of development to take place while allowing for creative and imaginative design concepts for the planned community. The establishment of design guidelines and development regulations ensures a quality development in the plan area that contributes to the City's housing supply, is consistent with the City of Beaumont General Plan, as amended, and is compatible with surrounding land uses. The Specific Plan also establishes development controls to provide the City with the assurance that the completed project will be as envisioned at the time of approval.

The original Deutsch Planned Community Specific Plan for the project was accompanied by an Environmental Impact Report (EIR) and supplemental technical studies, which addressed the environmental impacts of the original project. The Sundance Specific Plan is an amendment to the original document. An Addendum to the Environmental Impact Report (January 2004) was prepared and adopted by the City of Beaumont that provided additional environmental analysis to comply with the requirements of the California Environmental Quality Act (CEQA). An additional Addendum to the Environmental Impact Report was prepared in November 2017, revised in January 2018 and approved by the City of Beaumont to address amendments to the Sundance Specific Plan in 2017 in accordance with the requirements of CEQA. Additionally, a development agreement was approved by the Beaumont City Council on August 17, 2004 pursuant to Ordinance No. 869 which defines the contractual relationships between the property owner and the City of Beaumont. Together, these documents provide the City of Beaumont, elected officials, and the general public with the full understanding of the project and its associated environmental impacts.

C. LEGAL AUTHORITY AND SCOPE

Cities are authorized by the State of California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450 to adopt Specific Plans for purposes of implementing the goals and polices of their General Plans. The government code specifies that specific plans may be adopted by resolution or ordinance and are required to be consistent with the General Plan. The government code sets forth the minimum requirements and review procedures for specific plans including provisions of a land use plan, a plan for infrastructure and services, criteria and standards for development, and implementation measures. The government code also states that specific plans may address any other subjects, which in the judgment of the city are necessary or desirable for the implementation of the General Plan.

In recognition of Section 65450 of the Government Code, the City of Beaumont has used the specific plan process in consideration of past projects. In this context, Section 17.03.140, Specific Plan Zone, of the Beaumont Municipal Code states:

“Specific plans, and amendments thereto, shall be adopted in accordance with the provisions of this title and of Section 65450 et. seq. of the Government Code, as now written or hereafter amended. All uses



established pursuant to an applicable specific plan shall be subject to all the conditions and restrictions set forth in the Specific Plan regardless of the underlying zone, including, but not limited to, density and intensity of use, setbacks, heights, area, and open space.”

This Specific Plan serves as an amendment to the approved Deutsch Specific Plan (1990) for the subject property. In the event that any regulation, condition, program, standard, or portion of this Specific Plan is held invalid or unconstitutional by a Court of competent jurisdiction, such portions shall be deemed separate, distinct and independent provisions, and the invalidity of the provisions shall not affect the validity of the remaining provisions thereof.

D. BACKGROUND

1a. Original Deutsch Specific Plan Approval

The planning process for the property began in October 1981 and culminated in the approval of the original Deutsch Specific Plan, approved in early 1991. The original plan consisted of a mixed-use development comprised of residential, commercial and public facilities (i.e., parks, schools and libraries) uses. The original Deutsch Specific Plan consisted of a 1,162-acre site located in the Sphere of Influence of the City of Beaumont. The project Specific Plan as approved included residential uses that would consist of 1,968 single-family detached units on 492 acres, 2,208 patio homes on 368 acres, and 540¹ condominium/apartment units on 45 acres. The project also included non-residential uses that would consist of 60 acres of institutional uses, 65 acres for parks and trails, 117 acres of roads and easements and 15 acres of neighborhood commercial use. The average density of the Deutsch Specific Plan project was 4.1 dwelling units (DU) per acre for a total of 4,716 dwelling units. The prior approved project was estimated to generate a population of approximately 13,900 people.

Approval of the Deutsch Specific Plan required the project applicant to seek several approvals from the City of Beaumont. The project required that a Zone Change be processed concurrently with the Specific Plan. The property's zoning of Agriculture (A-1) was rezoned Specific Plan Area (SPA). The Zone Change needed to be consistent with the City's General Plan designation of Plan Unit Development. Since the property was located within the Sphere of Influence of the City of Beaumont, annexation of the property was required to obtain approval of the Specific Plan. The original approval also required cancellation of existing agricultural contracts for the site.

1b. Specific Plan Amendments

On May 4, 2004 the Beaumont City Council adopted Resolution No. 2004-23 approving the Sundance Specific Plan, a comprehensive amendment of the Deutsch Specific Plan (Amendment 1) and renaming said Specific Plan. On March 21, 2006 the Beaumont City Council approved a further amendment to the Sundance Specific

¹ The 1989 Deutsch Specific Plan EIR analyzed a proposal that included 675 condominium/apartment units on the same acres for a project total of 4,851 dwelling units. The Specific Plan was ultimately approved for the lesser number of units noted above.



Plan (Amendment 2) changing the land use of Planning Areas 20 and 44 to Low Density – 6,000 Residential from School/Institutional use. The March 21, 2006 approval also allowed the relocation of Planning Areas 44 and 45. On May 2, 2006 the Beaumont City Council further approved Tentative Tract Map No. 34291 and Plot Plan No. 05-PP-14 for Planning Area 24 allowing a change of the land use for this area in the Specific Plan to High-Density Residential with a maximum of 110 detached condominium dwelling units from a previous Commercial land use designation.

In 2016, the Sundance Specific Plan was updated to reflect minor administrative amendments approved in the plan area as allowed pursuant to Section VI.C.2. of the Specific Plan.

The City of Beaumont considered and approved Amendment No. 3 to the Sundance Specific Plan on May 1, 2018, pursuant to CC Resolution 2018-11 allowing the following:

- a. Planning Area 13 to be decreased in size and allow the land use to change from a proposed school site to residential land use.
- b. Planning Area 14 to be increased in size.
- c. Planning 47 land use to be change from Very Low Density to Low Density Residential.
- d. Planning 54 to be added to the Sundance Specific Plan as Low Density Residential.

The Beaumont Unified School District (BUSD) has determined that they are not interested in acquiring Planning Area 13 and determined that the former Chavez Elementary School site is no longer a viable site for school. BUSD entered into a property exchange agreement with Pardee Homes in December 2016. The former Chavez Elementary School site has been added to the Sundance Specific Plan as Planning Area 54. The Beaumont Unified School District acquired, constructed and operates schools on Planning Area 12 and 15 and as of November 2017, are actively constructing a school on Planning Area 41.

2. Annexation

In 1981 when the original planning process was initiated, the project site was located in the City of Beaumont's Sphere of Influence, within unincorporated Riverside County. However, per Resolution No. 1993-25, the Beaumont City Council ordered the Deutsch property to be annexed into the City of Beaumont per LAFCO Resolution No. 92-43-3, adopted May 17, 1993. Proposed Planning Area 48 of the Specific Plan remains outside of the current Beaumont City boundary.

3. Agricultural Preserve

Prior to 1997, the Sundance Specific Plan project area was entirely within an Agricultural Preserve (California Land Conservation Act of 1965, Williamson Act) contract. An agricultural preserve is a legally binding contract which is entered into between a property owner and a local agency. The contract requires the property owner to agree to not develop his land for a set period of time (usually 10 years) and



in return he receives a reduced tax assessment on his property. A notice of non-renewal was issued for the project site in September 1987. Thus, as of 1997, since the 10-year period called for under terms of the Williamson Act expired, the site is currently eligible for development.

4. Development Agreement

As part of the entitlement process, a development agreement was entered into between the City and the Project Applicant, which committed both parties to the development program described in the Specific Plan. The agreement is binding, and exempts the Specific Plan from changes to codes, plans, resolutions, or voter approved initiatives that might yield a different development scenario. The approved and executed Development Agreement outlines the City responsibilities as well as the construction requirements for specified public improvements, facilities and services. On March 25, 1991, the Beaumont City Council adopted Ordinance 698, which approved the Deutsch Development Agreement.

E. DEVELOPMENT PLAN PROCESS

1. Legal Entitlements Provided by the Specific Plan

The Specific Plan is a legal document that provides the City of Beaumont and the property owners with guidelines for development, based upon the plans and densities set forth therein. The Specific Plan establishes a pattern and density of land use as articulated in Section III, *Development Plan*. It also establishes a circulation plan where streets and roads are located and sized, a public facilities plan that states what facilities need to be constructed and where, a landscaping plan for the community, and a recreation and conservation plan that designates certain areas as open space. The approved Development Agreement further provides the legal basis for implementation of the development program.

It should be noted that after further evaluation, it was identified that the acreage adopted with the Deutsch Specific Plan was overestimated due to being calculated from assessor parcel information. When adjusted, the actual acreage approved with the Deutsch Specific Plan is 1,135 acres. The Sundance Specific Plan was expanded in 2004 and 2017 to include an additional area, pursuant to the following actions:

- a. An approximate 20-acre vacant parcel at the northwest corner of Highland Springs Avenue and 8th Street was added to what became the Sundance Specific Plan with approval of the 2004 Amendment.
- b. An approximate 40-acre vacant parcel at the southwest corner of Highland Springs Avenue and Brookside Avenue was added to the Sundance Specific Plan with approval of the 2004 Amendment. This became Planning Area 48 and is currently outside of existing Beaumont City Limits, but within the City's adopted Sphere of Influence boundaries.
- c. An approximate 8-acre parcel at the northeast corner of Cherry Avenue and Mary Lane (former Chavez school site) was added to the Sundance Specific Plan with the proposed 2018 Amendment. This became Planning Area 54.

2. Planning Process

The Beaumont Planning Commission and City Council approved the original Deutsch Specific Plan document. The Sundance Specific Plan is an amendment to the original Specific Plan. Approval of the amendment followed the same process as approval of the original document.

Table 1, *Land Use Comparison*, below provides a comparison between the original Specific Plan and the amended Sundance Specific Plan.

**Table 1
Land Use Comparison
Specific Plan Amendment**

Land Use	1991 Deutsch Specific Plan		2004, 2006 & 2018 Sundance Specific Plan Amendments ²	
	Acres	Percent	Acres	Percent
Residential	905	78%	913	76%
Parks/Open Space	65	6%	166	14%
Commercial	15	1%	14	1%
Institutional (Schools and Well Sites)	62	5%	39	3%
Backbone Streets	115	10%	71	6%
<i>Total</i>	1,162 (1,135)¹	100%	1,203	100%

1. The acreage adopted with the Deutsch Specific Plan was overestimated, and was later determined to be approximately 1,135 acres.
2. See updated Table 3, Land Use Summary, on page III-4.

3. California Environmental Quality Act Compliance

In December 1989, the Deutsch Specific Plan Environmental Impact Report (EIR) was prepared, and it was subsequently certified in 1991. The Sundance Specific Plan serves as an amendment to the original Deutsch Specific Plan. Three Addendums to the existing 1989 EIR have been prepared in 2003, 2006 and 2018 as part of the ongoing planning process of the Sundance Specific Plan to address changing conditions. The Addendums to the EIR incorporate updated project descriptions, and include updated traffic studies. The Addendums to the EIR are comparative reviews between the original EIR and the current project conditions and is intended to update and provide a current CEQA compliance document. The Addendums did not require a notice of preparation or re-circulation of the document. The Addendums were prepared in accordance with the California Environmental Quality Act (CEQA) Statutes and the CEQA Guidelines, particularly California Code of Regulations, Article 9, Section 15120 through 15132 (content of an EIR) (the most



recent version published by the State). The Addendums to the EIR serves as the comprehensive compliance with the CEQA pursuant to Section 15162 of the CEQA Guidelines, and evaluates the issues identified as potentially significant in the 1989 EIR, in addition to issues identified in the course of project research. The Addendums were considered by the Planning Commission and City Council as part of the approval process of the amended Specific Plan.

F. ORGANIZATION OF THE SPECIFIC PLAN

The Specific Plan contains plans and guidelines for development of the project site. It is designed to facilitate use by those who wish to build projects in conformance with the plan, staff personnel who must review project proposals, and decision makers who are called upon to act on these projects. Below is an outline of the content and sequence of sections of this Specific Plan.

- Section I. Introduction:** provides background and purpose statement, authority, and environmental compliance for the Sundance Specific Plan.
- Section II. Existing Conditions:** provides existing and surrounding land use information, including a description of site topography and slope, geology, drainage, biological resources, cultural resources and public facilities.
- Section III. Development Plan:** describes the land use, circulation concepts, and community infrastructure and services.
- Section IV. Design Guidelines:** describes in narrative and illustrates the diagrams, the various aspects of the development (such as site planning, architecture, landscape, trails, walls and fences, etc.) which must be addressed in order to achieve the level of development quality intended by the plan.
- Section V. Development Regulations:** describes the permitted and conditional uses and property development standards for the Specific Plan Planning Areas.
- Section VI. Administration and Implementation:** describes the rules and procedures for processing development plans and amending the Specific Plan.
- Section VII. General Plan Analysis:** describes the Specific Plan's compatibility with goals, policies and objectives of the City of Beaumont's General Plan.
- Section VIII. Appendix:** includes CC Resolution 2004-23 approving the Specific Plan and Conditions of Approval; Ordinance 869 and adopted Development Agreement; and Tentative Tract Maps 30332, 31893, 31468, 31469, 31470, 34290, 34291 and 34862 Conditions of Approval.

II – Existing Conditions



II. EXISTING CONDITIONS

A. EXISTING AND SURROUNDING LAND USE

The Sundance Specific Plan site is comprised of approximately 1,203 acres and is located on the eastern edge of the City of Beaumont. The site is bounded by Brookside Avenue to the north, Highland Springs Avenue to the east, 8th Street to the south, and Cherry Avenue to the west. Highland Springs Avenue is the common boundary between the Cities of Beaumont and Banning.

The following is a description of conditions that existed in 2004, when the Sundance Specific Plan was adopted at that time. Historically, the entire site has been used for dryland farming and grazing. However, as part of the original approvals in the early 1990s, all agricultural preserves have been canceled (refer to Section I, *Introduction*, subsection D., Background: Agricultural Preserve). The majority of the site is covered with non-native grasses. Previously, the site was occupied by a residence near the center of the site and various farming-related structures and tanks. Other past existing on-site man-made improvements consist of several dirt roads, water wells, water tanks, and overhead power lines. A dry wash ravine (Potrero Creek), approximately two to four feet in depth, runs along the western boundary of the site. The site also has several other existing watercourses; drainage improvements and storm overflow areas (refer to Subsection D, *Drainage*, below). Additionally, at the southern boundary of the site, a two to three foot berm separates the project site from existing single-family residences.

In 2016 the Beaumont Unified School District (BUSD) entered into a property exchange agreement with Pardee Homes regarding the former Chavez school site, located on the east side of Cherry Avenue at the northeast corner Cherry Avenue and Mary Lane. The School District had discontinued use of the site as a functioning school by 2008. The site is currently vacant of all uses and the portable structures on the site are to be removed. Under the agreement between BUSD and Pardee Homes, the 8-acre site is being added to the Sundance Specific Plan as Planning Area 54 for residential use. The PA 54 area currently has a General Plan land use designation of Single-Family Residential and a zoning designation of Specific Plan pursuant to the City of Beaumont's current approved General Plan and Zoning Map, as the whole of the Sundance Specific Plan is currently designated.

The lands surrounding the Sundance Specific Plan are currently developed with urban land uses, with the exception of the Deutsch property (Specific Plan) directly adjacent to the east of the project site in the City of Banning, which is currently undeveloped with the majority of the site covered with non-native grasses. To the north of the site, across Brookside Avenue, the land is developed as the Highland Springs Country Club/Century Homes within the unincorporated County area. There is also existing low-density, single family housing west of the Highland Springs Country Club/Century Homes development. Northeast of the project site, north of the Banning Deutsch property, there is an existing golf course and the Highland Springs Mobile Home Village. Directly west of the project site, land uses primarily include low-density, single-family housing (2.4 to 4.1 du/acre), some high density, multiple family housing (8.1 to 16 du/acre), Beaumont Adult School (2017), San Gorgonio Middle School (2017), and limited Beaumont Cherry Valley Water District water storage tanks. To the south of the project site, north of 8th Street, the land is occupied primarily by high-density, multiple-family housing (8.1-16 du/acre), and some low-density, single-family



housing (2.4 to 4.1 du/acre). Additionally, north of I-10, property is designated as Highway and Community Commercial.

Table 2, *Existing Circulation Network*, provides a description of the existing roadways within the project area. Table 2 includes the General Plan designation and number of existing lanes. Roadways in the project vicinity include Highland Springs Avenue to the east of the project boundary, Brookside Avenue to the north, Cherry Avenue to the west, and 8th Street to the south of the project.

**Table 2
Existing Circulation Network**

Roadway	GP Designation	Existing Lanes
Highland Springs Ave. (southern portion)	Urban Arterial	2 lanes, undivided
Highland Springs Ave. (northern portion)	Major Highway	Not built
Brookside Avenue	Secondary	2 lanes, undivided
Cherry Avenue	Secondary	2 lanes, undivided north of Oak Valley Pkwy
8 th Street	Secondary	4 lanes, undivided

B. TOPOGRAPHY AND SLOPE

The existing topography of the site is currently level due to the past agricultural activities. The slope of the site is consistently less than five percent and rises from the southern portion of the site towards the foothills to the north. The elevation of the southern portion of the property is approximately 2,615 feet and approximately 2,820 feet in the northern portion of the site.

C. GEOLOGY, SEISMICITY AND SOILS

1. Soil, Groundwater and Geologic Conditions

The site is underlain by relatively thick alluvial deposits that have washed down from the foothills of the San Bernardino Mountains, located to the north. The thickness of these materials may range from a few feet within the northeast portion of the site up to approximately 30 to 40 feet along the southern boundary. Alluvial deposits generally consist of silty sand and clayey sand with occasional layers of gravel and cobble. The alluvium is underlain by granitic rock. The alluvium reduces in thickness towards the San Bernardino Mountains.

The project site is located within the Beaumont Storage Unit of the San Gorgonio Pass water storage basin. According to the United States Geological Survey, the Beaumont Storage Unit is the largest of the three-groundwater storage basins, which make up the San Gorgonio Pass groundwater basin. A review of boring logs of a



near-by site indicates groundwater was encountered at a depth of approximately 35 feet below the soil surface.¹ Groundwater levels in the area have declined approximately 100 to 150 feet from their natural levels due to utilization of groundwater resources for urban and agricultural uses in the area.²

2. Geologic/Seismic Hazards

The project does not lie in an Alquist-Priolo Earthquake Fault Zone, meaning no active faults have been mapped within the site, but it is situated in an earthquake-prone region of Southern California and can be subjected to moderate to strong ground shaking typical of the region. The nearest active faults are the San Andreas Fault located approximately 4 miles to the north and the San Jacinto Fault located approximately 7 miles south of the property. These active faults have the potential to generate maximum credible earthquakes of 7.3 and 6.9, respectively. The site is also located south of the Banning Fault, which is considered to be potentially active.

The relatively flat to gently sloping topography and the overall uniformity of the site soil conditions (i.e., site is essentially underlain completely by alluvium) indicate that landslides have not occurred on the project site. Additionally, no historical data indicates the presence of liquefaction in the project area. Liquefaction occurs in loose cohesion less soils located below water table that are subjected to large accelerations during strong earthquakes.

D. DRAINAGE

The proposed project site has several existing watercourses, drainage improvements and storm overflow areas. The Specific Plan area is crossed by several improved and unimproved channels. Beginning at the eastern edge of the site, parallel to Highland Springs Road, is the Highland Springs Channel. Highland Springs Channel, between 8th Street (Wilson Street) and 16th Street (Cougar Way), is a concrete trapezoidal channel of varying width and depth. At 8th Street, the channel goes underground into a reinforced concrete box until it ultimately discharges into a Caltrans concrete trapezoidal channel at 5th Street.

To the north and northwest of the project site is the Marshall Creek tributary. Flows from the upper tributary of Marshall Creek are conveyed south along Bellflower Avenue. At the intersection of Bellflower Avenue and Brookside Avenue, flows are carried west along Brookside Avenue until it reaches the Marshall Creek Channel located at the intersection of Brookside Avenue and Cherry Avenue. Flows enter this channel at the southeast corner of Cherry Avenue and Brookside Avenue and then flow under Cherry Avenue. This open channel was constructed in 1938 under the direction of the Riverside County Road Department. At the Marshall Creek Channel, flows are channeled southwest away from the project site.

On the south portion of the project site exists the Cherry Avenue – 8th Street Channel. This trapezoidal channel was constructed in 1957 under the direction of the Riverside County Flood Control and Water Conservation District. Approximately 1.4 square miles of drainage

¹ Source: *Summary of Geologic Conditions* report. Prepared by Geocon, Inc. July 27, 2000.

² Source: *Draft Deutsch Specific Plan EIR*, p. 70. Prepared by STA Planning, Inc. December 1989.



area is tributary to the channel. The channel flows south from the project site until reaching the improved portion from 8th Street to its current outlet at 6th Street.

There has been a 100-year flood plain identified on the project site. The flood plain began north of 14th Street (Oak Valley Parkway) and east of Cherry Avenue on the western portion of the project site and widened as it flowed south towards 8th Street. This flood area had been a dry, weather eroded ditch. The ditch had been identified as an upstream portion of the Potrero Creek drainage, located along the western edge of the property and as a Zone A floodplain, which is defined as an area within the 100-year flood boundary. As part of the project development that has taken place, the previous ditch has been improved as the Cherry Avenue Channel located along the west side of the Specific Plan site, adjacent to Cherry Avenue. Due to these completed improvements, a Federal Emergency Management Agency (FEMA) Letter of Map Revision, LOMR #08-09-1363P, was processed and approved in 2008 that revised the limits of the designated flood hazards in the Specific Plan area. The Zone A floodplain area is now limited to just a small area within the SCE easement area (PA 27) adjacent to Cherry Avenue, the southwest corner of PA 36 in the Sundance Specific Plan, and the improved Cherry Avenue Channel and the existing drainage detention basin that has been graded in PA 14 of the Specific Plan area. The remainder of the Specific Plan area where development has occurred is within Zone X, which is considered to be an area of minimal flooding. The small area in PA 36 where residential lots are to be located that still has the Special Flood Hazard Area (Zone A) designation is expected to receive a Letter of Map Revision, when approved, removing it from the designation, due to the completed Cherry Avenue Channel improvements.

E. BIOLOGICAL RESOURCES

1. Sensitive Resources

No plant or wildlife species sanctioned as rare or endangered by the California Department of Fish and Game, California Native Plant Society, or U.S. Fish and Wildlife Service have been observed, have been reported, or are expected to occur within the highly disturbed habitats, which exist onsite. Furthermore, due to the absence of well-developed native vegetation and habitats on site, as well as the expected absence of high interest species, there are not areas of special biological importance onsite.

No native biotic communities are present on the site; however, one community type that currently exists as a result of past disturbances by man is cultivated/agriculture. Rural and agriculture land uses are found over the entire site. As a result of the site being extensively disturbed by man, all native vegetation has been removed.

The dominant plant species are non-native grasses and herbs. These species include slender wild oat (*Avena barbata*), red brome (*Brome rubens*), common barley (*Hordeum vulgare*), and short-podded mustard (*Brassica geniculata*). These species are considered annuals that grow two to three feet high and re-establish themselves on a yearly basis. This vegetation characteristically germinates during the late fall rainfall and grow to flower from winter through spring. The plants then die and persist as seeds in the soil through summer and early fall to start the cycle over again. Other common plant species exhibiting the same life form characteristics are wild radish (*Raphanvs setivvs*), Russian thistle (*Salsola iberica*), soft chess (*Bromus*



mullis), red-stemmed filaree (Erodium cicutarium) and telegraph weed (Heterothera grandiflora).

In an effort to balance future economic expansion with the preservation of adequate habitat areas for endangered and threatened species, the Riverside County Board of Supervisors adopted the Western Riverside County Multi Species Habitat Conservation Plan (WRMSHCP) on June 17, 2003. At the same hearing, the Board certified the EIR/EIS and authorized its Chairman to sign the Implementing Agreement at such time as the Wildlife Agencies completed their review and permit(s) were to be issued. On July 22, 2003, the mitigation fee to provide resources to assemble and maintain lands necessary to implement the WRMSHCP was adopted, to be effective September 19, 2003.

The WRMSHCP has been in the process of review and approval by the 14 cities within the MSHCP Plan Area and preparation and issuance of permits by the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Issuance of a blanket permit for takeoff current and future listed species or their habitat has not yet occurred and has been delayed by recent court action. The City of Beaumont has approved the MSHCP and associated agreements. The project site is not located within a proposed criteria area of the MSHCP.

2. Wetlands and Waterways

The project site contains one-blue line drainage and approximately 1.8 acres of land that is under Army Corps and California Department of Fish and Game (CDFG) jurisdiction, none of which consist of jurisdictional wetlands or riparian habitat. Jurisdictional areas consist of 1.3 acres in the ditch on the western portion of the property; 0.2 acres in a tributary to the western ditch; 0.1 acres in isolated drainages in the southwestern corner of the property; 0.2 acres in the drainage located near the northeastern corner of the property.

F. PALEONTOLOGY AND ARCHAEOLOGY

1. Prehistoric and Historic

The early inhabitants of the project area are known as Cahuilla. The Cahuilla were not a politically unified group, but did share broad cultural and linguistic traits. The Cahuilla occupied permanent villages sited to take maximum advantage of local animal, vegetable, and water resources. The Cahuilla culture was quite complex and was based on full exploitation of available resources. The use of literally hundreds of plant species has been documented. The Cahuilla were influenced by the appearance of the Spanish, but they were used by the Spanish on expeditions through the San Gorgonio Pass area and later to carry mail. Two reservations were established in the project vicinity in 1876 and the majority of Cahuilla are living there to date.

The San Gorgonio Pass is believed to be the single most important route connecting the desert hinterlands of California and Arizona with the coastal beaches. Near the project area the pass was mainly a Cahuilla trail.



The San Gabriel Mission established a station at Banning Water Canyon as early as 1821 and cattle were being raised there by 1823. A ranch operated by the San Gabriel Mission called the San Gorgonio Rancho encompassed a large portion of the San Gorgonio Pass. An undivided third of this land was sold to a man named Isaac Smith who built a ranch on what is now occupied by the Highland Springs Resort. The ranch became a stagecoach stop called "Smith's Station" for the period of 1862-1877. In 1884 Smith's Station was sold to the Highland Home Company. A three-story building was erected which was eventually sold in 1929 and became the Highland Springs Resort.

In 1875 the Southern Pacific Railroad established tracks through the Pass. With inexpensive railroad transportation available, the raising of hay and grain crops began to replace stock raising on local ranches. The settlements of Cabazon and Beaumont began in 1875 as water stops for the railroad.

2. Archaeology

A record search at the Archaeological Research Unit (Eastern Information Center of the State Office of Historic Preservation) at the University of California, Riverside indicated that the project site has not been surveyed. Although there have been very few archaeological surveys of the area surrounding the proposed project site, significant sites have been recorded.³

3. Paleontology

A paleontological resources assessment was completed for the proposed project site. A records search was conducted at the San Bernardino County Museum and Mr. Robert Reynolds, Curator, was consulted. Pertinent paleontological/geological literature was reviewed. No field survey was conducted. The proposed project site is underlain entirely by Holocene alluvium. The Regional Paleontologic Locality Inventory at the San Bernardino County Museum has no fossil sites recorded on this parcel or within three miles of the project site. Sediments of this age are considered to be too young geologically to contain significant fossils. Fossils are known from the Pleistocene older alluvium and the Plio-Pleistocene San Timoteo Formation near the project site. These geologic units are not mapped on the proposed project site. An earlier general geologic map of the region indicates that Pleistocene older alluvium is present throughout the Beaumont area.⁴

G. PUBLIC FACILITIES

1. Fire and Police Protection

a. Fire Protection Services

The Riverside County Fire Department, in conjunction with the California Department of Forestry, provides service to the project site. The department provides complete

³ Source: *Draft Deutsch Specific Plan EIR*, p. 95. Prepared by STA Planning, Inc. December 1989.

⁴ Source: *Draft Deutsch Specific Plan EIR*, p. 96. Prepared by STA Planning, Inc. December 1989.



fire protection that includes fire, emergency medical aid and public service response. The department operates two fire stations that serve the project site. Station No. 20 is located at 1550 E. 6th Street in Beaumont. This station is operated by the California Department of Forestry. This station is manned only during fire season (May through December). Station No. 66 is located at 628 Maple Avenue in Beaumont. This station is equipped with two 1000 gpm pumpers and one 750-gpm pumper. The staff consists of 2 paid firefighters (24 hr.) and 10 to 15 volunteers.

b. Law Enforcement Services

The project area is serviced by the City of Beaumont Police Department for police services and disaster preparedness. There are currently approximately two sworn employees per 1,000 residents. The service facility for Beaumont is located at 600 Orange Avenue in Beaumont. The Police Department annually has 28 sworn officers. The project site falls within an area for which the department maintains approximately three (3) minute average response time.

2. School Service

The project site is currently served by the Beaumont Unified School District. The district presently (2003) has one pre-school/community day school (Wellwood Resource Center), three elementary schools (Palm Elementary, Chavez Elementary, and Three Rings Ranch Elementary), one junior high school (Mt. View Middle School), and one senior high school (Beaumont High School). The District also offers alternative education programs at San Andreas High School, Glen View High School, Laura May Stewart Performance School Home Education and Beaumont Adult Education. No services are provided to the project area at the present time due to the site being vacant.

The elementary school grade organizational structure in the Beaumont Unified School District is unlike the traditional elementary school structure. Students attend all three elementary schools rather than a single school to complete K-6 grades. With this organizational structure, the District is not divided into attendance areas.

3. Water and Sewer Conditions

a. Water

The proposed project site is within the Beaumont-Cherry Valley Water District (BCVWD).

b. Wastewater

Until recently, no wastewater service was provided to the site. More recently, wastewater/City sewer lines have been extended into the initial construction phase of the project site being developed under the existing approved Specific Plan. The sewer system will be further expanded to serve future buildout development. The City upgraded the wastewater plant capacity in 1993 and plans further upgrades in the near future.



4. Dry Utilities

a. Electricity

The project site is currently within the service territory of the Southern California Edison Company (SCE). SCE maintains publicly regulated continuous electric service to the project area. SCE maintains two adjacent easements of 100-foot wide and 300-foot wide (totaling 400-foot wide) running east/west through the middle of the project site, which contains 220kV power utility lines and towers.

b. Natural Gas

The project site is currently within the boundary of Southern California Gas Company (SCG). Natural gas service is provided to the project site by SCG. The project site is currently bisected by a 30-inch diameter high-pressure natural gas transmission pipeline, which delivers a significant percentage of the daily non-transportation energy of Southern California. It is situated in a restrictive 16.5-foot wide easement held by SCG. The SCG has complete and unrestricted access to all parts of this easement at this time.

c. Telephone

The project area will be serviced by Frontier. Frontier maintains telephone service to the north, south and west of the project. No service is currently provided to the site, as it is vacant.

d. Cable

Charter Cable serves the project area.

e. Waste Disposal

Disposal of solid waste is provided to the City of Beaumont by Inland Disposal, which is owned by Waste Management of North America. Inland Disposal has a contract with the City of Beaumont to provide residential, commercial, and industrial refuse removal. They also provide portable restrooms, temporary fencing, temporary power and mobile office space for the proposed project area.

f. Library Services

The library resources within the City of Beaumont include the City of Beaumont Public Library. This library provides books and material loan, information and advisory service, and adult and children's educational and cultural programming. This 11,080 square foot facility is located at 125 East 8th Street, which is in the western portion of the City of Beaumont. The facility serves an area of approximately 60 square miles.

g. Public Transportation



There are currently two public transportation services operating in the vicinity of the project site. These services are “Dial-a-Ride” and the Riverside Transit Agency.

Dial-a-Ride is a demand response City of Beaumont transportation service that operates 8:00 a.m. to 5:00 p.m. Monday through Friday. Low income, retired, handicapped, and elderly individuals who cannot drive utilize this service. The Dial-A-Ride transit system is presently operating at its maximum capacity.

The Riverside Transit Agency operates a fixed route bus service around the project area. The closest bus stop to the project is located at San Gorgonio Hospital on the corner of 8th Avenue and Highland Springs Avenue in the City of Banning.

h. Health Care

General health care services are provided to the City of Beaumont by the San Gorgonio Pass Memorial Hospital located at 600 North Highland Springs Avenue in the City of Banning. The Hospital provides general acute care including a 24-hour emergency room and out patient services. The Hospital is currently operating at a 55 percent occupancy. The Hospital has 68 acute care beds and out patient services including mammography, radiology, cardiology, nuclear medicine, cardiac rehabilitation, cataract/eye surgery, EKG/EEG/Echo, and CT Scanner. The Hospital also provides paramedic services through Life Care and STAT Ambulance.

5. Recreation Facilities

Recreational and park facilities and services in the project area are provided primarily by the City and the Beaumont-Cherry Valley Recreation and Park District. Existing public parks within the City include Stewart Park which covers a four-block area in the central part of Beaumont. The Beaumont Municipal Plunge and a baseball field are located in Stewart Park. Rangle Park, located in the southern portion of the City, includes a baseball field. The Beaumont Sports Park is located near the intersection of Beaumont Avenue and Brookside Avenue. Planning Area 7 within the Sundance Specific Plan has been developed as a park site as part of the Phase I construction initiated under the previous approvals. Additional parks have been recently dedicated in the developments of Three Rings Ranch and Oak Valley within the City.

The Beaumont-Cherry Valley Recreation and Park District is a special district, which serves Beaumont, Cherry Valley, and part of Calimesa. The District operates the 61-acre Noble Creek Park located on 14th Street just outside of the City limits. This park includes two little league baseball fields and one senior field, two tennis courts, a playground, an equestrian center, public park, and a community center.

III – Development Plan

III. DEVELOPMENT PLAN

A. SUMMARY

This section of the Sundance Specific Plan (Specific Plan) presents the plans and planning standards that will govern the overall development of the Sundance Community. It begins with the land use program, and description of each of the major development components, which includes circulation, drainage, water and sewer, public facilities, recreational plan and project phasing.

B. LAND USE

1. Planning Goals

The Sundance Specific Plan is designed to implement the goals and objectives of the City of Beaumont General Plan as well as to update the previous Specific Plan based on local and market changes. The Specific Plan is also designed to ensure that development will occur in a manner responsive to the characteristics of the site and the community. The Project's relationship to the General Plan is discussed in greater detail in Section VII, *General Plan Analysis*. The Project's goals are summarized as follows:

a. Land Use

Provide a balanced land use pattern that responds to the goals of the General Plan, environmental considerations, compatibility with surrounding land uses, and the developer's fiscal objectives.

b. Circulation

Provide a safe and efficient roadway network, responding to regional circulation and the City's local system, linking all internal elements of the planned community with the surrounding area. Providing alternative modes of transportation (bicycle and pedestrian trails), reducing dependence on the automobile.

c. Public Services/Utilities

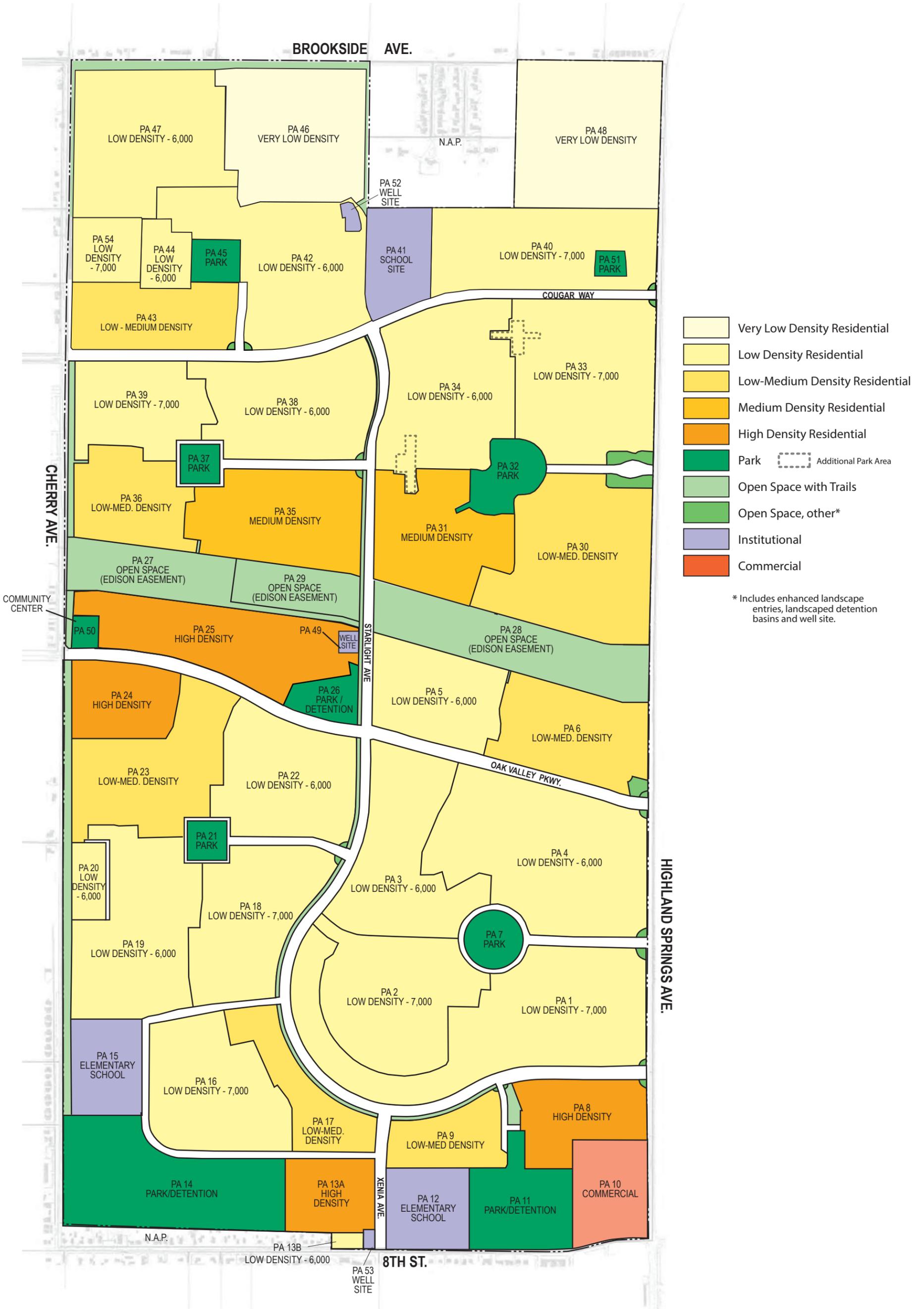
Provide adequate services and utilities as development occurs, in a timely manner. Provide school sites responsive to Beaumont Unified School District Site criteria.

d. Drainage

Provide adequate drainage and flood control and water quality devices for the planned community, responsive to State and City criteria.

e. Recreation

Provide adequate public recreation facilities for the planned community, compatible with adjacent school development, where applicable, evenly distributed throughout the planned community. Provide a trail system to include bike lanes and trails linking parks



- Very Low Density Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Park Additional Park Area
- Open Space with Trails
- Open Space, other*
- Institutional
- Commercial

* Includes enhanced landscape entries, landscaped detention basins and well site.

and shopping centers with homes, and the project with the surrounding area. Provide private recreation amenities as required and achieve City of Beaumont standard of 5 acres of park land per 1,000 population in the project.

f. Community Character

Provide a mix of neighborhoods with individual character, linked by a safe transportation system of roads and trails. Insure quality in the planned community with landscaping, signage and residential neighborhood entry design. Provide identifiable parkway corridors on Arterial, Major and Secondary roadways.

g. Housing

Provide a range of high quality housing opportunities, responding to market demand within the developing economic profile of the area.

h. Phasing

Provide a conceptual plan for long-range development of the Sundance community, responding to market demand for housing and the availability of services.

2. Land Use Plan

The Sundance Specific Plan area consists of 1,203 acres total located for the most part in the City of Beaumont, California. Approximately 1,165 acres of the Sundance Specific Plan area are currently within the City of Beaumont. The other approximately 38 acres are located within the County unincorporated area in the northeast corner of the project area. The area not currently within the City of Beaumont will need to be annexed to the City in order for the Sundance Specific Plan to take effect in this area. The entire area is located in Riverside County (refer to Exhibit 1, *Regional Vicinity*). The Project area encompasses what had been vacant land generally bounded by Brookside Avenue on the north, 8th Street on the south, Highland Springs Avenue on the east, and Cherry Avenue on the west (refer to Exhibit 2, *Project Location*).

Existing site conditions, opportunities and constraints, and the development goals described above, served as the primary basis for design of the proposed Sundance Specific Plan Land Use Plan. The proposed Land Use Plan is illustrated on Exhibit 3, *Land Use Plan*, and outlined in Table 3, *Land Use Summary*. The proposed Land Use Plan encompasses 55¹ planning areas bisected by four main backbone roadways. As shown on Exhibit 3 and Table 3, the Sundance Specific Plan is predominantly a residential community, planned as an integrated, internally oriented Project. The Plan involves development of approximately 913 acres of residential uses and allows up to 4,450 dwelling units (DU) ranging in density and product type. Various supporting land uses are proposed including approximately 14 acres of neighborhood/community commercial uses, approximately 166 acres of parks/open space, and approximately 39 acres of institutional uses, including school uses and water well site uses. Additionally, approximately 71 acres of backbone streets are included.

¹ The 55 designated planning areas include PA 13A and PA 13B.

**Table 3
Land Use Summary**

Land Use	Acres	Percent
Residential	913	76%
Parks / Open Space / Well Sites	166	14%
Commercial	14	1%
Institutional (Schools and Well Sites)	39	3%
Backbone Streets	71	6%
Total	1,203	100%

3. Residential Uses

The Sundance Specific Plan can be generally described as a community of five neighborhoods, each organized around or adjacent to a park, open space, school or a combination of these features. The outer edges of these neighborhoods are defined by existing or proposed significant roadways. As illustrated in Exhibit 3, the proposed residential community involves 35² residential planning areas and allows up to 4,450 dwelling units. The Specific Plan offers a variety of residential densities and products with Low Density through Medium Density lot sizes ranging between 3,000 square feet and 10,000 square feet. Table 4, *Residential Land Uses*, outlines the proposed residential program areas, including minimum average lot sizes, and anticipated and maximum dwelling units per planning area. As indicated in Table 4, the proposed densities range between Very Low Density single-family units (3.2 DU/AC) to High Density multi-family units (12.0 DU/AC). Over one-half (60% or 2,649 anticipated DU) of all dwelling units allowed are in the Low Density designation or lower densities. Table 4's last column shows the maximum number of dwelling units that could possibly be realized in each Planning Area based on the maximum density allowed for that Planning Area. Pursuant to preliminary lot layouts, anticipated actual lot yields are expected to be less as represented in the Anticipated DU column.

The maximum number of dwelling units (DU) developed in the Sundance Specific Plan area is not to exceed 4,450 dwelling DU's.³ Individual residential planning areas may exceed their anticipated DU number up to the maximum DU number as indicated in Table 4 (in no case may the increase exceed 20%); however, the total number of dwelling units for the project should not exceed 4,450 DU. An increase in anticipated DU's developed in any planning areas is to be off-set by a similar decrease in anticipated DU's developed in other planning areas pursuant to the regulations set forth in Section V.B.8., Unit Transfers of this Specific Plan.

All dwelling units proposed are detached single-family units, with the exception of the High Density units, which may be attached multi-family units or single family units. The High Density units could involve a mix of apartments (rental), and/or condominiums (for sale). The design of this housing type could involve a mix of attached stacked flats and/or townhouses, arranged in duplexes or higher multiplex configurations. Lesser density/residential development is allowed in all Sundance residential land use

² The 35 designated residential planning areas include PA 13A and PA 13B.

³ The analysis contained in the Addendum EIR for this Amended Sundance Specific Plan is limited to only 4,450 residential units.

categories pursuant to the Development Regulations in Section V of this Specific Plan. As an example, the detached single-family housing types consistent with the Medium, Low-Medium, Low-6,000, Low-7,000, and Very Low Density categories described in Table 4 could also be developed in designated High Density areas.

**Table 4
Residential Land Uses**

Land Use	Planning Area	Acres	Minimum Average Lot Size (Sq. Ft.)	Anticipated DU ²	Maximum DU Per PA ¹
Very Low Density 3.2 DU/AC Max.	46	31.80	10,000	102	102
	48	37.46	10,000	112	119
Sub-Total		69.26		214	
Low Density – 7,000 4.2 DU/AC Max.	1	52.40	7,000	214	220
	2	31.60	7,000	131	132
	16	28.12	7,000	113	118
	18	28.12	7,000	110	118
	33	44.00	7,000	185	185
	39	20.95	7,000	88	88
	40	31.42	7,000	122	132
Sub-Total		244.49		994	
Low Density – 6,000 4.9 DU/AC Max.	3	31.20	6,000	152	152
	4	50.0	6,000	218	245
	5	21.0	6,000	101	102
	13B	0.74	6,000	3	3
	19	34.29	6,000	159	168
	20	5.0	6,000	23	24
	22	28.34	6,000	132	138
	34	36.26	6,000	173	179
	38	31.42	6,000	142	154
	42	37.88	6,000	153	185
	44	5.92	6,000	29	29
Sub-Total		319.33		1,444	
Low-Medium Density 5.6 DU/AC Max.	6	23.9	5,200	130	133
	9	12.33	5,200	57	69
	17	14.26	5,200	79	79
	23	29.26	5,200	155	163
	30	39.71	5,200	202	222
	36	18.21	5,200	102	101
	43	19.56	5,200	101	109
Sub-Total		157.20		826	
Medium Density 7.5 DU/AC Max.	31	25.42	3,000	144	190
	35	28.66	3,000	195	215
Sub-Total		54.08		339	
High Density 12.0 DU/AC Max.	8	15.74	NA	121	188
	13A	9.71	NA	84	116
	24	14.0	NA	110	110
	25	29.5	NA	279	354
Sub-Total		68.95		594	
TOTAL RESIDENTIAL LAND USES		913.31		4,411	
				Maximum Allowed Dwelling Units : 4,450	

¹ Maximum DUs per P.A. are calculated by individual planning areas (acres times maximum density allowed per P.A.) and rounded down to the nearest whole unit. The total number of dwelling units developed in the Specific Plan area is not to exceed 4,450 DU.

² Anticipated DUs are as actually built in completed PAs, or per recorded tract maps, or approved tentative tract maps and anticipated in PA 48. Development of DU's in excess of the Anticipated DU's in any planning area, up to the Maximum DU, is subject to the regulations set forth in Section V.B.8., Unit Transfers, of this Specific Plan.

4. Parks and Open Space

The Sundance Specific Plan includes development of approximately 166 acres of park and open space, which includes Neighborhood Parks (Planning Areas 7, 21, 32, 37, 45 and 51), Community Parks/Detention Basins (Planning Areas 11, 14, 26), Semi-Passive Parks/Open-Space (Planning Areas 27, 28 and 29), landscaped trail corridors, drainage channels, entry open space, and landscaped detention basins. Refer to Section G, *Recreation Plan*, for a more detailed description of the proposed parks and open space features.

**Table 5
Parks and Open Space Summary**

Land Use Description	Planning Area	Acreage
Neighborhood Park	7	5.0
	21	3.0
	PA 25 Recreation Center	0.6
	32	7.5
	37	3.0
	45	3.7
	51	1.4
	Sub-Total	24.2
City Community Center	50	2.6
Community Park/Detention Basin	11	16.4
	14	36.9
	26	5.1
	Sub-Total	58.4
Landscape Detention Basins	NA	3.8
Landscape Trail Corridors, Drainage Channels, Entryway Open Space	NA	24.9
	Sub-Total	24.9
Semi-Passive Park/Open Space	PA 27	16.5
	PA 28	26.0
	PA 29	10.0
	Sub-Total	52.5
Total Parks and Open Space Planning Area Acres*		166.4*

Notes: Planning Areas 50 and 51 were added to identify City Community Center at southwest corner of PA 25 and added neighborhood park on east side of PA 40 respectively. PA 29, located in the SCE easement, was include in the Semi-Passive Open Space as its principal use. See Section V.C.3 of this Specific Plan for allowing a RV-Storage Yard as an optional use in PA 29.

*A potential additional 18 acres of park and greenbelt open space lots are proposed in PAs 30-34, see Exhibit 12.

5. Commercial Uses

Approximately 13.5 acres of Neighborhood/Community Commercial uses are proposed within Planning Area 10. Permitted uses within this area include super markets, drug stores, neighborhood retail, service uses, and office uses.

6. BCVWD Well Sites

There are three (3) water well sites provided for Beaumont Cherry Valley Water District (BCVWD) within the Sundance Specific Plan. These well sites are designated as Planning Areas 49, 52 and 53 within the Specific Plan and are identified on Exhibit 3, *Land Use Plan*. Table 6A, *BCVWD Well Sites*, includes the acreages for each of the three well site planning areas.

**Table 6A
BCVWD Well Sites**

Land Use Description	Planning Area	Acres
BCVWD Reserved Well Sites	PA 49	0.9
	PA 52	0.7
	PA 53	0.6
Total Well Site Planning Area Acres		2.2

7. Schools

As outlined in Table 6B, *Educational Land Uses*, the Specific Plan provides sites totaling approximately 37 acres for educational uses including three (3) elementary schools.

**Table 6B
Educational Land Uses**

Facility Type	Number Proposed	Planning Areas	Gross Acres
Elementary School	3	12,15,41	37
Total	3		37

Note: The elementary school sites are a minimum 12 acres each.

C. CIRCULATION PLAN

1. Plan Description

The purpose of the circulation section of the Specific Plan is to establish the general layout and design standards for roadways and non-vehicular paths of travel within the Sundance project area, and to substantially implement the Circulation Element of the City of Beaumont General Plan. The Circulation Plan proposes a roadway system that extends existing circulation and creates efficient circulation routes throughout the site.

The main objective of the Circulation Plan is to provide direct and convenient access to the residential project area through a safe and efficient network of public streets and

trails. The Sundance Circulation Plan (refer to Exhibit 4, *Circulation Plan*) establishes the roadway network and basic standards within the project area. The plan identifies the location and classification of roadways. Roadway cross-sections are provided on Exhibits 5 & 6, *Typical Highway Sections and Typical Street Sections*, which show travel lane dimensions, sidewalk and parkway widths, and other roadway specific details. Exhibit 7, *Pedestrian/Bicycle Trail Plan*, establishes the trail plan with a network of non-vehicular circulation routes, with specific design standards within the project area for each classification of trail.

The Circulation Plan for the Sundance Specific Plan includes the following major elements:

2. Highways

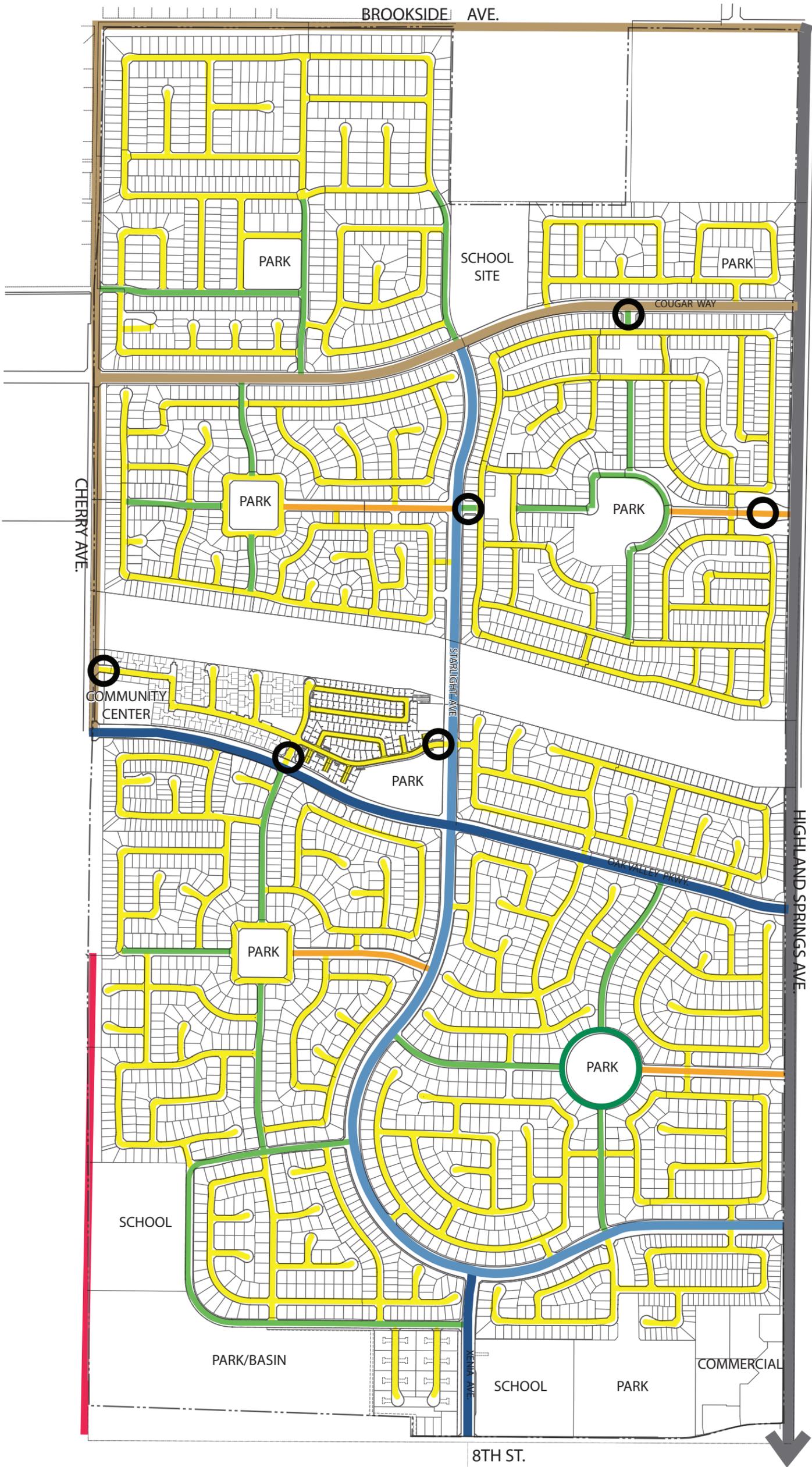
a. Arterial Highway

Highland Springs Avenue is a north/south roadway, providing regional access to Interstate-10 freeway. Highland Springs Avenue north of 8th Street is currently designated within the City's 1993/95 General Plan as an Urban Arterial south of the collector roadway (also previously referred as Loop Street and recently named Starlight Avenue, and depicted in Tentative Map No. 30332), and an Arterial Highway north of the collector roadway.

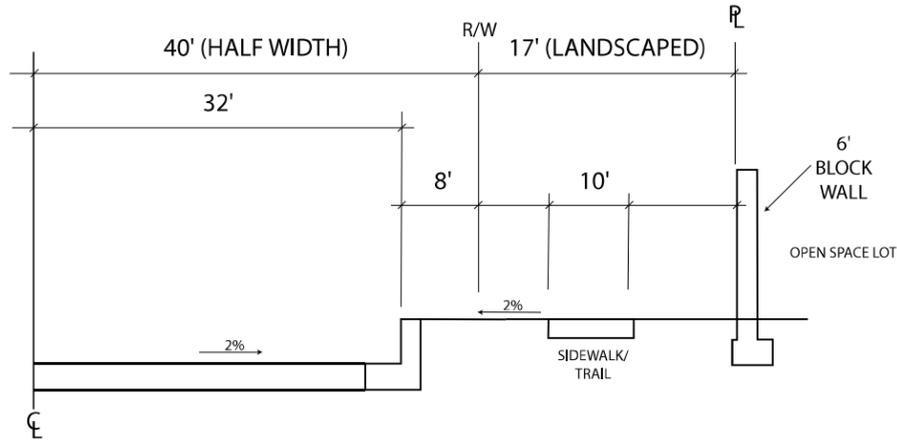
The City of Beaumont General Plan Circulation Element Update (July 18, 2003 Draft) and the Sundance Specific Plan Traffic Impact Analysis (July 22, 2003), prepared by Urban Crossroads, Inc., both call for Highland Springs Avenue as an Arterial Highway between 8th Street and Brookside Avenue. The Circulation element update does not call for Highland Springs Avenue to be an Urban Arterial until south of 6th Street.

Along the project's eastern boundary, the Specific Plan assumes Highland Springs to be ultimately improved to accommodate an ultimate right-of-way characteristic of an Arterial Highway, which will provide two travel lanes in each direction, an 8-foot outside lane on each side, a raised median, and parkway improvements on both sides. The overall total right-of-way width is anticipated to be 110 feet encompassing both the Beaumont and Banning sides of the roadway. Due to the constraints of the existing Riverside County flood control channel on the west side of Highland Springs Avenue, it is anticipated the ultimate right-of-way of this roadway will be offset towards the east side or Banning side. The planned future median width for this roadway is proposed at 14 feet which is slightly less than the 18 feet width for an Arterial anticipated in the City of Beaumont General Plan Circulation Element Update and the Sundance Specific Plan Traffic Impact Analysis. The reduction in median width has been made due to the constraints imposed by the existing flood control channel. Proposed pavement widths (34 feet) either side of the median are consistent with the Circulation Element and Traffic Impact Analysis. This planned roadway is depicted on Exhibit 5A.

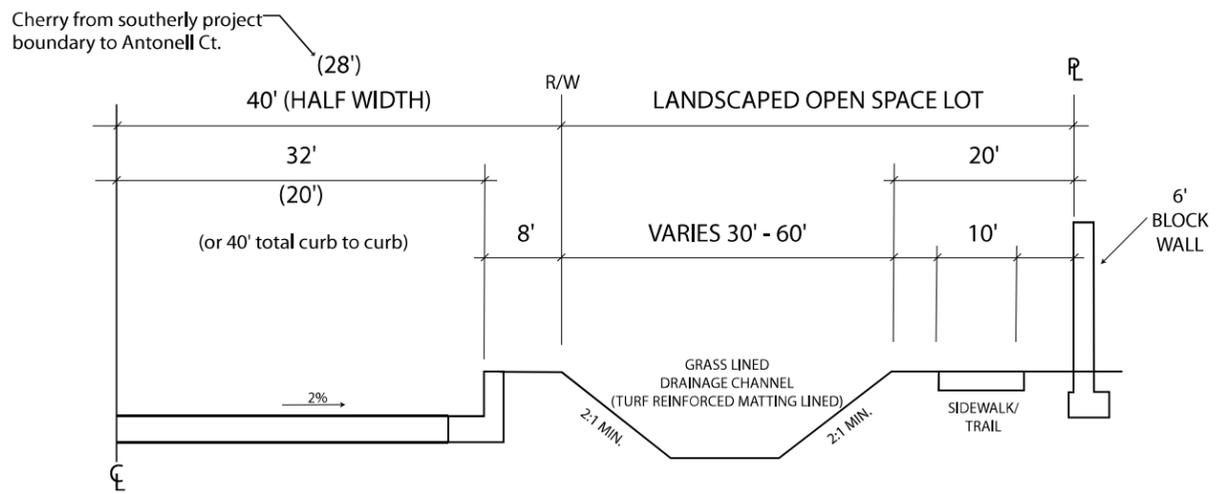
Highland Springs will have restricted access, with three main east/west connections at proposed Starlight Avenue, Oak Valley Parkway and Cougar Way. Additional project entry to Planning Areas 1, 4, 30, 33 and potentially 48 will also be provided from Highland Springs via project entry roads.



- HIGHWAYS**
- Arterial Highway
 - Major Highway
 - Secondary Highway
 - Collector Highway
- LOCAL STREETS**
- Project Entry Road
 - Park Frontage Road
 - Park Spoke Road
 - Residential (Local) Street
 - Cherry Avenue (32' Pavement Width)
- Potential Gated/Controlled Access to Private Streets, Including Secondary Entry Streets.



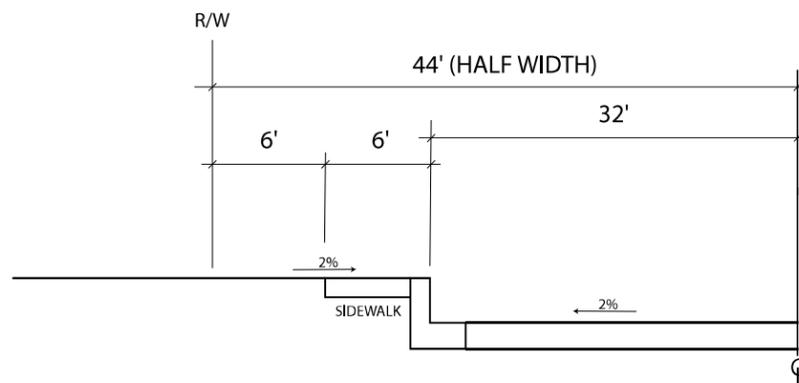
Cherry Avenue
 (From Cougar Way to Brookside Avenue, Project Frontage)
 MODIFIED SECONDARY HIGHWAY (HALF SECTION)



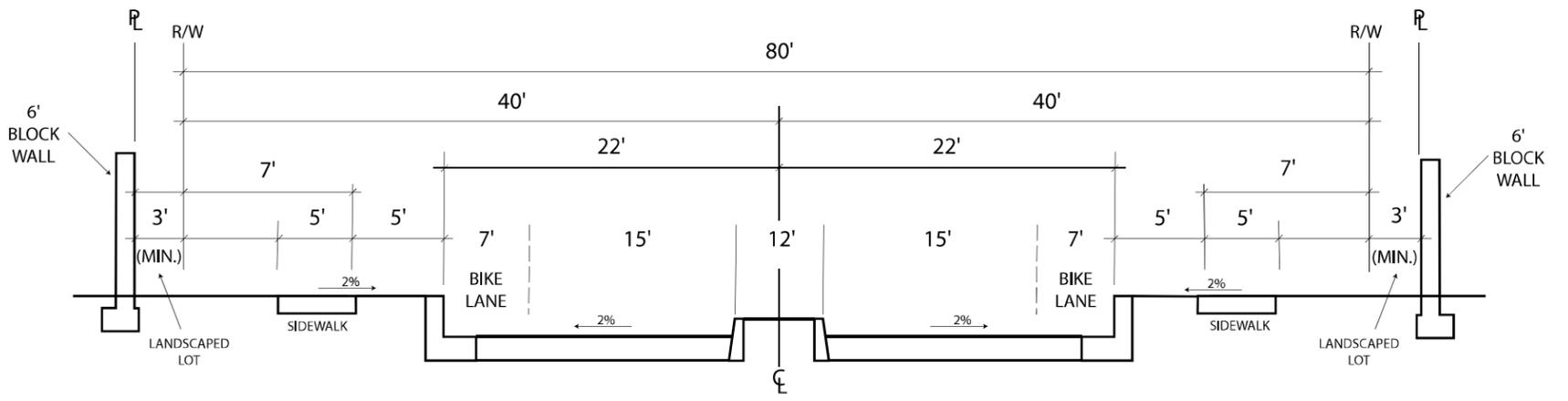
Cherry Avenue
 (From Oak Valley Parkway to Cougar Way)
 MODIFIED SECONDARY HIGHWAY (HALF SECTION)

Brookside Avenue
 (Fronting Planning Areas 46 & 47)
 MODIFIED SECONDARY HIGHWAY (HALF SECTION)

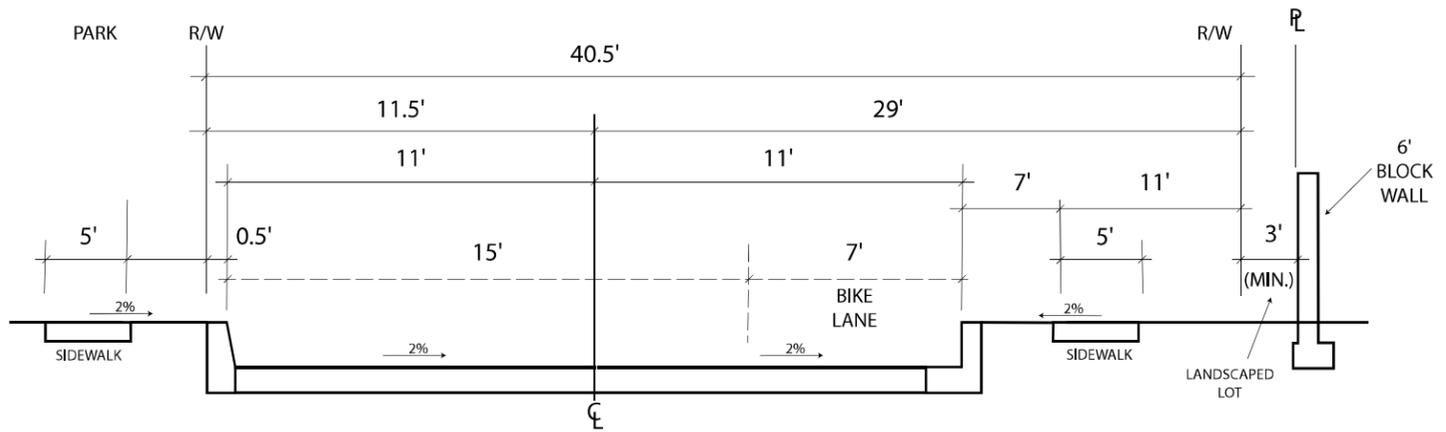
Cherry Avenue
 (From Oak Valley Parkway to Antonell Ct.,
 Street Right-of-Way Dedication Only and Landscaped
 Open Space Lot Improvements are Proposed with Project)
 MODIFIED SECONDARY HIGHWAY (HALF SECTION)



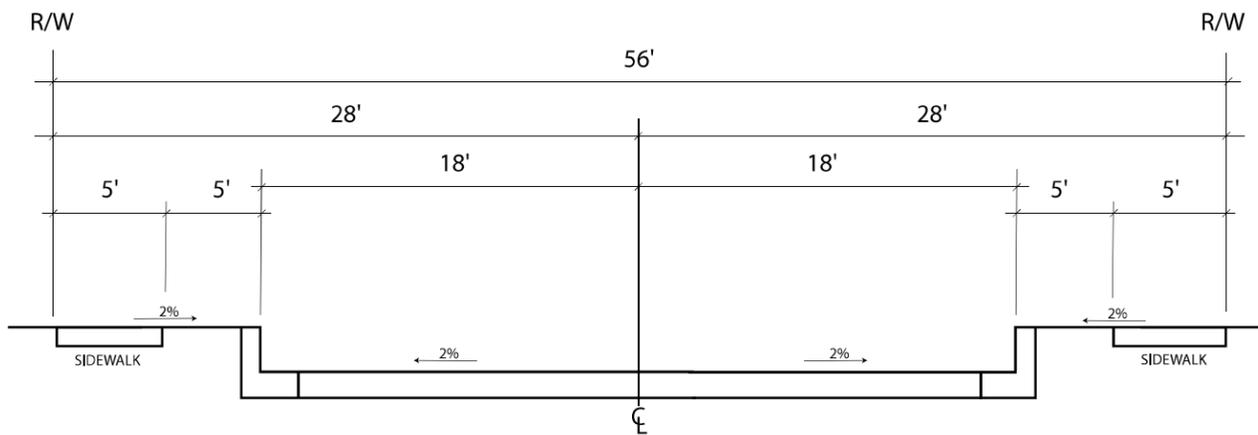
8th Street
 (From Xenia Avenue to Highland Springs Avenue)
 SECONDARY HIGHWAY (HALF SECTION)



80' Project Entry Street

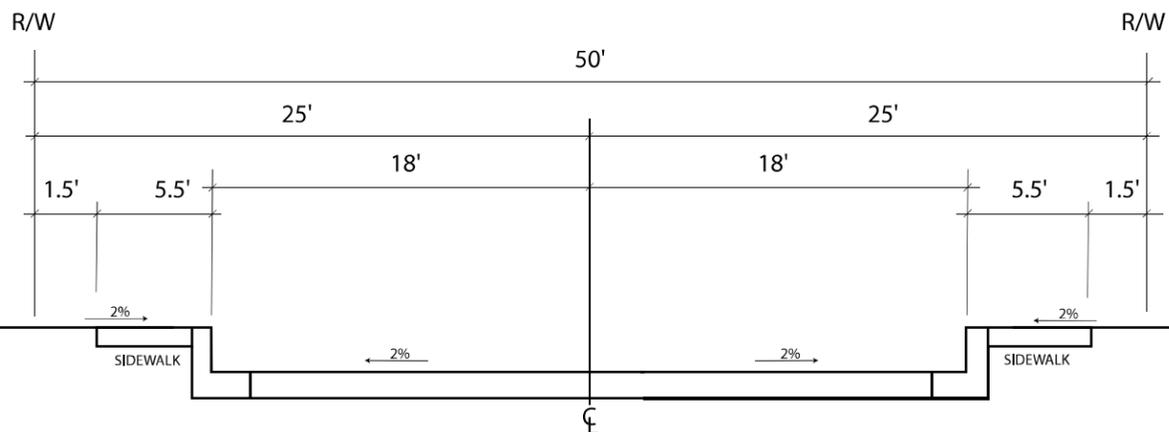


40.5' Park Frontage Street

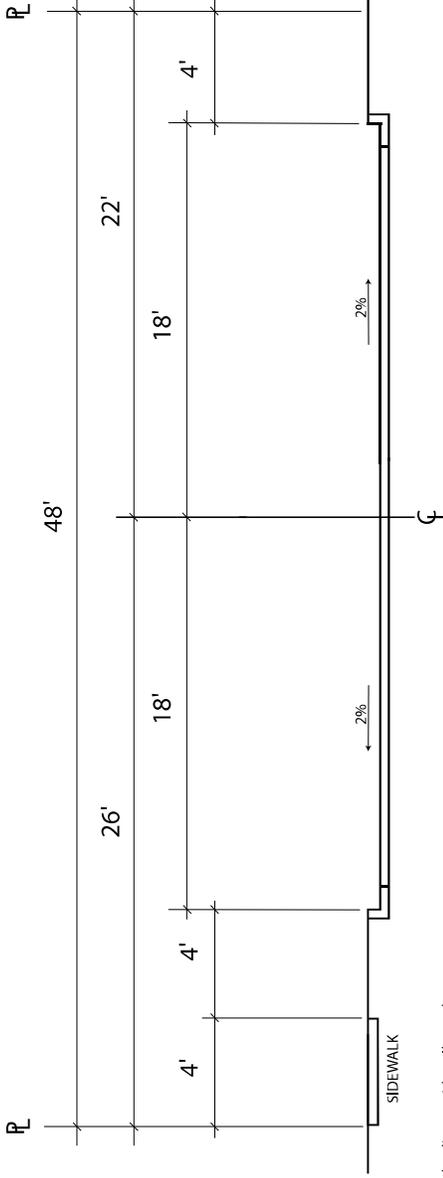


56' Local Street (Park Spoke Streets)

Note: Sidewalk may be adjacent to curb when property wall less than 4' from sidewalk.

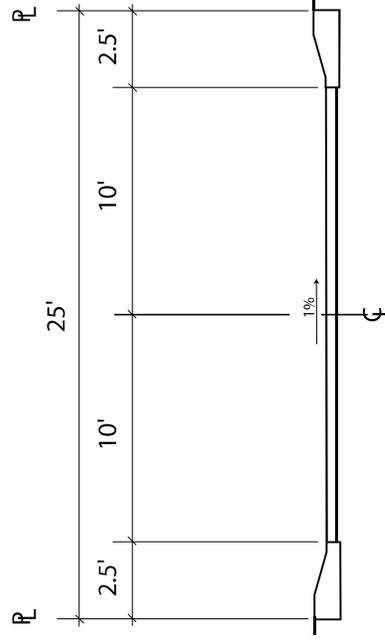


50' Local Street



* Curb adjacent sidewalk may be used when walls are adjacent to property line ()

48' Private Local Street Planning Area 25



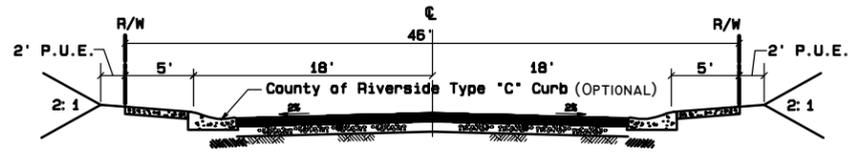
Private Common Driveway Planning Area 25

NOT TO SCALE

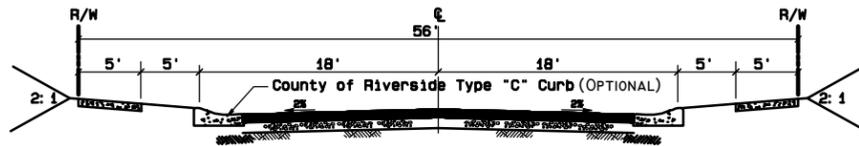
PARDEE HOMES • SUNDANCE
TYPICAL STREET SECTIONS

10/17/2017 JN 62799

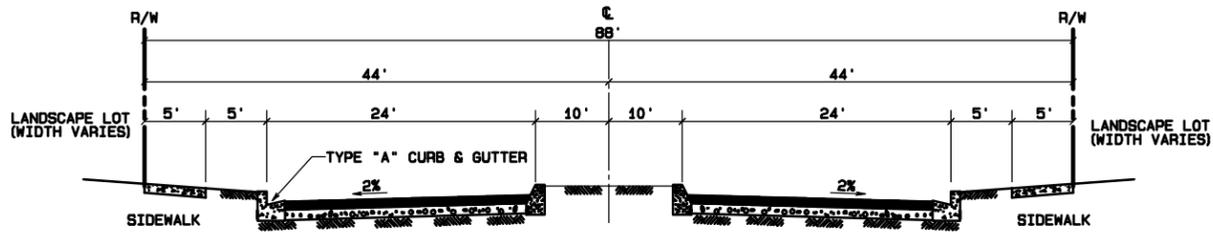
Exhibit 6A



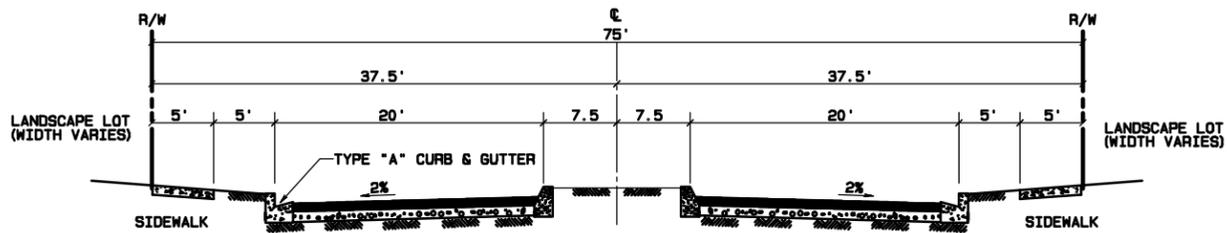
TYPICAL LOCAL PRIVATE STREET - 46' R.O.W.
PLANNING AREAS 30-34



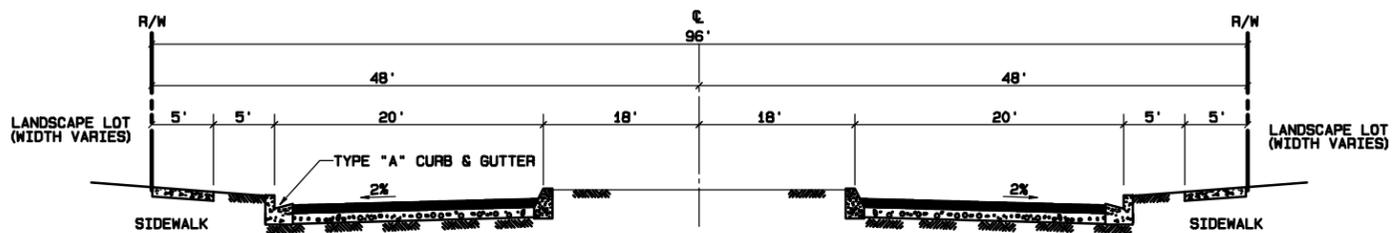
TYPICAL LOCAL PRIVATE STREET - 56' R.O.W.
PARK SPOKE STREETS AND PARK FRONTAGE STREETS
PLANNING AREAS 30-34



PRIVATE ENTRY STREET - HIGHLAND SPRINGS TO GUARD GATE
PLANNING AREAS 30 AND 33



PRIVATE ENTRY STREET - GUARD GATE TO RECREATION CENTER
PLANNING AREAS 30 AND 33



TYPICAL GATED SECONDARY PRIVATE ENTRY STREET
PLANNING AREAS 31, 33 AND 34

The eastern section of Highland Springs Avenue is within the City of Banning. The ultimate improvement of this half of the street is anticipated to take place in the future with the development of the property on the east side of Highland Springs Avenue in the City of Banning.

b. Major Highway

Oak Valley Parkway (previously referenced as 14th Street) is an east/west roadway, providing local access to Highland Springs Avenue, Cherry Avenue, Beaumont Avenue and regional access to Interstate-10 Highway. Per the Specific Plan and approved TM 30332, Oak Valley Parkway is shown as a Major Highway with right-of-way to accommodate two travel lanes in each direction, on-street bike lanes in each direction, a raised median, and sidewalk and parkway improvements on both sides.

The proposed extension of Xenia Avenue in the southern portion of the project will also be designated a Major Highway.

The street section proposed by the Sundance Specific Plan for both Oak Valley Parkway and Xenia Avenue provides a 100-foot right-of-way, which matches the City General Plan and the Sundance Specific Plan Traffic Impact Analysis minimum section for a Major Highway. The on-street bike lanes on each side were reduced to 7 feet each to accommodate a 14-foot raised median in place of a 12-foot painted median.

Oak Valley Parkway provides access to the proposed residential planning areas, with three main north/south connections at Highland Springs Avenue, Starlight Avenue (collector Loop Street per TM No. 30332) and Cherry Avenue. Local Street entry to planning areas will also take access off of Oak Valley Roadway. Xenia Avenue as proposed provides a north/south connection between 8th Street and Starlight Avenue. The location of warranted controlled intersections will be specified as part of the traffic study for the Sundance development.

c. Secondary

Cherry Avenue was previously proposed as a Secondary Highway in the Deutsch Specific Plan and City of Beaumont 1995 General Plan Circulation Element Update. Pursuant to the July 2003 Draft General Plan Circulation Element Update and Sundance Specific Plan Traffic Impact Analysis, Cherry Avenue is proposed as a Secondary north of Oak Valley Parkway. Cherry Avenue is partially improved as a local street on the west edge of the Specific Plan area up to approximately one-third of a mile north of 8th Street, and north of Oak Valley Parkway.

With the proposed Specific Plan, Cherry Avenue will be improved half-width north of Oak Valley Parkway from east of centerline to the project property line to accommodate an ultimate right-of-way consistent with a Secondary Highway. This segment of Cherry Avenue, if ultimately improved full width, will provide two travel lanes in each direction, and an 8-foot outside travel lane on each side. Cherry Avenue is to be improved with a 32-foot curb to curb section between Eight Street on the south and Antonell Street on the north (Specific Plan Condition of Approval #39 as modified in 2018). Cherry Avenue will not be improved between Oak Valley Parkway on the north and Antonell Street on the south, instead, a landscape buffer will be provided in this area (2004 Specific Plan Condition of Approval #21e).

With the Specific Plan, the cross-section for Cherry Avenue will reflect the proposed 10-foot wide off-street trail along the east side of the roadway in lieu of a sidewalk. This added improvement is a minor modification from the General Plan Secondary Highway cross-section, which only shows a sidewalk adjacent to curb along the roadway.

Future Cougar Way will be an east/west roadway, providing local access to Cherry Avenue and Beaumont Avenue. Per the City's General Plan, this Specific Plan and the Specific Plan Traffic Impact Analysis, Cougar Way is shown as a Secondary Highway through the project site with right-of-way to accommodate two travel lanes in each direction, on-street bike lanes in each direction, and sidewalk and parkway improvements on both sides.

Cougar Way provides access to the proposed residential planning areas, with three main north/south connections at Highland Springs Avenue, Starlight Avenue and Cherry Avenue. Local Street entry to planning areas will also take access off-of Cougar Way. The location of warranted controlled intersections will be specified as part of the traffic study for the Sundance development.

Brookside Avenue is an east/west roadway, providing local access from Cherry Avenue and Highland Springs Roadway. Per the City's General Plan, Brookside Avenue is shown as a Secondary Highway at the edge of the project site with right-of-way to accommodate two travel lanes in each direction, on-street bike lanes in each direction, and sidewalk and parkway improvements on both sides. Pursuant to this Specific Plan and the Sundance Specific Plan Traffic Impact Analysis, Brookside Avenue fronting the project site is proposed to be improved half-width consistent with a Secondary and with modifications regarding the adjacent proposed trail similar to Cherry Avenue as discussed above. The location of warranted controlled intersections will be specified as part of the traffic study for the Sundance development.

8th Street from Xenia Avenue to Highland Springs Avenue is proposed as a Secondary by the General Plan Circulation Element Update (July 2003 Draft). Pursuant to this Specific Plan and the Sundance Specific Plan Traffic Impact Analysis, 8th Street is proposed to be improved half-width consistent with a Secondary.

d. *Collector, Modified*

Proposed Starlight Avenue is primarily a north/south roadway, providing local access to Highland Springs Avenue, Oak Valley Parkway and Cougar Way. Per the Specific Plan and the approved TM No. 30332, Starlight Avenue (previously referenced as Loop Street) is a Collector Street with two travel lanes in each direction, on-street bike lanes in each direction, raised median, sidewalk or trail with parkway improvements on both sides. This is an increase in the minimum section for the Divided Collector Street standard as identified within the City's General Plan Update and the Specific Plan Traffic Impact Analysis, which shows one travel lane in each direction, painted median, and an undefined outside lane in each direction.

With the Specific Plan, the cross-section for Starlight Avenue shows 10-foot wide off-street trail along the west edge of the roadway in lieu of a sidewalk. This added

improvement slightly deviates from the General Plan Collector street cross-section, which shows sidewalks adjacent to curb along both sides of the roadway.

Starlight Avenue provides access to the proposed residential planning areas, with one north/south connection at Highland Springs Avenue, and two main east/west connections at Oak Valley Parkway and Cougar Way. Project and Local Street entry to planning areas will take access off of Starlight Avenue. The location of warranted controlled entries will be specified as part of the traffic study for the Sundance development.

3. Local Streets

a. Project Entry Streets

The proposed Specific Plan provides four Project Entry Streets that provide direct access to centralized parks within individual neighborhoods. Project Entry Streets provide right-of-ways that accommodate one travel lane in each direction, on-street bicycle lanes in each direction, raised median, sidewalks set back from curb on both sides, and parkway improvements.

Project Entry Streets provide access to the Park Frontage Streets and local streets within the residential planning areas. The location of warranted stop controlled intersections will be specified as part of the traffic study for the Sundance development.

As of 2015, Planning Areas 30-34 have been proposed as an active adult development area served on the interior with private access controlled streets. The Project Entry Street proposed in this area is consistent with the above street description. Certain street section dimensions have been modified for private street purposes and to accommodate gated entry control. See Exhibit 6B.

b. Park Spoke Streets

The proposed Specific Plan provides Local Street entries that provide direct access to local (residential) streets, and centralized parks within the project's planning areas. These entries are referenced within the Specific Plan as Park Spoke Streets. Park Spoke Streets right-of-way accommodates one travel lane in each direction, acceptable curb, sidewalks set back from curb along both sides, parkway improvements, and residential driveways.

Park Spoke Streets provide access to the local streets within the residential planning areas. The location of warranted controlled intersections will be specified as part of the traffic study for the Sundance development.

c. Park Frontage Streets

The proposed Specific Plan provides Park Frontage Streets that loop around the park, and provide direct access to (residential) streets, and Park Spoke Streets within the project's planning areas. The street frontage road around the PA 7 five acre circular park will accommodate right-of-way for a one-way travel lane, on-street bicycle lane in one direction along the outside of the loop, sidewalks set back from curb and parkway improvements on the outside of the loop.

On the Planning Area 21, 32, 37 and 45 parks, the frontage road will accommodate right-of-way for one travel lane in each direction, curbs, residential driveways, sidewalks at or setback from curb, and parkway improvements.

Park Frontage Streets provide access to the Local Streets and Park Spoke Streets within the residential planning areas. The location of warranted controlled intersections will be specified as part of the traffic study for the Sundance development.

d. Local Streets

Local Streets provide direct access to and from residential lots. The right-of-way of local streets accommodates one travel lane in each direction, acceptable curbs, sidewalks adjacent to curb with a minimal landscape parkway on each side.

e. Private Local Street

Private local streets can be used to provide private access, potentially gated, to and from residential lots within residential planning areas if approved (i.e. PAs 13A, 24, 25, or 30-34). The right-of-way of a private local street accommodates one travel lane in each direction, parking on both sides of the street, curbs, parkway and sidewalk on one or both sides. These roadways will be dedicated as a separate lot or easement to a homeowners association and maintained by the same. See attached Exhibits 6A and 6B.

f. Private Common Driveway

Private common driveways can be used to provide direct access to and from residential lots within higher-density residential areas if approved (i.e. PAs 13A & 25). The right-of-way of private common driveways accommodates one travel lane in each direction, no parking and rolled or wedge curbs. These driveways will be dedicated as a separate lot or easement to a homeowners association and maintained by the same. See attached Exhibit 6A.

4. Non-Vehicular Circulation

The Circulation Plan also includes a trail network within the Sundance Specific Plan. The Trail Plan (Refer to Exhibit 7, *Pedestrian/Bicycle Trail Plan*) identifies off-street and on-street trails. The location of these trails and their anticipated crossings are outlined below.

a. Trails

- 1) On-street Bicycle Lanes: The Sundance Specific Plan proposed on-street bicycle lanes along the following roadways: Cherry Avenue, Oak Valley Parkway, Cougar Way, Starlight Avenue, Xenia Avenue, Project Entry Roads, and Circular Park Frontage Streets. These bicycle lanes will assist in providing connections to regional and local facilities, in addition to the residential communities within the project. The on-street bike lanes will be accommodated within the street right-of-way and will be a minimum 7-foot wide facility.

- 2) **Off-street Pedestrian/Bicycle Trail Adjacent to Roadway:** The Sundance Specific Plan proposes off-street pedestrian/bicycle trails along portions of the following roadways: Starlight Avenue, Cherry Avenue, Xenia Avenue, Brookside Avenue, and adjacent to the local roadways proposed along Planning Areas 13A, 14 and 41. These off-street trails will assist in providing connections to regional and local facilities, and the residential communities within the project.

The off-street trail will be accommodated within a landscaped parkway (25 feet wide in some areas) adjacent to the street and will provide a 10-foot pedestrian/bicycle trail. Where feasible, the off-street joint use trails will meander within the parkway.

- 3) **Off-street Pedestrian/Bicycle Trail Adjacent to Drainage Corridor:** The Sundance Specific Plan identifies a joint use off-street pedestrian/bicycle trail along the east edge of the drainage corridor parallel to Cherry Avenue from north of Planning Area 14 to Cougar Avenue. A similar trail is proposed along the south side of the open space, parallel to Brookside Avenue. The off-street trail along drainage corridors will provide connections with school facilities, parks, open space trails and residential communities within the project.
- 4) **Off-street Pedestrian/Bicycle Trail within Open Space:** The Sundance Specific Plan proposes off-street pedestrian/bicycle trails within the existing Edison easement (semi-passive open space proposed as Planning Areas 27, 28 and 29), providing connections to the residential communities north and south of this easement. The Specific Plan also shows other off-street trails within open space, located between Planning Area 15 (elementary school) and Planning Area 14 (park/detention basin), and on the east edge of Planning Area 46. The off-street trail within open space will provide a right-of-way that will accommodate a 10-foot pedestrian/bicycle trail within a 20- to 25-foot wide landscaped parkway.

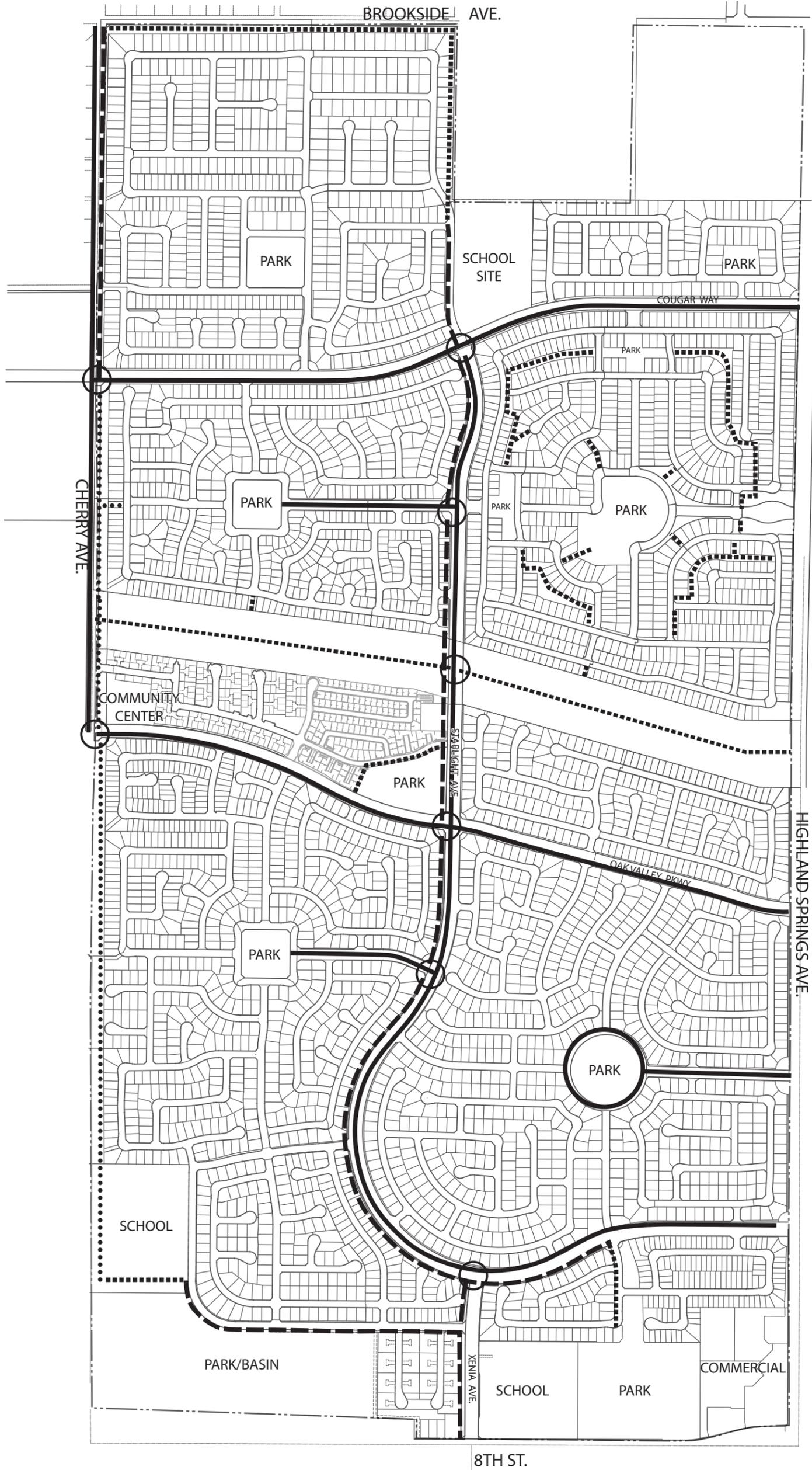
b. *Trail Crossings at Roadways*

It is anticipated that at-grade trail crossings of roadways will be accommodated at intersections within the Specific Plan. The Edison easement open space trail will require an at-grade bicycle trail crossing at Starlight Avenue. Specific design of this crossing will be determined in coordination with the City Engineer as part of improvement plans.

5. Circulation Plan Development Standards

- a. The proposed Sundance development is to be further defined based on the project traffic report. On-site roadway improvements, as illustrated in the cross-sections, will be developed in accordance with this plan. Signalized intersections, stop-controlled intersections and intersection geometry will be modified as warranted within the traffic study.

- b. If necessary, additional traffic analyses shall be undertaken as required by the City of Beaumont, as more detailed development plans are completed to identify specific design parameters, phasing details, and additional mitigation strategies.
- c. An Improvement Phasing Plan shall be developed and implemented based on the Sundance development Traffic Study to ensure the circulation improvements are completed consistent with the Specific Plan standards.
- d. For streets that are designated as either a Major or Secondary Highway, adequate provision must be made for safe and convenient pedestrian crossings. Special consideration shall be made to accommodate pedestrian traffic to and from schools and parks.
- e. Roadway improvements may be implemented through an assessment district or similar financing mechanism.
- f. All streets depicted on the Circulation Plan are intended to be public, with the exception that streets in PAs 24, 25 and 30-34 can be private streets.
- g. On-street parking shall not be permitted within those areas identified for on-street bike lanes.
- h. City of Beaumont and Riverside County Transit authorities will be consulted with to expand scheduled bus service, to implement long-term public transportation projects and to develop vanpools and subscription bus service.
- i. Traffic synchronization will be provided where appropriate.
- j. County TUMF fees (or other substitute funding mechanism adopted by the City) will be paid where appropriate to fund off-site regional improvements.



- TRAILS**
- On-Street Bike Lane
 - - - Off-Street Trail Adjacent to Road
 - Off-Street Trail Adjacent to Drainage Channel
 - . - . - Off-Street Trail Within Open Space
 - At Grade Trail Crossing of Roadway

D. DRAINAGE PLAN

1. Drainage Backbone System Plan Description

The Sundance Specific Plan Drainage Backbone System (DBS) was developed based on standards established by the Riverside County Flood Control District and Water Conservation District (RCFC and WCD). The proposed system will provide 100-year flood protection from the upstream tributary areas and convey this and project area drainage into its natural drainage patterns.

Exhibit 8, *Drainage Backbone System*, illustrates the proposed drainage system. The DBS proposes a system that utilizes both the existing storm drain system and a new system. Water will be conveyed via streets, open channels, and storm drains. A series of onsite detention basins are proposed to limit discharges into the existing storm drain systems. The proposed system will convey post-developed 100-year flows without generating any adverse hydraulic conditions. The proposed drainage improvements will decrease flows from existing conditions.

As illustrated on Exhibit 8, the Specific Plan drainage area has been divided into three watersheds: the Cherry Avenue Watershed, the Center Watershed, and the Highland Springs Watershed. The approximately 390-acre Cherry Avenue Sub-Watershed will convey water flows through proposed roadways, storm drains, and an open trapezoidal channel, which will run parallel to Cherry Avenue. Flows from the channel will be conveyed to an approximately 36-acre park/detention basin (Planning Area 14) and ultimately to the existing 8th Street/Cherry Avenue storm drain. The proposed storm drain pipes will range from 18-inch RCP (reinforced concrete pipe) to 48-inch RCP. The width at the top of the channel will range from 32 feet to 44 feet.

The Starlight Sub-Watershed, consisting of approximately 380 acres, will convey water flows via storm drains and streets to initially a centrally located park/detention basin (Planning Area 26). Flows from this detention basin will be conveyed via storm drains and streets to the approximately 36-acre park/detention basin (Planning Area 14) and ultimately to the existing 8th Street/Cherry Avenue storm drain. The proposed storm drain pipes will range from 36-inch RCP to 72-inch RCP.

The Highland Springs Sub-Watershed consists of approximately 417 acres. As illustrated on Exhibit 8, water flows in the northern portion of this watershed will be conveyed via storm drains and streets to three water quality basins proposed along Highland Springs Avenue. From the water quality basins, flows will be conveyed into the existing Highland Springs storm drain channel system. Water flows in the southern portion of this watershed will be conveyed via storm drains and streets to an approximately 16-acre park/detention basin (Planning Area 11) and ultimately into the Highland Springs storm drain system.

According to the Federal Emergency Management Agency (FEMA) flood plain map for the areas surrounding the Specific Plan area, a floodplain occurs adjacent to Cherry Avenue, and the tributary area to this floodplain is from the Specific Plan area. The floodplain occurs due to the existing deficiency of the 8th Street/Cherry Avenue storm drain and Marshall Creek bridge crossing. The Specific Plan's proposed detention facilities are designed to address the floodplain from the 8th Street/Cherry Avenue

storm drain. The Specific Plan will incorporate multiple basins within each phased development for detention and will not exceed the 8th Street/Cherry Avenue storm drain capacity. This will alleviate some of the deficiencies in the Highland Springs Channel and the 8th Street/Cherry Avenue storm drain.

It is anticipated that flows from the upper tributary of Marshall Creek will be intercepted at Brookside Avenue and conveyed to the head of the creek. A storm drain channel and underground drains are proposed from the intersection of Bellflower and Brookside Avenues and along Brookside Avenue to catch runoffs at the upper tributary areas of Marshall Creek. Undeveloped tributary areas to the Highland Springs Channel will be unaltered and drainage patterns will remain the same.

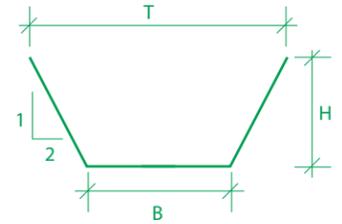
2. Water Quality Management

The proposed Sundance Specific Plan recognizes that construction of the proposed Project has the potential to produce typical pollutants such as nutrients, heavy metals, pesticides and herbicides, toxic chemicals related to construction and cleaning, waste materials including wash water, paints, wood, paper, concrete, food containers, and sanitary wastes, fuel, and lubricants. Further, Project implementation will increase impervious areas and the level of activity on the property, thereby, potentially increasing pollutant loadings (i.e., hydrocarbons, fertilizers, and pesticides). To mitigate potential impacts in this regard, future development will comply with the National Pollution Discharge Elimination System (NPDES) Permit and a Notice of Intent (NOI) will be prepared and submitted to the Santa Ana Regional Water Quality Control Board (WQCB) providing notification and intent to comply with the State of California general permit. Prior to construction, a Storm Water Pollution Prevention Plan (SWPPP) will be prepared for construction activities on site. The Specific Plan projects shall be consistent with applicable post-construction water quality requirements and will implement structural BMPs to reduce operational water quality impacts to less than significant levels. As part of the Project Specific Plan, Tentative Tract Maps, improvement plans as approved and resulting development, multiple large flood control detention basins (within PAs 11, 14, and 26), and a vegetated natural channel (Cherry Avenue Channel), and multiple smaller basins and vegetated swales (within PAs 6, 13A, 30 and 33) are included to provide water quality management and treatment capacity. Upon completion of all Specific Plan projects, post-construction calculations may be prepared and provided to the Regional Water Quality Control Board if required.

3. Drainage Plan Standards

In order to ensure orderly development, the Master Plan of Drainage described above shall be subject to general principles and standards as follows:

- a. Approximate drainage line locations and sizing are illustrated on Exhibit 9; however, the precise system layout and sizing shall be determined during tract map preparation.
- b. The Project shall be subject to the requirements indicated in the Riverside County Flood Control District and Water Conservation District Hydrology Manual and the City of Beaumont flood control standards, including the following provisions:

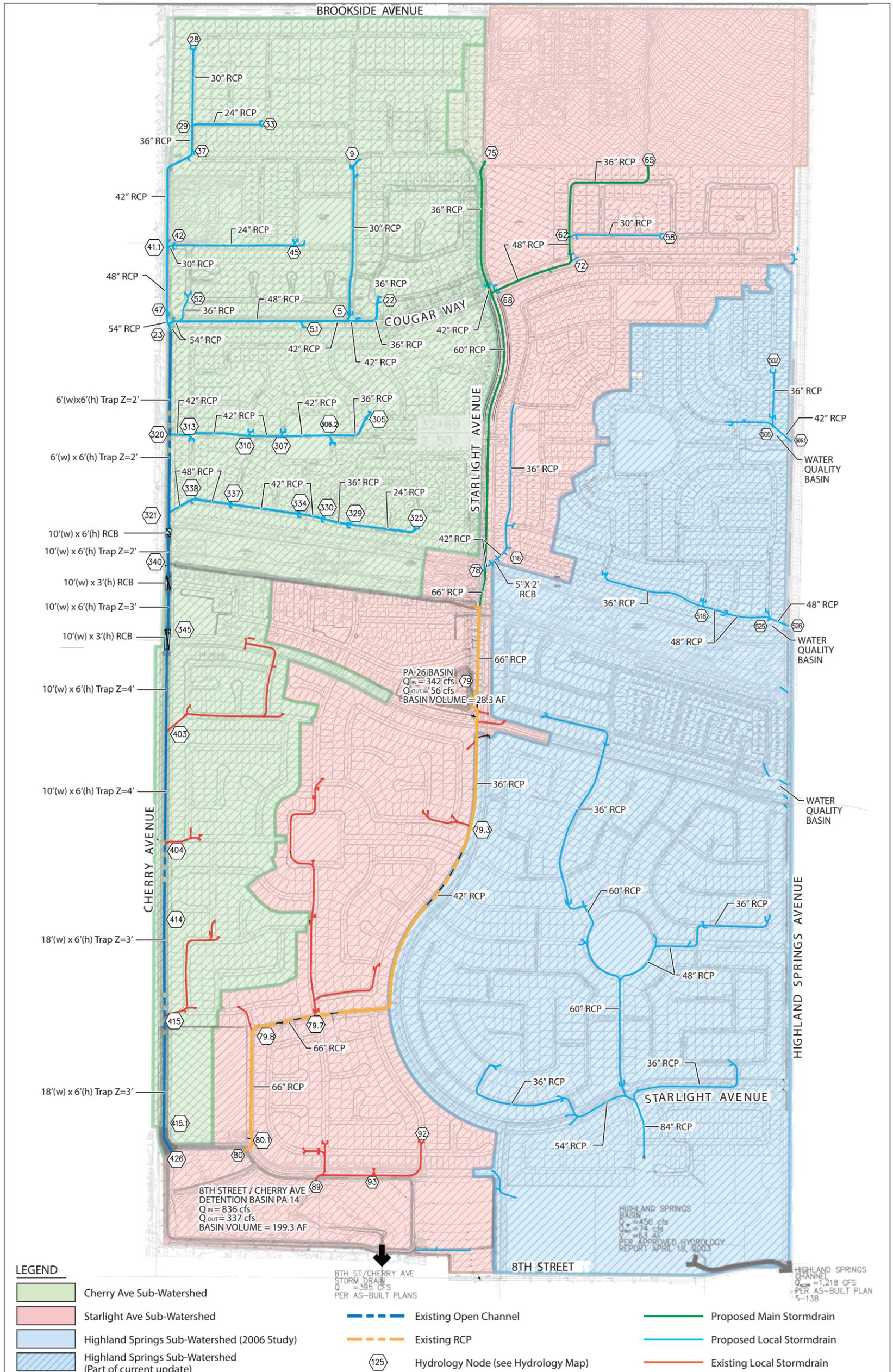


T = 56'
B = 36'
H = 5'

T = 42'
B = 24'
H = 4.5'

4' (H) x 10' (W)
RCB

LOW MAINTENANCE GRASS LINED
CHANNEL WITH TRM



- 1) All building pads shall be free from flood hazard for the 100-year frequency storm by elevating finished floor elevations one foot above the 100-year level of flood protection; and
 - 2) Depths of flow in the streets shall not exceed top of curb elevations for the 10-year frequency.
- c. The potential for the conveyance of debris from off-site watersheds shall be taken into account into the design of the proposed facilities.
 - d. Prior to site development, the proposed interior road infrastructure and grading design shall be coordinated to ensure that there is not any major diversion of drainage areas between watersheds.
 - e. The design of all interior storm drain conveyances and local storm drain facilities shall be in accordance with the criteria RCFC and WCD guidelines. Flood flows used in the design of waterways, channels, and closed conduits shall have minimum average recurrence intervals as follows:
 - 1) Storm drain systems shall be designed and based on a minimum 10-year frequency.
 - 2) For sump conditions, a 25-year frequency shall be applied, and a connected system shall be designed to completely convey 100-year runoff, with a secondary outlet to assure the water surface is one foot below the proposed pad elevations.
 - f. On-site public drainage facilities located outside of the road right-of-way shall be contained in drainage easements.
 - g. Streets shall be oriented to maximum potential conveyance of regional flooding during significant storms to expedite the flow through the development.
 - h. The Sundance Specific Plan shall be phased such that 100-year flood protection is ensured in all areas of the development. Interim improvements shall be provided as phasing of the development progresses.
 - i. New development shall be required to prepare a master flood utility plan for storm drainage conveyance.
 - j. All projects shall be required to retain any increased drainage onsite until such time as a viable drainage master plan is implemented. Development proposed following implementation of such a drainage master plan shall be implemented in accordance with the approved drainage master plan.
 - k. Best Management Practices (BMPs) shall be implemented to enhance pollutant removal during storms and to improve the quality of stormwater runoff.
 - l. Prior to development of upstream areas, the potential for the conveyance of debris by the offsite watershed shall be accounted for in design of onsite

drainage facilities in order to avoid abrasive erosion in certain drainage facilities and maintenance problems for facilities located within the floodplain.

- m. Inspection and maintenance of public storm drain systems shall be performed by City of Beaumont.
- n. The Planning Areas 11, 14 and 26 drainage basins along with the Cherry Avenue Channel are to be maintained by the City of Beaumont. Other small drainage channels and basins in Planning Areas 6, 13A, 30, 33 and 54 are to be maintained by a Sundance homeowners association.
- n. Construction of each phase shall include an assessment of the size and flow patterns of the adjacent undeveloped areas on the Specific Plan area.
- o. Each phase shall prepare an erosion control plan that provides the developed phases with the required flood protection. Flood protection shall be determined by the size of the undeveloped areas and the flow patterns.
- p. Temporary basins shall be constructed to meet detention requirements and earthen channels/berms shall be used to divert and convey flows.
- q. The developed phases shall incorporate detention facilities within the development to accommodate the developed runoffs. A single basin or a series of smaller basins can be used to meet the required basin size.
- r. The undeveloped flows shall not be conveyed through the developed areas.
- s. The proposed detention basin at the head of the 8th Street/Cherry Avenue storm drain shall combine flows from the developed and undeveloped areas of the Specific Plan area. This proposed detention basin shall be maintained and sized to not exceed the capacity of the 8th Street/Cherry Avenue storm drain of 225 cubic feet per second (cfs).

E. WATER AND SEWER PLAN

1. Water Plan

The Sundance Specific Plan area is located within the Beaumont-Cherry Valley Water District's (BCVWD) current service area. The District annexed approximately 1,140 acres of the Specific Plan area through actions by both the District and the Riverside County Local Agency Formation Commission (LAFCO). BCVWD's approved 2013 Urban Water Management Plan (per Table 2-6 in the 2013 UWMP) recognizes the Sundance project as under construction with up to 4,716 housing units approved (actual maximum units allowed by Sundance Specific Plan: 4,450). BCVWD's adopted Final 2015 Urban Water Management Plan dated January 2017 (per Table 3-5 in the 2015 UWMP) still recognizes the Sundance project as under construction with up to 4,716 housing units approved (actual maximum units allowed by Sundance Specific Plan: 4,450).

The Specific Plan area will be served from three of the District's current potable water pressure zones: the 3050 (Noble) Pressure Zone, the 2850 (Intermediate) Pressure Zone and the 2750 (Beaumont) Pressure Zone. These facilities will serve as backbone facilities to provide potable water to the overall Specific Plan area. Exhibit 9, *Water Backbone System*, illustrates the proposed water system, which includes master planned storage and distribution systems for potable and reclaimed water. As illustrated in Exhibit 9, the proposed potable water system involves both new and existing pipelines, four new water wells, and two storage reservoirs. Exhibit 9 also illustrates the proposed reclaimed water system, which involves both new and existing pipelines. The proposed water-system improvements would occur both on- and off-site.

The Specific Plan proposes water conservation measures, which include water conserving features in the design of residential, commercial, and other development types, and drought-resistant landscape design. Reclaimed water pipelines are being constructed as required within certain streets throughout the Specific Plan area (see Exhibit 9 for locations) for eventual use in providing reclaimed water service for the irrigation of the parks and major landscaped areas with this type of water when reclaimed water becomes an available source of water for this Specific Plan distribution system. Use of reclaimed water will result in a significant reduction in the demand for potable water for these proposed uses.

2. Water Plan Standards

- a. All water lines and related and required water service shall be designed to meet BCVWD requirements as well as Riverside County Fire Department criteria for fire flow.
 - 1) All water lines shall be underground facilities.
 - 2) All water lines shall be sized to adequately service potential future growth.
- b. Costs associated with construction of oversized lines to serve existing and future off-site population shall be the responsibility of those to be served, consistent with the rates and regulations of the City of Beaumont, and BCVWD.
- c. Assurance for the provision of adequate water service is required prior to approval of a final map in accordance with the State Subdivision Map Act. The City of Beaumont and BCVWD shall review water demands for conformance with design requirements and for the ability to serve.

3. Sewer Plan

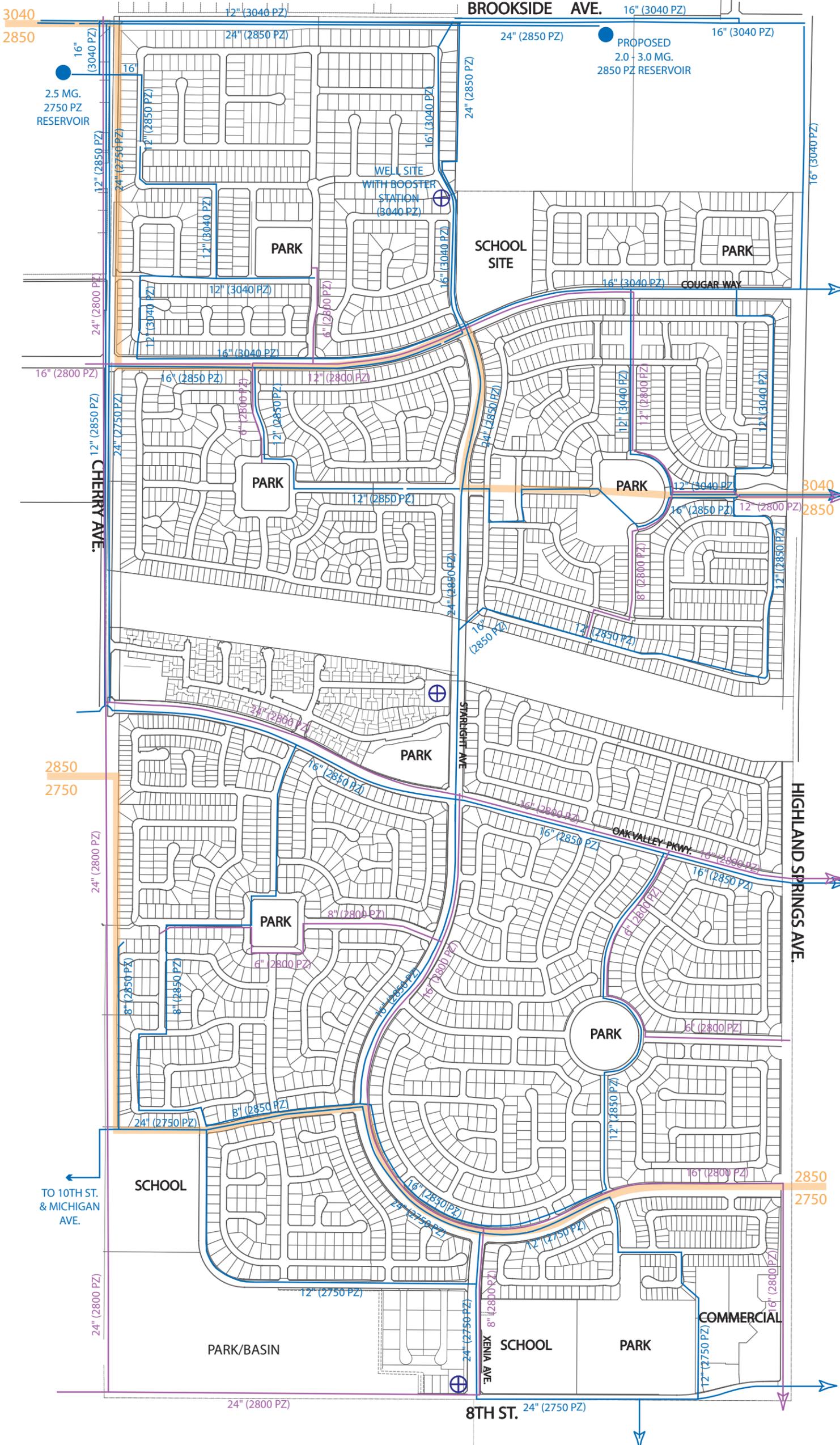
The Sundance Specific Plan area is located within the jurisdiction of the City of Beaumont Wastewater District.

The proposed sewer collection system utilizes both the existing sewer lines and new sewer lines. The proposed system is comprised of two backbone trunk systems: the Cherry Avenue and Starlight Avenue Systems. Each system will collect approximately one half of the development flows, with the tributary areas essentially defined by

Starlight Avenue. Exhibit 10, *Sewer Backbone System*, illustrates the two-trunk sewer systems characterized for the most part by the 10-inch and larger sewer pipes, which is the minimum sized backbone system capable of managing the peak flows for the Sundance Specific Plan development. The proposed sewer system will also include additional 8-inch local collector lines. The estimated average and peak wastewater generation for the proposed Specific Plan are approximately 1.4 million gallons per day (GPD) and 2.7 million GPD, respectively.

4. Sewer Plan Standards

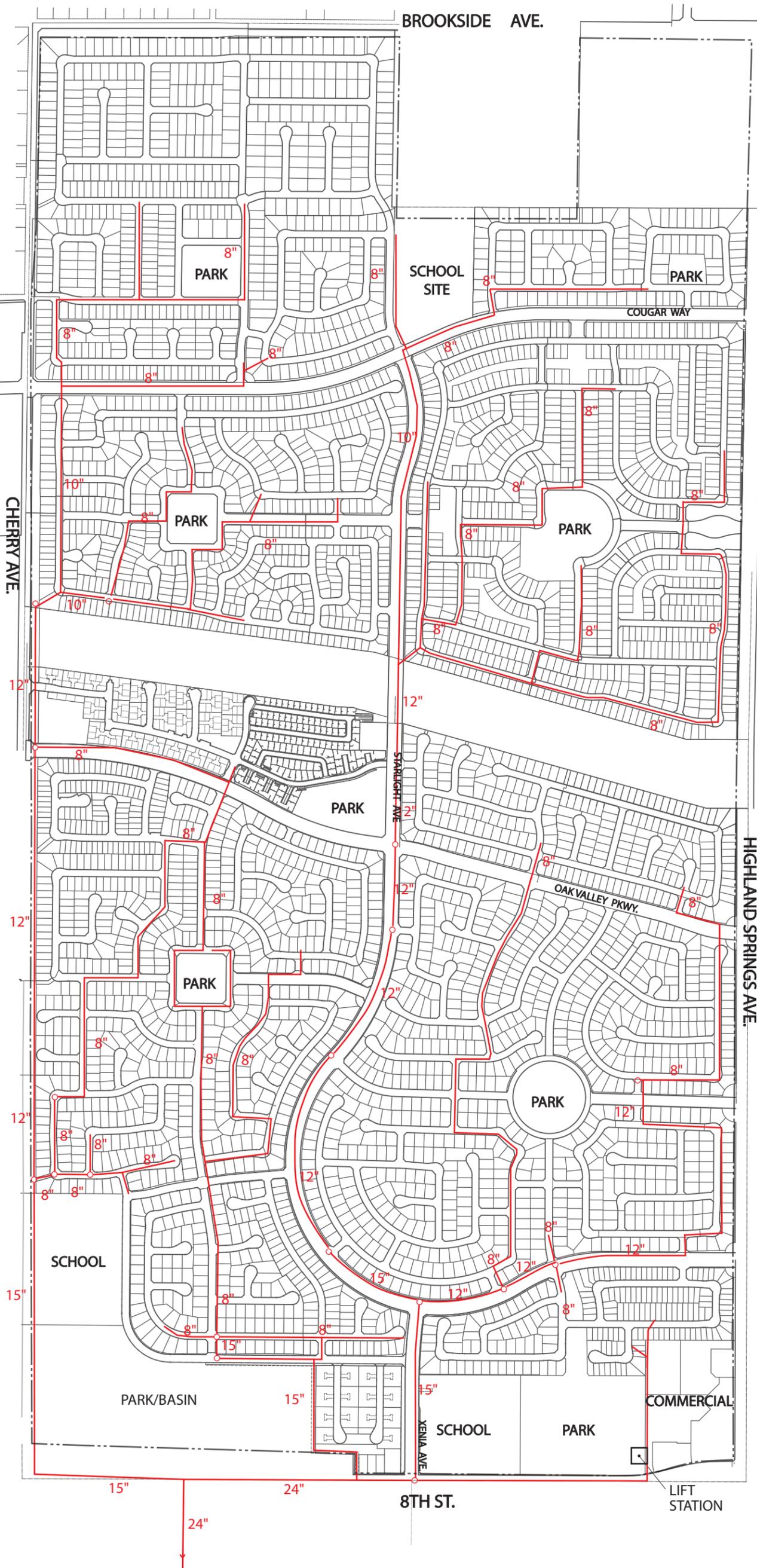
- a. All sewer lines shall be underground facilities.
- b. All sewer service improvements shall be constructed in accordance with the City of Beaumont requirements.
- c. The service provider shall maintain all sewer service improvements.
- d. All sewer lines shall be sized to adequately service potential future growth.
- e. Costs associated with construction of oversized lines to serve existing and future off-site population shall be the responsibility of those to be served, consistent with the rates and regulations of the City of Beaumont.
- f. Obligations to 8th Street neighborhood per prevailing agreement shall be met.



WATER LEGEND

- Existing & Proposed Potable Pipelines
- Existing & Proposed Reclaimed Pipelines
- ⊕ Well Site
- Potable Water Pressure Zone (PZ) Boundary

NOTE:
FINAL PRESSURE ZONE BOUNDARIES AND WATER LINES MAY BE REVISED BASED ON FINAL GRADING PLANS.



SEWER

— Proposed and Existing Sewer

Flow Direction

Note: Not all proposed and existing 8" sewer lines shown.

- West System
- Central System
- East System
- Southeast System

F. PUBLIC FACILITIES PLAN

1. Fire Protection

The Riverside County Fire Department (RCFD), in cooperation with the California Department of Forestry and Fire Protection, provide fire protective services and medical aid responses to the City of Beaumont.

Two jurisdictional engine companies provide fire protection and medical aid services to the Project site: Fire Station #20 and Fire Station #66. Fire Station #20 is located at 1550 E. 6th Street, in the City of Beaumont. This station is operated by the California Department of Forestry and is manned by four firefighters/emergency medical technicians (EMT). This station is equipped with two 1,000 gallon per minute (gpm) pumpers (engines).

Fire Station #66 is located at 628 Maple Street, in the City of Beaumont. This station is operated also by the California Department of Forestry and is manned by between two and three firefighters/EMTs. This station is equipped with a 1,000 gallon per minute (gpm) pumper.

As described in Section III.E, *Water and Sewer Plan*, the Project's proposed potable water system includes two storage reservoirs to meet future fire-flow needs. The planned storage capacity of the proposed reservoirs is based Beaumont-Cherry Valley Water District's above ground reservoir storage requirement.

The projected population increase and new development resulting from the Sundance Specific Plan will create a demand for new or expanded facilities, and additional equipment and manpower. Payment of fire protection impact mitigation fees will provide the funding necessary to meet future demand, as needed.

2. Police Protection

The Sundance Specific Plan area is within the jurisdiction of the City of Beaumont Police Department, located at the Civic and Community Center, 550 East 6th Street. The Department provides law enforcement and disaster preparedness services to the City and the Project site. A three-minute average response time for service calls to the Project area will be maintained following Project implementation.

The Sundance Specific Plan will result in a population increase of approximately 12,905 persons,⁴ which will create a demand for approximately 26 additional sworn employees (based on two sworn employees per 1,000 residents). Property taxes and safety mitigation fees imposed on the Project, as well as the City's General Fund, will provide funding for additional staffing. Details regarding safety mitigation fee requirements established by the City will be identified as part of the Development Agreement.

3. School Service

⁴ Based on an estimate of 2.9 persons per household (State of California Department of Finance, 2002).

The Sundance Specific Plan area is located within the jurisdiction of the Beaumont Unified School District (BUSD), which serves the City of Beaumont and the unincorporated community of Cherry Valley. Based on BUSD’s prevailing student to population ratios and the development of 4,450 dwelling units, the Sundance Specific Plan could generate as many as 3,560 students (refer to Table 7, *Projected Student Population Ratios*).

**Table 7
Projected Student Population Ratios**

Grade	Student Generate Rate	Number of Students
K to 6	0.450	2,003
7 to 8	0.125	556
9 to 12	0.225	1,001
Total Student Generation		3,560

As described in Section III.B, *Land Use*, the Sundance Specific Plan reserves sites for the development of approximately 37 acres of educational uses including three elementary schools (Planning Areas 12, 15, 41) Grades K through 6 students generated by the proposed Project are generally expected to attend the elementary schools within the Sundance Specific Plan area. Grades 7 and 8 are generally expected to attend San Gorgonio Middle School at the southwest corner of Cherry Avenue and Cougar Way in the City of Beaumont. Grades 9 through 12 students generated by the proposed Project are generally expected to attend Beaumont High School in the City of Beaumont. Payment of school impact mitigation fees will provide the funding necessary to meet future demand, as needed. The proposed school sites could be provided to BUSD in lieu of payment of fees.

4. Dry Utilities

a. Electricity

The Sundance Specific Plan area is within the service territory of Southern California Edison Company (SCE). SCE maintains two adjacent easements of 100-foot wide and 300-foot wide (totaling 400-foot wide), which traverse the central portion of the Specific Plan area in an east/west orientation and contains 220 kV power utility lines and towers. The Specific Plan proposes to retain the majority of this easement (approximately 42.6 acres) as designated open space areas (Planning Areas 27, 28 and 29) (refer to Section G, *Recreation*). The remainder of the easement is proposed as right-of-way (Starlight Avenue).

Exhibit 11, *Dry Utility Joint Trench & Gas Backbone System*, illustrates the locations of the proposed backbone dry utility trenches. As illustrated in Exhibit 11, electrical service will be provided through electrical lines placed in joint trenches (with the proposed cable and communication lines) within Project area roadways.

b. Natural Gas

Southern California Gas Company (SCG) provides natural gas service to the Sundance Specific Plan area. A restrictive 16.5-foot wide easement containing a 30-inch diameter high-pressure natural gas transmission pipeline is located in the general alignment of the proposed Oak Valley Parkway. The pipeline will be relocated to the ultimate location of Oak Valley Parkway as needed.

Gas service to the Project area will be provided through gas lines placed in separate trenches, although with similar alignments, as the joint trenches described above (refer to Exhibit 11).

c. Telephone

Frontier provides telephone service to the Specific Plan area via telephone lines placed in joint trenches within Project area roadways (refer to Exhibit 11).

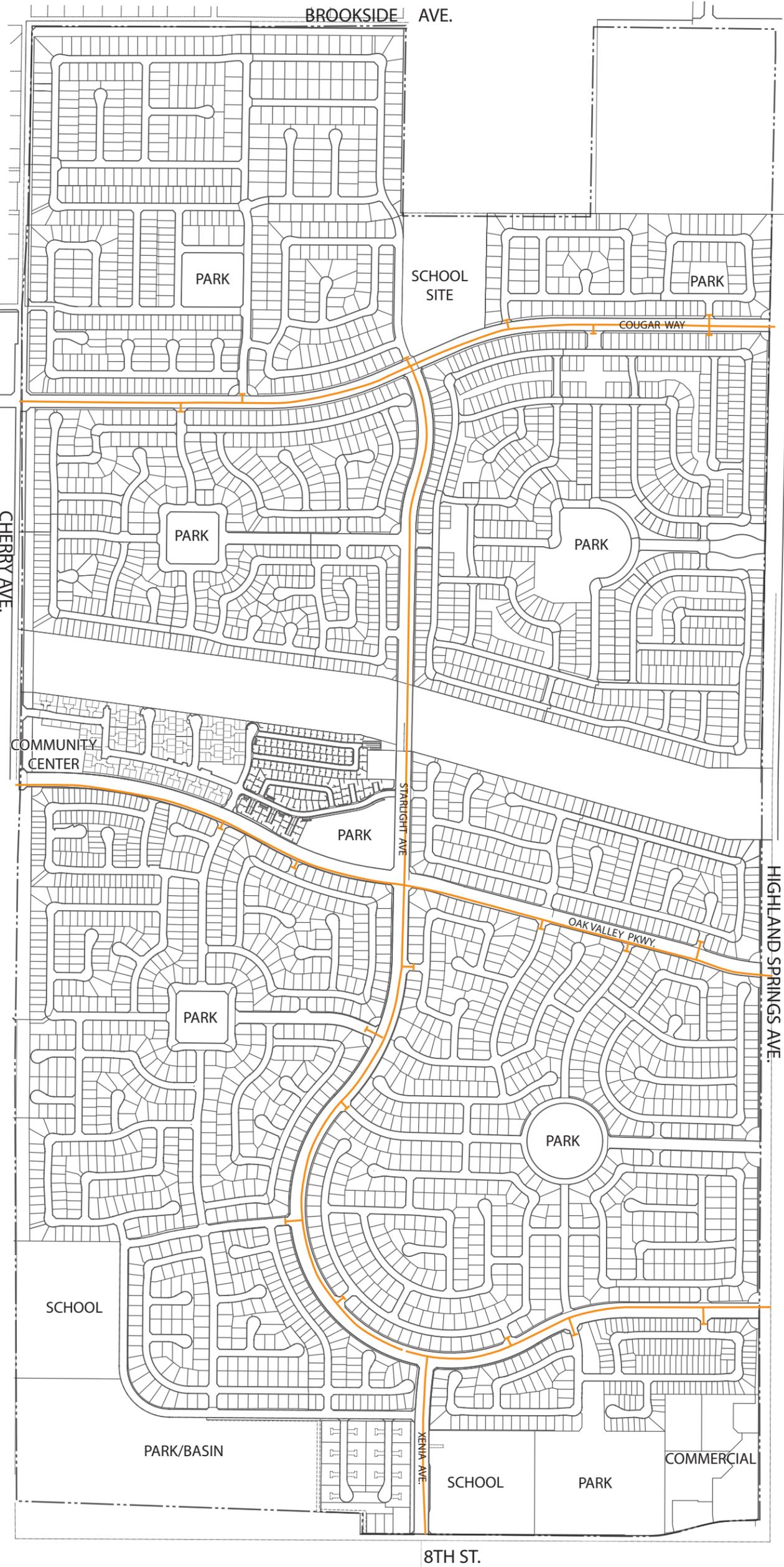
d. Cable

Cable service to the Sundance Specific Plan area is provided by Charter through cable lines placed in joint trenches within Project area roadways (refer to Exhibit 11).

5. Solid Waste

A private contractor under contract with the City provides solid waste disposal services to development within the Sundance Specific Plan area. Non-hazardous solid wastes collected from the proposed residential and commercial uses will be disposed of at the Lamb Canyon Landfill.

Solid waste enclosures will be provided for all commercial and multi-family land uses. In addition, the proposed park and open space areas will incorporate green waste recycling into on-site composting operations as part of ongoing management and operation activities.



DRY UTILITIES

Proposed And Existing Dry Utility Backbone Alignments

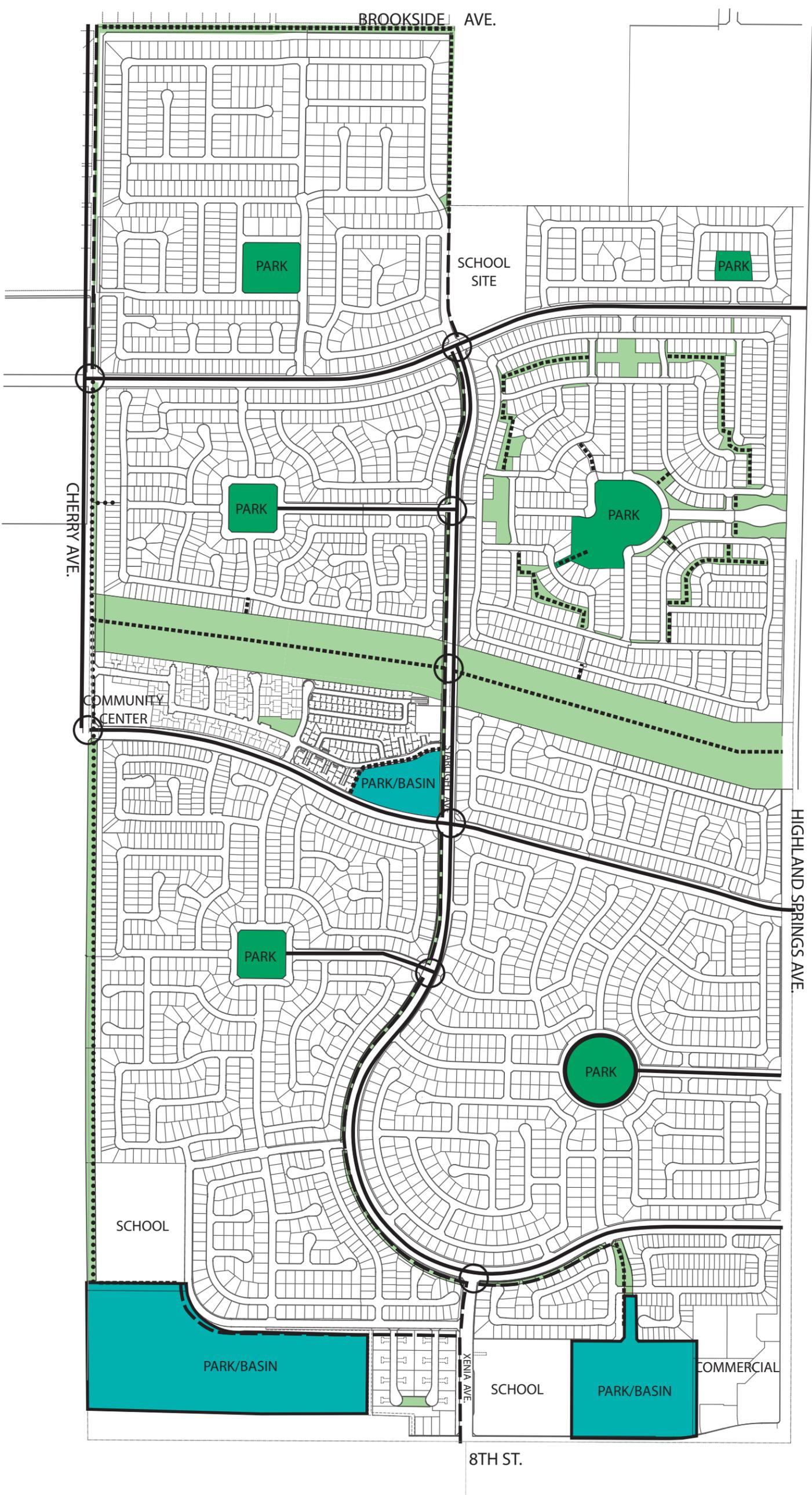
G. RECREATION PLAN

1. Recreation Plan Descriptions

Recreation is a key component of the Sundance Specific Plan. As illustrated in Exhibit 12, *Recreational Plan*, the specific plan area incorporates a functional system of recreational land uses that reinforce the area wide recreation plans of the City of Beaumont and the County of Riverside. The proposed project-wide elements of the Recreation Plan are the neighborhood parks, community parks/detention basins, semi-passive park/open space, landscaped trail corridors and landscaped detention basins (refer to Table 5, *Parks/Open Space Summary*). Additionally, the Circulation Plan describes a trail network within the Sundance Specific Plan (refer to Exhibit 12, *Recreation Plan*). The Trail Plan identifies off-street pedestrian/bicycle trails and on-street bicycle lanes. The individual elements of the recreation component of the Sundance Specific Plan are described below.

- a. Neighborhood Parks (Planning Areas 7, 21, 32, 37, 45 and 51). The proposed neighborhood parks include one to five acre parks that may include passive turf play areas, walking trails, tot-lots with play equipment, shade structures, benches and picnic tables.
- b. Community Parks/Detention Basins (Planning Areas 11, 14 & 26). The proposed community parks include 5 to 36 acre parks that may include walking paths, shade structures and/or water features. These parks are proposed as a dual use, serving as detention basins for Project storm water run-off. Portions of these basins will also include water-quality basins and can potentially act for ground-water recharge purposes.
- c. Semi-Passive Park/Open-Space (Planning Areas 27, 28 and 29). This area is comprised of the existing approximately 400-foot wide SCE Easement. The proposed development involves landscaping, including some native plant material, and walking/jogging trails. Additional temporary uses within in these areas may include landscaping nursery stock growing area and landscape maintenance yard.
- d. Landscaped Trail Corridors, Drainage Corridors, and Entryway Open Space. The Plan proposes various trail corridors along project perimeters. A potential additional 18 acres of park and greenbelt open space lots are proposed in Planning Areas 30-34, see Exhibit 12.

Landscaped, grass lined open drainage corridors, with widths varying between 30 and 50 feet, and depths of 4.5 feet are proposed adjacent to the trails (proposed) along Cherry and Brookside Avenues.



- TRAILS**
- On-Street Bike Lane and Adjacent Sidewalk
 - Off-Street Trail Adjacent to Road
 - Off-Street Trail Adjacent to Drainage Channel
 - Off-Street Trail Within Open Space
 - At Grade Trail Crossing
 - Neighborhood Park
 - Community Parks / Detention Basins
 - Passive Park Areas and Linkage Greenbelts

2. Neighborhood Parks

The neighborhood park system is intended to provide residents of the Sundance Specific Plan area with access to parks tailored to fulfill the needs of the neighborhoods, and the community at large. The park system includes six neighborhood parks integrated within the various neighborhoods of the specific plan area (Planning Areas 7, 21, 32, 37, 45 and 51).

The four parks located in Planning Areas 21, 37, 45 and 51 will be square or rectangular in shape, while the two parks located in Planning Areas 32 and 7 will be circular or semi-circular in shape. The neighborhood parks in Planning Areas 7 and 32 will be located on five acres or more, while the parks in Planning Areas 21, 37 and 45 will be three acres. Neighborhood parks will provide a variety of recreational facilities to meet the needs of the surrounding residential community. The parks may include recreational facilities such as passive turf play and family-gathering areas, meandering pathways, tot-lots with play equipment, shade structures, benches and picnic tables. Planning Areas 30-34 could develop as an active adult community with controlled access, the Planning Area 32 park could be developed as an age-appropriate recreation-amenity center for this adult community.

The City of Beaumont has established a service distance for neighborhood parks of 0.50 miles.⁵ To locate each residence in the community within 0.50 miles of a neighborhood park, the project design includes the distribution of neighborhood parks throughout the community. Each neighborhood park will be centrally located within the residential area they serve. Thus, the neighborhood parks will separate park users from major highways, railroads or obstacles and will not be located within high noise areas and traffic areas. However, the park network will be accessible via automobile and by walkways or bicycle lanes integrated into the roadway network.

3. Community Parks/Detention Basins

The Sundance Specific Plan includes community parks/detention basins designed to serve flood control needs, but also may serve as active or passive recreational areas. The basins are designed to fully accommodate flood storage and release and may be used as active or passive space for the neighborhood. Basin areas may be utilized for recreation during dry weather and water detention in the storm events. Portions of the basins will also include water-quality basins and can potentially act for ground water recharge purposes. Basins are located based on drainage-system requirements.

Three community parks/detention basins will be included in the project design. Two of the community parks will be located on the southern portion of the project site in Planning Areas 11 and 14. The size of these community parks/detention basins will be 16.4 and 36 acres, respectively. The third community park/detention basin will be located at the northwest corner of Oak Valley Parkway and Starlight Avenue in Planning Area 26. The community parks are designed to provide a diverse range of active and passive recreational uses, open space uses, and cultural/community services. The parks will feature a variety of amenities and could have limited night lighting for safety and extended play hours. All park areas for active recreational uses will have a maximum of 2% slope within areas proposed for active recreational uses.

⁵ Source: City of Beaumont General Plan, p. VII-54. May 5, 1993.

The City of Beaumont's established service distance for community parks is 3.0 miles.⁶ Two of the community parks will be located near 8th Street and the other on Oak Valley Parkway. The location of the parks on roadways and trail routes provides community-wide access to these park areas. The two parks located in the south end of the project are also adjacent to other community/public uses such as the proposed elementary schools located in Planning Area 12, and 15. In addition to agreements with the School District portions of the school sites could be used also for storm-water detention purposes, freeing up more area in the parks for full time recreation use.

4. Semi-Passive Park/Open Space

Planning Areas 27 (16.5 acres), 28 (26 acres) and 29 (10 acres) include the existing 400-foot wide Southern California Edison Easement. These areas are intended to serve as a semi-passive park/open space area for the community. The intent of these areas is to provide improvements to allow for walking, biking and jogging, as well as visual open space. Development would include landscaping, including some native plant material landscaping, and walking/jogging trails. Additional temporary uses in this area may include landscaping nursery stock growing area and landscape maintenance yards. Plantings could be concentrated along trails and around utility towers. A visual buffer (i.e., trees not to exceed 18 ft. in height) should be provided adjacent to the residential uses within the utility easement.

5. Pedestrian/Bicycle Trail Plan

The Circulation Plan specifies an off-street and on-street trail network within the Sundance Specific Plan (refer to Section III.C.4., *Circulation Plan*). The trail network will not only provide connections to the residential communities in the project area, but to local and regional facilities as well. The trail network was developed to provide a loop system within the community, connecting residential communities to recreational attractions and public facilities, such as schools, parks and open space.

The trail network introduces four different classifications of pedestrian/bicycle facilities to provide for a range in recreational and commuter experience (see Section III.C.4.). On-street bicycle lanes will be provided along Cherry Avenue, Oak Valley Parkway, Cougar Way and Starlight Avenue, Xenia Avenue, Brookside Avenue, and the local project entry roads.

Off-street pedestrian/bicycle pathways are also incorporated into open space areas, along drainage corridors and as a facility enhancement to landscape parkways along the main arterials, such as: Cherry Avenue, Starlight Avenue, Xenia Avenue, Brookside Avenue and the future park spoke streets along Planning Areas 13A, 14 and 41. The Edison Easement open space also incorporates an off-street trail system to connect planning areas to the north and south of this open space feature.

6. Park Requirement

The Sundance Specific Plan includes dedication and development of approximately 166 total acres of park area and open space throughout the project area to provide

⁶ Source: Ibid.

active, semi-active and passive space for various levels of recreational activities. A potential additional 18 acres of park and greenbelt open space lots are proposed in Planning Areas 30-34, see Exhibit 12.

The City's General Plan requires that residential developers provide a minimum of 5.0 net acres of usable local park area (i.e., park land that is relatively level, served by utilities for multi-purpose playfields, court sports, etc.) for each prospective 1,000 residents.⁷ Furthermore, the City uses a factor of 3.2 persons per dwelling unit to calculate future residents. Based on these requirements and using the anticipated number of dwelling units proposed in the Sundance project area (4,450 DU's, see Section III.B.3. and Table 4, Residential Land Uses, on Pages III-4 and 5 respectively), the project is required to provide 71.2 acres of park area.

All proposed parks are subject to review and acceptance by City for credit towards City standard.

H. PHASING PLAN

The Sundance Specific Plan will be constructed over a period of approximately ten years, as shown on Exhibit 13, *Phasing Plan* and as outlined below:

1. Residential

The residential components of the Sundance community will be phased in approximately five phases, based on market demand. Infrastructure and roadways will be constructed to support each phase.

- Phase I: The first phase, consisting of Planning Areas 1-4, is currently under construction, with an expected completion of 2005. (Completed)
- Phase II: The second phase, consisting of Planning Areas 9, 16, 17, 18, 19, 20, and 22-25, is expected to be constructed between 2005-2015.
- Phase III: The third phase, consisting of Planning Areas 30-34 and is expected to be constructed in 2016-2020.
- Phase IV: The fourth residential phase consists of Planning Areas 35-39 and is expected to be constructed in 2016-2020.
- Phase V: The fifth phase consists of Planning Areas 40, 42, 43, 44, 46, 47, 48 and 54 and is expected to be constructed in 2015-2020. PA 13A & B in the southern end of the Specific Plan, as changed to residential use, is expected to be constructed in the 2018-2020.

⁷ Source: City of Beaumont General Plan, p. VII-44, May 5, 1993.

2. Schools

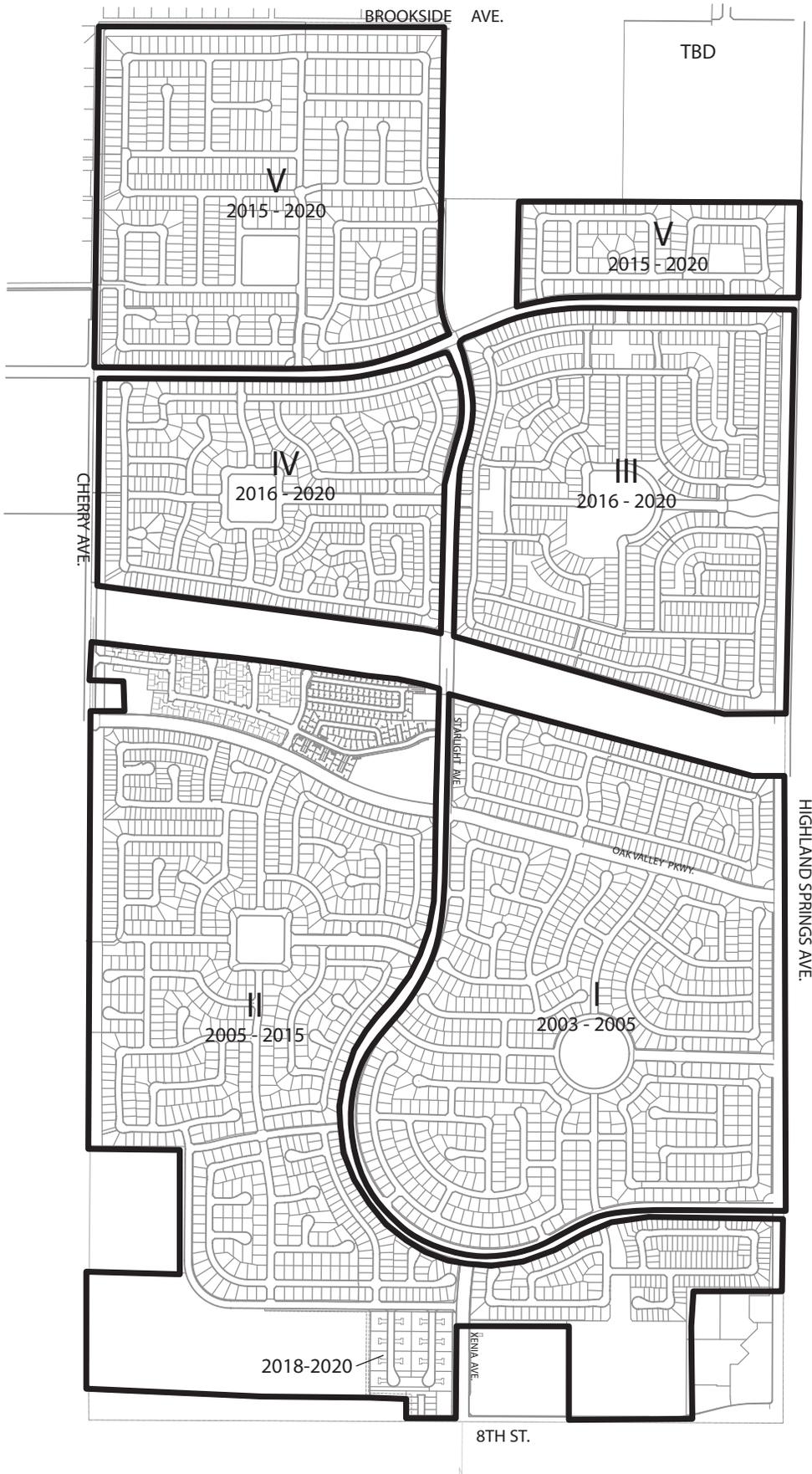
Schools within the community will be constructed in accordance with school demand, based upon School District determination.

3. Parks

Parks will generally be constructed in association with the residential neighborhoods with which they are associated. Trails will be constructed as part of each subdivision to implement the Project's trails and recreation plans.

4. Commercial

Commercial uses in Planning Area 10 will be constructed in accordance with market demand, based upon residential build-out and population.



IV – Design Guidelines

IV. DESIGN GUIDELINES

A. INTRODUCTION

1. Purpose

The purpose of this section is to present guidelines concerning site design, architectural design, and landscape design that will establish and preserve the character and value of the Sundance community and each neighborhood within it. These guidelines provide general parameters to allow creativity and diversity, combined with more defined requirements intended to maintain high standards of quality. This section covers the project as a whole, and more specifically the single-family detached residential, multi-family residential, commercial development, and roadway landscape design.

2. Plan Concept

The Sundance Specific Plan is designed to provide a range of residential densities to accommodate a variety of housing products, with an emphasis on single-family detached homes. The single-family residential districts are intended to accommodate projects comprised of quality residences at a density from approximately three (3) to eight (8) dwelling units per acre.

The community structure of Sundance will be largely based on an easily identifiable landscape design hierarchy, developed primarily through the use of landscape elements. The community design framework consists of primary entries, secondary entries, and streetscapes.

Sundance is designed for an urban environment with available public services and infrastructure and with schools and parks nearby. School sites, public parks, and recreational amenities are located in areas to best serve the community in terms of access and project phasing.

Precise architectural styles are not dictated. The intent is to allow and encourage a variety of residential styles, which will emphasize quality and avoid monotony. In addition to required City reviews and plan checks, a private Design Review Committee (DRC) is proposed to be established by the master developer to preserve the architectural and landscape character of the community and ensure that the spirit and intent of these guidelines are met.

3. Design Objectives

- a. Provide a community that enhances the characteristics of the site and surrounding area.
- b. Maintain high standards of quality of design and materials for all proposed projects.



- c. Enrich the quality of pedestrian experience by providing ample open space and landscaped walkways.

B. DESIGN REVIEW PROCEDURES

The design guidelines provided in this section will assure that the community is developed in a comprehensive and consistent fashion. Review and implementation of the design guidelines within the Sundance Specific Plan will be undertaken by three entities:

1. Builders

Builders, planners, landscape architects, and architects will use the guidelines in this section as the basis for their design work for each neighborhood. The Master Developer's DRC will use these guidelines as a basis for their review.

2. City

As part of the plot plan review of each tract and specific development proposal, City staff will review the design elements for consistency with the design guidelines in this section of the Sundance Specific Plan. Thus, as the community is constructed through its phased build-out, design integrity will be maintained.

3. Homeowners Association

A Master Homeowner's Association (HOA) will be established for the community, which will include a HOA Design Review Committee established to preserve the design character of the community and implement the guidelines in this section of the Specific Plan. It is anticipated that after build-out of the community this DRC will continue to review design elements of the community as it continues to evolve and individual homeowners modify their homes in years to come.

C. SITE DESIGN GUIDELINES

1. Residential dwelling units, accessory structures and commercial buildings shall comply with the development standards identified within Section V, Development Regulations of this Specific Plan.
2. Building placement should be designed to provide a functional relationship to the site's topography, existing vegetation and other pertinent natural features.
3. The siting of buildings should take advantage of natural views such as the mountains to the north.
4. Where commercial uses are adjacent to residential uses, the specific siting of the commercial building should be responsive to the character and use of surrounding residential properties. Intensified landscaping, increased setbacks and appropriate building orientation should be utilized to provide adequate separation between uses.



5. Structures should be sited to prevent on-site noise from interfering with adjacent properties. Similarly, buildings should be sited to prevent off-site noise from intrusion. To minimize noise impacts, fencing, walls, landscape buffers, setbacks and other methods of noise attenuation are encouraged.
6. Structures should be sited to take advantage of solar and wind efficiencies where possible. Orient window openings and living areas to the south to take advantage of solar energy during the winter months.
7. Commercial or multi-unit residential outdoor storage, service and parking areas should be screened from public view as well as from adjacent residential uses. Site design should minimize visual impact of these areas.
8. Linkages (e.g., walkways, common landscape areas, buildings orientation) between commercial and residential uses are encouraged.
9. The placement and design of commercial and multi-unit residential structures should convey a visual link to the street and sidewalks.
10. The design of commercial structures should facilitate and encourage pedestrian activity. Whenever feasible structures should be clustered/oriented to create plazas and courtyards.
11. Pedestrian activity areas are encouraged at corner locations.
12. In order to preclude vehicular traffic conflicts throughout the project, no residential lots shall front on any public or private street where projected traffic volumes would exceed 1,200 Average Daily Trips (ADT) (2004 Specific Plan Conditions of Approval #21d).
13. **Grading**
 - a. The minimum dimensions of graded building pads are encouraged to adhere to the underlying minimum lot dimensions in order to provide maximum useable lot area.
 - b. Adequate provisions must be made to prevent surface waters from damaging excavations, public or private property, and any cut and fill slopes both during and after construction.
 - c. All slope areas 5 feet and over in vertical height with a 2:1 slope rate or steeper will provide acceptable erosion protection.
 - d. Excavation must accommodate future work such as: top soil addition, compaction, paving, subbase foundation, and excavations and soil amendments.
 - e. All project sites must meet NPDES program requirements for urban runoff and erosion control, and Best Management Practices (BMP) should be implemented during construction.



- f. Proposed grading should consider site-specific conditions such as the relationship with neighboring areas, the possible need for noise attenuation, and grading limits adjacent to open space.
- g. Temporary landscaping (i.e. ground covers) is encouraged for lots, which remain unimproved for a period of 2 years or more.

14. Surface Water Drainage

- a. The design and maintenance of positive surface flow of storm and residual water, as well as its collection and disposal, are critical to the success of each development site and its landscape. Excessive water and subsurface moisture must be kept away from buildings and slopes to avoid structural damage. Surface water must also be kept from draining over slopes, from concentrated flows, and from flowing onto neighboring sites.
- b. Where surface run-off from individual lots over natural grade is anticipated, drainage swales or other appropriate structures should be installed to safely conduct the flows.
- c. Surface drainage of paved areas should be a minimum of 1% slope. Surface drainage of soil areas should be a minimum of 1% slope, including “swale” or drainage of large turf areas.
- d. The City of Beaumont may permit curb drains if requested.
- e. Final grading of all planting areas should include light rolling, raking, and hand work as necessary to achieve desired contour and flow line patterns so as to result in evenly finished surfaced.

15. Building Envelope and Setbacks

The building envelope sets the maximum height, setback and volume of each dwelling. No part of the dwelling should protrude outside the envelope except as noted in these guidelines or as allowed by the Development Regulations of the Specific Plan. Required building setbacks are set forth in the Development Regulations of this Specific Plan.

a. Projections Into Required Yards

Subject to applicable design review approval by the City of Beaumont and Master Development or HOA, DRC, roof overhangs and decorative architectural features such as fireplaces, bay windows, and similar elements may project a maximum of 2 feet into any required yard setback. Structural features such as exposed staircases and balconies may encroach a maximum of 6 feet into any required rear yard setback. However, in no case shall any projection encroach closer than 3 feet to a property line.

b. Accessory Structures



Accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that they are found to be compatible with the residential character of the neighborhood, and that any buildings or structures be harmonious with the architectural style of the main building.

c. Recreational Vehicles

- 1) Low profile recreational vehicles such as speedboats, dune buggies or jet skis will be allowed to be stored on certain lots within the side yard, provided that they are screened from public view. Lot constraints such as width size will restrict the storage of low profile recreational vehicles.
- 2) High profile recreational vehicles such as motor homes are not permitted.

D. ARCHITECTURAL GUIDELINES

The purpose of these architectural guidelines is to ensure that the physical development of Sundance will create a visual attractive community. Precise architectural styles are not dictated. Rather, the intent is to allow and encourage a variety of styles, which will support the dynamic character of the Sundance community, and to avoid monotonous, repetitive appearance within each neighborhood and the community as a whole.

1. Architectural Styles

- a. There is no specific architectural style required. Diversity is encouraged, with the goal to create high quality, human scale, and architecturally detailed buildings.
- b. Examples of architectural styles may include elements of but are not limited to: Spanish Colonial, Colonial Revival, Monterey, and Craftsman. Contemporary interpretations of these styles are also encouraged.
- c. Architectural style should consider compatibility with surrounding character, including harmonious buildings style, form, size, color, materials, and roofline.
- d. Building details and architectural elements should be employed on all building elevations.
- e. For commercial development, long, blank, unarticulated facades are strongly discouraged. Facades should be “broken” by vertical and horizontal variations in wall planes, building projections, door and window bays, and similar elements.
- f. For single-family detached residential developments, there should be a minimum of three (3) residential models representing a minimum of three (3) distinct building floor plans. In addition, at least three (3) building elevations is encouraged.



2. Building Mass and Height

- a. Residential dwelling units, accessory structures and commercial buildings shall comply with the height standards identified within Section V, *Development Regulations* of this Specific Plan.
- b. The use of one-story elements such as porches or arcades is encouraged to provide undulation and variation within the community.
- c. A combination of one-story and two-story structures within a community creates yard variation and visual interest, and is strongly encouraged.
- d. One-story massing on exposed side and front elevation is encouraged on corner side lots.
- e. Building forms should be designed to create and define a visually attractive and functional exterior.
- f. Enhanced architectural elements are strongly encouraged when exposed to public view or adjacent to open space (i.e. trim surrounds, pot-shelves, recessed windows, shutters, structural projections).
- g. Large expanses of unarticulated flat wall planes are strongly discouraged. Buildings should incorporate massing with articulated and varied elements.
- h. For single-family residential, building masses should be varied from plan to plan and elevation-to-elevation. Use of staggered setbacks and varied garage locations to enhance the street scene appearance is strongly encouraged.
- i. For commercial development, mass and scale should be compatible with adjacent structures. This can be accomplished by stepping back the upper portions of taller buildings, incorporating human scale elements.





Commercial Development Facades



Encouraged



Discouraged



3. Color and Materials

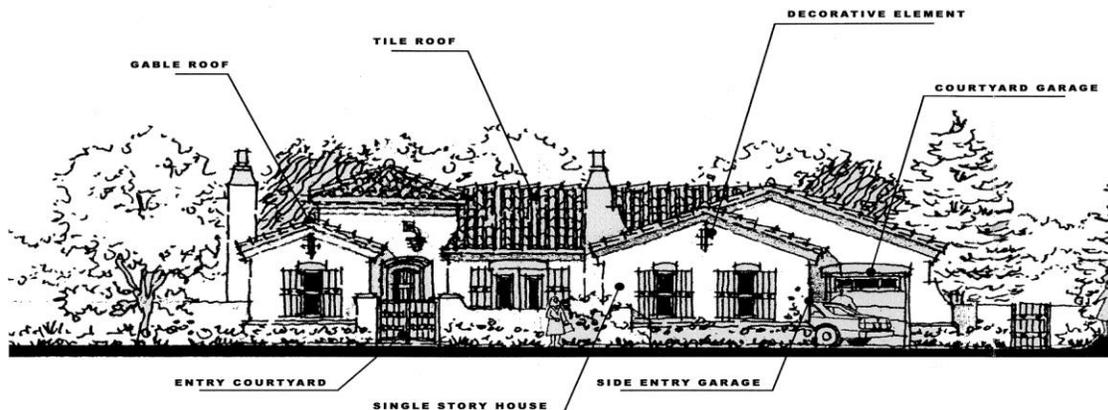
- a. The color of exterior surfaces should harmonize with and complement the natural colors of the area. A color palette should take into consideration the building's primary color, accent colors, and the color of the garage doors.
- b. Exterior wall surfaces should be of materials that blend and complement the natural landscape.
- c. Plaster or stucco should be smooth, sand, light lace, or semi-smooth finish, and should complement the architectural style of the elevation.
- d. Accent materials may include wood, brick, tile, and appropriate stone veneers.
- e. Materials that are highly reflective, form any high contrasting or graphic pattern that would cause visual distraction is strongly discouraged.
- f. Walls and fences should be of masonry, stone, stucco, vinyl, tubular steel or wrought iron materials with color treatment and material complementary to and consistent throughout the community.
- g. Patio trellises, arbors, sunshades, gazebos, and other accessory structures should be consistent with the colors and materials and integral to the architectural style of the structure.
- h. For multi-unit residential, open stairways should incorporate solid wall portions, columns and/or a decorative balustrade. Prefabricated metal stairs are prohibited.





4. Roofs

- a. Variety of roofline designs is encouraged to promote visual interest.
- b. Roof types should be limited to traditional forms including gable, hip, or shed roofs. Mansard and flat roofs are strongly discouraged.
- c. Varying plate heights and ridge heights are encouraged.
- d. Accessory structures should have roofs similar to or compatible with the primary structure they support.
- e. Roofing materials should be "S" or flat tiles manufactured of concrete, simulated slate or shingles manufactured from concrete. Unacceptable roofing materials include wood shakes/shingles, and asphalt shingles.
- f. Varying roof colors are encouraged but should be compatible with neighboring elevations.
- g. Roof vents and appurtenances should be painted to match the roof color.
- h. Roof mounted mechanical equipment shall not be permitted. Solar panels whose collecting surfaces are parallel with and lie on the underlying roof surface are allowed.



5. Doors and Windows

- a. Fully recessed openings of six (6) inches or more are encouraged, and projecting windows should be used to add articulation to wall surfaces.





- b. The incorporation of window or door surrounds and similar architectural statements are encouraged especially when exposed to public view or adjacent open space.
- c. Rectangular, half-round or full-round attic vents on walls are encouraged.
- d. Entry doors may be wood, metal or fiberglass, and either glazed or decorative in nature. Door or window glazing may be clear or gray only.
- e. Aluminum frame or vinyl windows are allowed. Divided light or mullioned windows are encouraged, where appropriate.



6. Building Details

- a. Gutters and downspouts should be concealed or exposed if designed as continuous architectural features. Exposed gutters and downspouts should be painted to match adjacent roof or wall material.
- b. Skylights are to be designed as an integral part of the roof. Their forms, location, and color should relate to the building. Their color should be clear or solar bronze. White glazing is strongly discouraged.
- c. All flashing, sheet metal, vent stacks, and pipes should be positioned away from public view and painted to match adjacent building surface in order to minimize any visual impact.



7. Mechanical Equipment

- a. All air conditioning/heating equipment, soft water tanks, gas meter, and electric meters should be screened from public view.
- b. Solar panels should be integrated into the roof design or installed on the ground. If they are installed on the roof, they must be flush with the roof slopes. Frames should be colored to compliment the roof. Support solar equipment should be enclosed and screened from view.
- c. Antennas and satellite dishes are subject to review by the HOA DRC and shall comply with the provisions of the Master Declaration and applicable laws.



8. Porches, Arcades, and Entryways

- a. The use of front porches is encouraged and may be used on buildings of two stories as a transition from nearby single-story structures or other tall structures.
- b. Dependent upon the architectural style, a porch rail should be included to define the space and add architectural detail to the porch and front elevation of the house.
- c. The roof pitch for a porch should be slightly lower than that of the main building.
- d. Porches, arcades, and entryways should be consistent with the colors and materials and integral to the architectural style of the structure.
- e. Front entrances should be designed as significant architectural features.

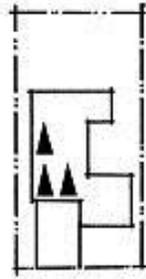


9. Balconies and Overhangs

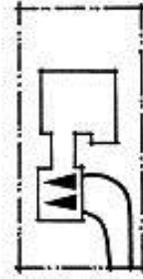
- a. Balconies and overhangs add visually to a structure by breaking up wall masses, offsetting floors, and creating a sense of human scale.
- b. Balcony railings may be constructed of wood, masonry, decorative metal and/or stucco. Balcony railings may not be solid without breaks.
- c. In all cases, balconies and overhangs should be designed in terms of detailing, form, color, and materials are similar to the architectural style of the structure.

10. Garages

- a. Garages should not dominate the streetscape. Multiple panel door designs, windows, or other architectural detailing should be used on garage doors to reduce their visual impact and scale.
- b. Tandems and side-loaded garages are encouraged as an option.



tandem garage



side loaded
garage

- c. Garage doors should be simple in design. Garages should be constructed of colors and materials compatible with the architectural style of the structure. Accent colors may be employed to complement the architecture and provide visual variety along the streetscape.
- d. Garages must be fully enclosed and equipped with an automatic garage door opener. Carports are not permitted. Recreational vehicles must be stored within an enclosed garage or fully screened from public view.

11. Driveways

- a. Driveways and other flat paved areas may be concrete, stamped concrete, quarry tile brick, or paving blocks.
- b. Driveways on corners lots should be located as far as possible from street intersections.
- c. Driveway widths should be kept to a minimum to lessen the appearance of hard surfaces.



12. Mailboxes

- a. Gang style mailboxes in group sizes acceptable to the U.S. Postmaster are encouraged. The City Planning Department and the U.S. Postmaster shall approve all mailbox locations. The Homeowners Association(s) within the Sundance Specific Plan shall have the responsibility of maintaining and replacing the gang style mailboxes as needed.

13. Trash Storage Areas

- a. Trash receptacle areas shall be completely screened from public view. This requirement shall apply to individual residential lots as well as multi-family and commercial development.

E. LANDSCAPE GUIDELINES

1. General Guidelines

- a. The following landscape elements shall be provided and installed in each neighborhood by the developer/builder:
 - Street trees
 - Interior slope landscaping & irrigation
 - Block-end walls (See Section IV. F.)
 - “Wrap-around” walls (See Exhibit 21)
 - Side yard, rear yard and return fences (See Section IV.F.)
 - Tubular steel fences where appropriate
 - Front yard landscaping (See Section IV. E. 13.)
 - Local project signage
- b. Landscape and irrigation plans for entry treatments, streetscape, interior slopes, parks and retention basins shall be approved by the City of Beaumont.
- c. All plantings within the Sundance Community shall be selected from the Plant Palette listed in this document (see Table 8, *Recommended Plant Palette*).
- d. Street tree size should be minimum 15 gallon and at least fifty percent (50%) of all street trees should be a minimum 24 inch box size. Species and variety should conform to an approved street tree plan.

All landscape design and installation in the Sundance Specific Plan shall be subject to the Landscaping Standards as set forth in Title 17 of the Beaumont Municipal Code, or pursuant to subsequent requirements, as deemed applicable by the City of Beaumont.

The plant palette for Sundance was developed to create some seasonal changes with a mixture of deciduous and evergreen plants while maintaining a well-balanced landscape. Following is a list of plants (refer to Table 8) initially suggested in 2004 for front yard landscapes.

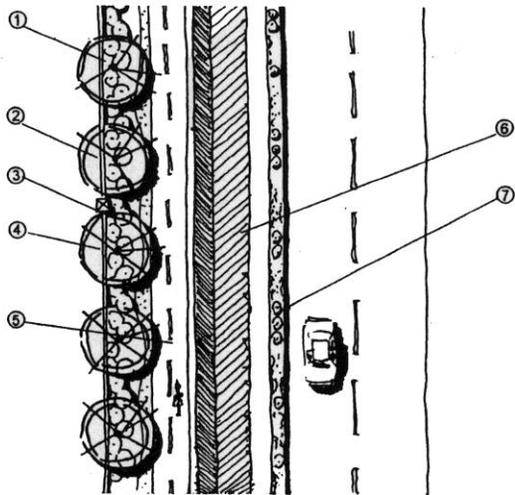


**Table 8
Plant Palette
For Front Yard Landscapes**

PLANT LIST			
Trees		Shrubs	
Acacia smalli	Sweet Acacia	Agapanthus spp.	Lily of the Nile
Chitalpa x tashkentensis	Pink Dawn Chitalpa	Berberis thunbergii	Barberry
Fraxinus oxycarpa "Raywood"	Raywood Ash	Callistemon citrinus	Lemon Bottlebrush
Fraxinus velutina "Rio Grande"	Fan-Tex Ash	Dodonea viscosa "Purpurea"	Purple Hopseed Bush
Gleditsia triacanthos	Honey Locust	Elaeocarpus decipiens	Japanese Blueberry
Pinus eldarica	Mondell Pine	Escallonia fradesii	Escallonia
Pistacia chinensis	Chinese Pistache	Euonymus spp.	N.C.N.
Platanus acerfolia	London Plane Tree	Feijoa sellowiana	Pineapple Guava
Prunus spp.	Flowering Plus	Hemerocallis hybrids	Hybrid Daylily
Pyrus spp.	Flowering Pear	Ilex vomitoria	Yaupon Holly
Quercus ilex	Holly Oak	Jasminum mesnyi	Primrose Jasmine
Robinia aambigua	Purple Robe Locust	Juniperus spp.	Juniper
Rhus lancea	African Sumac Tree	Leucophyllum spp.	Texas Ranger
Tristania conferta	Brisbane Box	Lirlope muscari	Lily Turf
Ulmus parvifolia "True Green"	Evergreen Elm	Morea spp.	Fortnight Lily
		Muhlenbergia rigens	Deer Grass
		Myrtus communis "compacta"	Compact Myrtle
Groundcover & Vines		Nandina spp.	Heavenly Bamboo
Bignonia spp.	Trumpet Vines	Phormium tenax	New Zealand Flax
Gazania Hybrids	Hybrid Gazania	Photinia fraserii	Photinia
Hedera helix "Hahns"	Hahn's Ivy	Pittosporum spp.	Mock Orange
Hypericum calycinum	St. Johnswort	Pyracantha spp.	Firethorn
Lantana spp.	Lantana	Phaphliolepis spp.	Indian Hawthorn
Myoporum parvifolium	Myoporum	Rosmarinus spp.	Rosemary
Pelargonium peltatum	Balkan Ivy Geranium	Salvia greggii	Autumn Sage
"Balkan series"		Trachelospermum jasminoides	Star Jasmine
Rosmarinus officinalis	Creeping Rosemary	Viburnum spp.	Bivurnum
Trachleospermum jasminoides	Star Jasmine	Xylosma congestum	Xylosma
Verbena hybrid	Hybrid Verbena		
Vinca minor	Dwarf Periwinkle		

2. Main Arterial Access

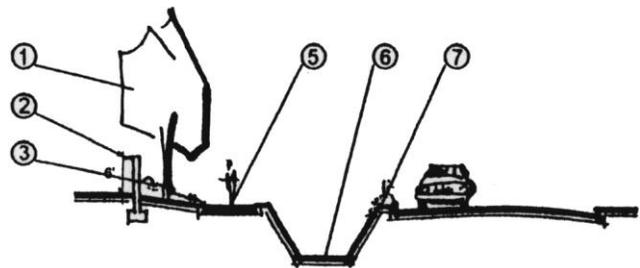
- a. The main vehicular flow of traffic for the Sundance Community should come from Highland Springs Avenue. Along this roadway, the landscaping will accent and enhance the project perimeter walls, as well as accommodate pedestrian and vehicular traffic.
- b. The existing drainage parcel area along Highland Springs Avenue should also be addressed and visually enhanced if possible. The parcel is off the project site and owned by the Riverside County Flood Control and Water Conservation District (RCFCWD) and therefore would require approval of this entity to perform any enhancements.



Plan view of potential Highland Springs Avenue Streetscape if allowed by RCFCWD.

LEGEND

- 1 – Tall, Vertical Trees
- 2 – Community Perimeter Wall
- 3 – Evergreen/Flowering Shrubs
- 4 – Perimeter Wall Pilaster
- 5 – Bicycle/Pedestrian Path
- 6 – Existing Drainage Easement
- 7 – Groundcover Planting



Section of potential Highland Springs Avenue Streetscape if allowed by RCFCWD.

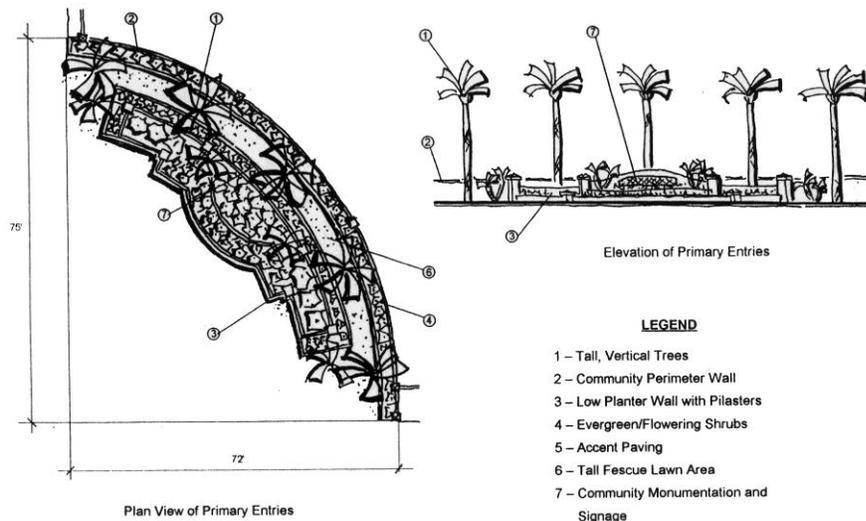
LEGEND

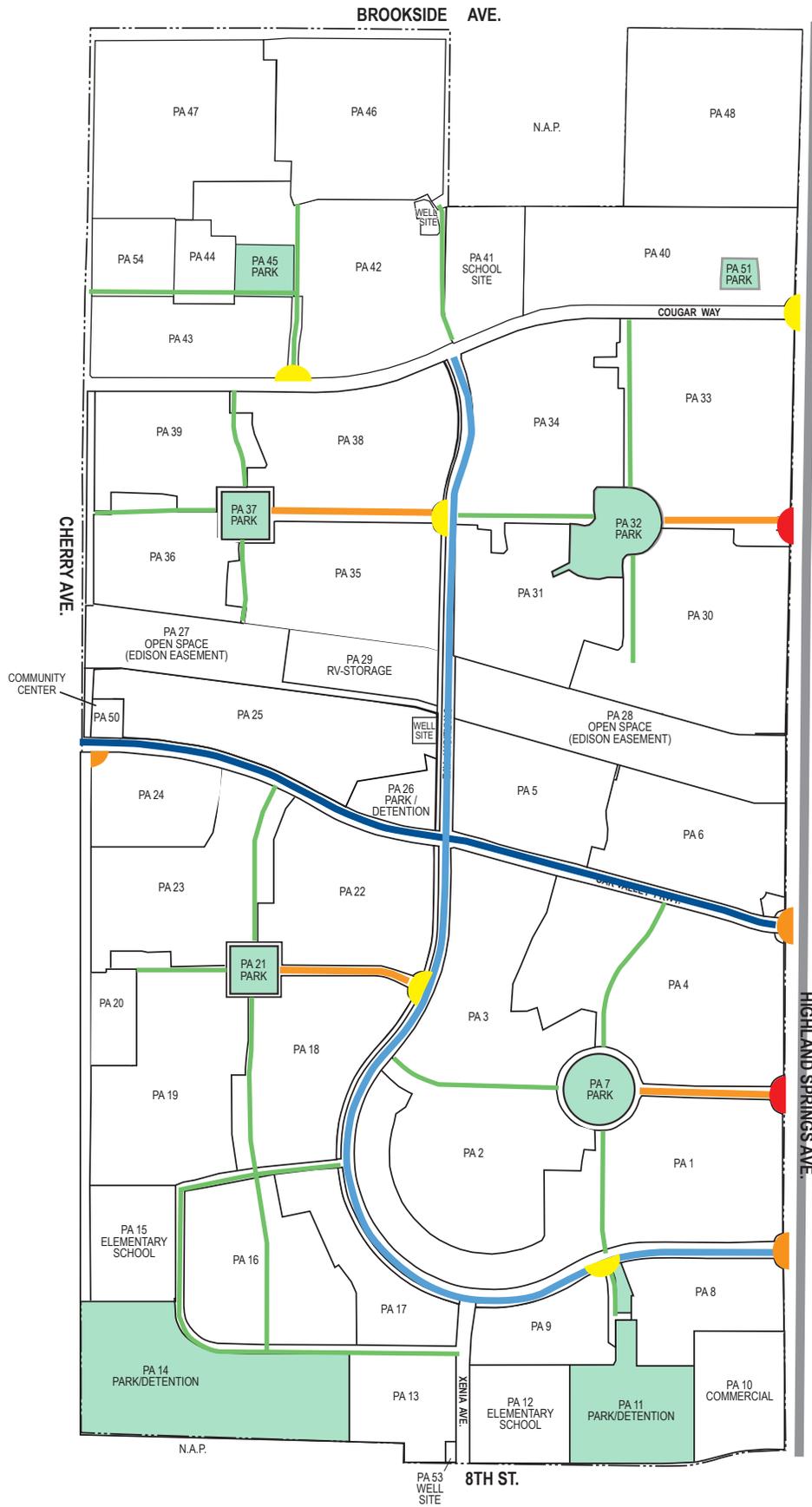
- 1 – Tall, Vertical Trees
- 2 – Community Perimeter Wall
- 3 – Evergreen/Flowering Shrubs
- 4 – Perimeter Wall Pilaster
- 5 – Bicycle/Pedestrian Path
- 6 – Existing Drainage Easement
- 7 – Groundcover Planting



3. Community Entries – Primary Entries

- a. There are two primary community entries from Highland Springs Avenue, one leading to Circle Park North (Planning Area 32) and one leading to Circle Park South (Planning Area 7). Tall, vertical trees should line the back of the primary entries creating a visual background for entry monuments. Street trees should delineate the main entry corridor and direct attention to the circular parks.
- b. The primary entries should have monumentation that will consist of raised planters and walls where the community signage will be mounted. These planter areas should contain smaller trees, evergreens and flowering shrubs. The primary entry monument walls will be veneered with stone, while the pilasters will have a smooth finish with a pre-cast cap. Colors and types of stone should have a natural appearance and employ earth-tone colors. A gentle, lawn covered slope should connect the street corners with the primary entry monument planters on both sides of the entries.
- c. Enhanced paving should be installed between entry corners. Paving type will be stamped concrete.





- LEGEND**
- MAIN ARTERIAL ACCESS
 - MAJOR STREETS
 - COLLECTOR HIGHWAY
 - PROJECT ENTRY STREETS
 - SPOKE STREETS
 - PRIMARY ENHANCED LANDSCAPED ENTRYWAY
 - SECONDARY ENHANCED LANDSCAPED ENTRYWAY
 - TERTIARY ENHANCED LANDSCAPED ENTRYWAY
 - PARK (Park / Detention)

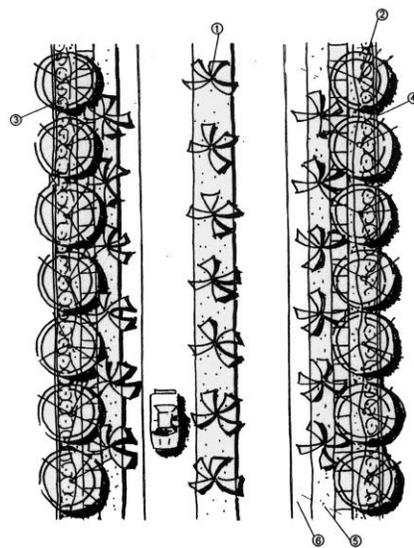


4. Project Entry Streets

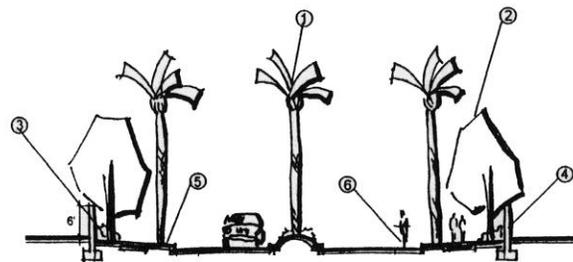
- a. The project entry streets connect the primary entries off of Highland Springs Avenue and lesser entries off of Starlight Avenue (collector loop street) with centrally located neighborhood parks (Planning Areas 7, 21, 32 & 37), and should contain a striped on-street bike lane in each direction, which allows for road sharing and safe bicycle travel.



- b. Tall, vertical trees similar to those planted at the entries should line both sides of the street in the parkway areas, as well as in the median. Landscape easements typically located between the pedestrian walkway and project perimeter walls will contain a layering of plant materials including small trees, shrubs and ground cover that will add color and reflect seasonal changes. The project entry roads off of Starlight Avenue, leading to the parks in Planning Areas 21 and 32, may differ in landscape material than the roads off of Highland Springs Avenue leading to the circular parks.



Plan View of Project Entry Road Example



Section of Project Entry Road Example

LEGEND

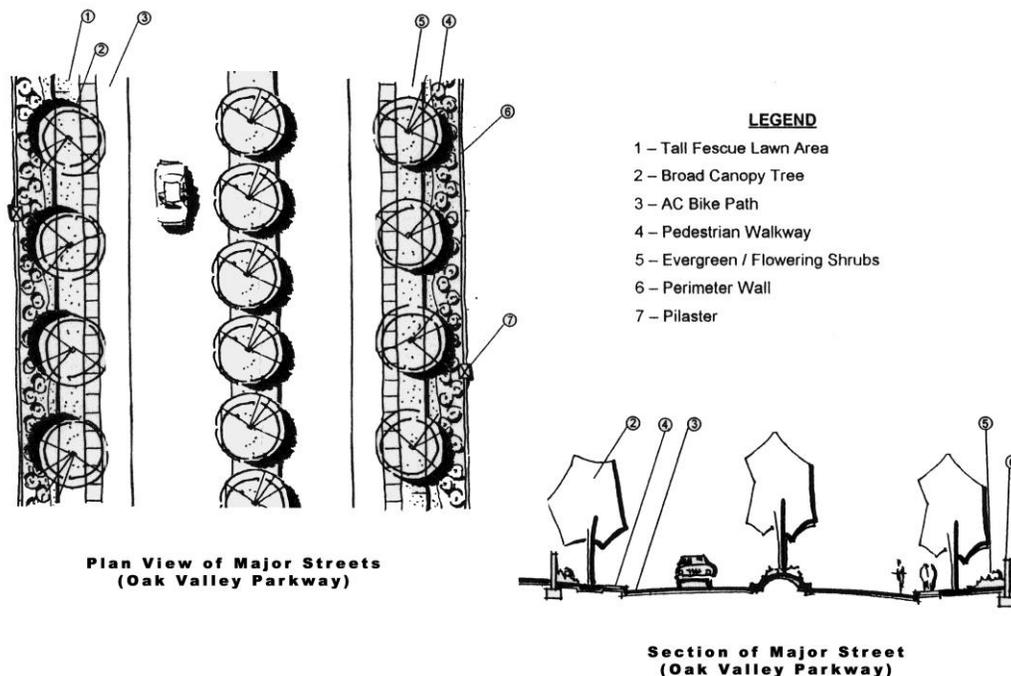
- 1 – Tall, Vertical Trees
- 2 – Broad Canopy Trees
- 3 – Evergreen/Flowering Shrubs
- 4 – Community Perimeter Wall
- 5 – Landscaped Parkway Area
- 6 – Bike Path

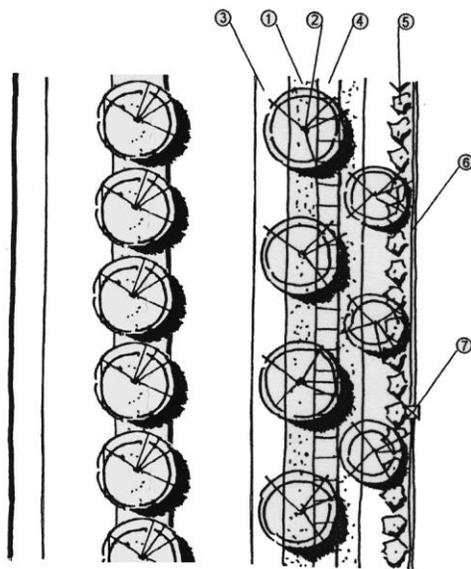
5. Secondary Entries

- a. The secondary entries should be located at Highland Springs Avenue and Oak Valley Parkway and at Highland Springs Avenue and proposed Starlight Avenue (collector loop street). These entries are similar in design to the primary entries, but are reduced in size in order to establish a hierarchy in entry design.
- b. A sense of arrival should be established with large gentle sloping lawn areas in the foreground that introduce stone veneered walls, pilasters and raised planters with a row of vertical trees in the background.

6. Major Streets

- a. Major streets are described as those roads that begin at the secondary entries off of Highland Spring Avenue. This includes Oak Valley Parkway and Starlight Avenue (collector loop street).
- b. Major streets should incorporate a striped on-street bike lane in each direction, twelve (12) to twenty-five (25) foot parkways that incorporate minimum five (5) foot sidewalks along both sides of the road, fourteen (14) feet landscaped medians, and landscaped parkways. The majority of the west side of Starlight Avenue will have a ten (10) foot trail in a twenty-five (25) foot parkway. This landscaping should be planted with trees, shrubs and groundcover that will add color and reflect seasonal changes.

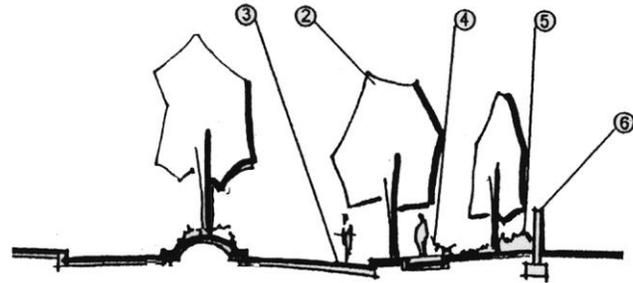




Plan View of Major Street - Starlight Avenue
(Collector Loop Road)

LEGEND

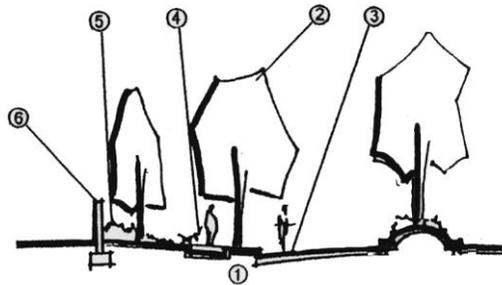
- 1 - Tall Fescue Lawn Area
- 2 - Broad Canopy Tree
- 3 - AC Bike Path
- 4 - Pedestrian Walkway
- 5 - Evergreen / Flowering Shrubs
- 6 - Perimeter Wall
- 7 - Pilaster



Section of Major Street - Starlight Avenue
(Collector Loop Road)

LEGEND

- 1 - Tall Fescue Lawn Area
- 2 - Broad Canopy Tree
- 3 - AC Bike Path
- 4 - Pedestrian Walkway 10' Trail
- 5 - Evergreen / Flowering Shrubs
- 6 - Perimeter Wall



Alternative Section - East Side of Starlight Avenue

7. Tertiary Entries

- a. The tertiary entries should be located at Highland Springs Avenue and Cougar Way and along the proposed extension of Cougar Way and Starlight Avenue in the interior of the project leading to other park areas. These entries should be enhanced landscaped.

8. Project Entry Monuments

These entries should announce the arrival into the individual projects within the Specific Plan area. The project perimeter walls should step down from six (6) feet in height to approximately two (2) feet, after rounding the corners. Project signage should be incorporated into the wall, no permanent stand alone signage shall be allowed. Step down walls with pilasters and enhanced landscaping at the entry will continue to carry the landscape theme into the neighborhoods.

9. Parks and Open Space

Neighborhood Park

Within the Sundance Community there will be six (6) Neighborhood Parks (Planning Areas 7, 21, 32, 37, 45 & 51). The proposed neighborhood parks range in size from three (3) to five (5) acres, except PA 51 is 1.3 acres, and are the focal point within the neighborhood areas. Five of the neighborhood parks will be square or rectangular in shape, with the other two circular or semi-circular in shape. Both park types may be generally passive in nature and facilitate activities such as family gathering, children's play area, and casual sports. The Neighborhood Parks shall incorporate the following design elements where appropriate:

- a. Clearly delineated crosswalks should be provided from the park to adjacent uses, where appropriate.
- b. Provide park amenities as appropriate (i.e. seating, tables, drinking fountains, barbeques, lighting, shade structures, children play areas, etc.).
- c. Children play areas should be provided in central locations. Play areas should be accessible for all types of ability levels. Whenever possible, two play areas should be constructed, one for younger children and one for older children.
- d. Landscaping shall be drought-tolerant, native species (with the exception of turf areas) and planted to conserve water and reduce irrigation needs. Creative use of reclaimed water or other water conserving strategies is encouraged.
- e. Use appropriate lighting in high use areas for safety purposes.
- f. Provide active recreational court facilities where appropriate (i.e., basketball or volleyball).

Community Park

Three community parks are proposed to be located in the Specific Plan area and double as detention basin sites (Planning Areas 11, 14, and 26). Park areas will primarily wrap around the perimeter of the basins and will feature large open lawn areas within the basins. Community Parks range in size from five (5) acres to



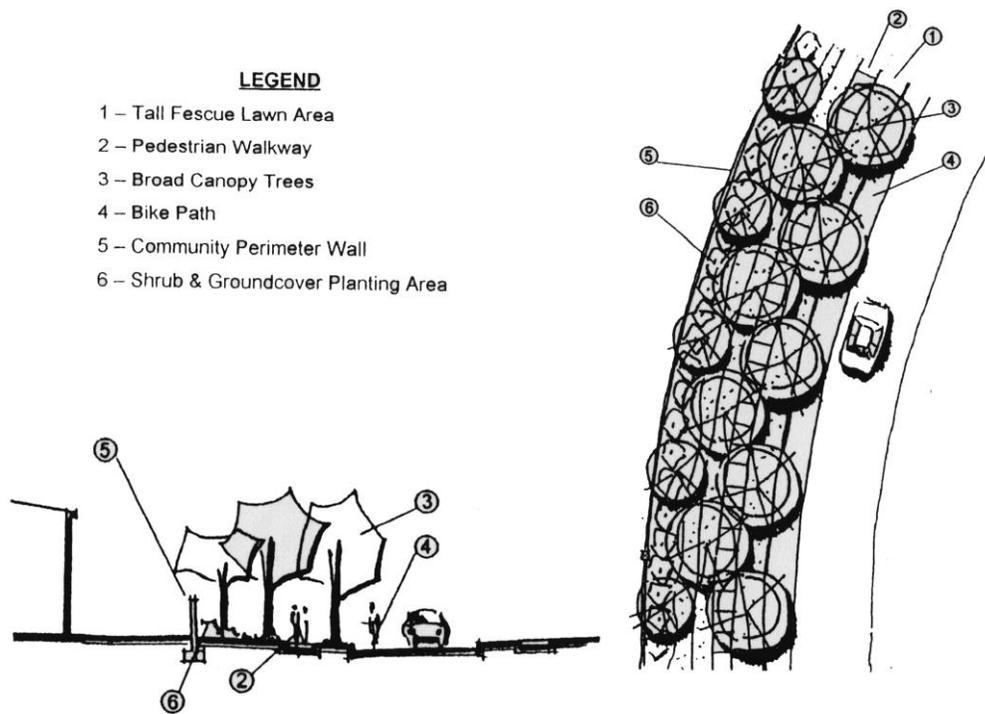
twenty-five (25) acres. These parks will feature a variety of playing fields and amenities. The Community Park shall incorporate the following design elements:

- a. Community Parks should be generally located to be accessible to several neighborhood areas.
- b. Clearly delineated crosswalk should be provided from the park to the adjacent use. Where parks are adjoined to schools linkages should be designed to allow easy access.
- c. Parks should contain at least two entry points with adequate directional and entry signage.
- d. Off-street parking should be provided in community parks. Where appropriate, shared park and school parking is encouraged.
- e. The park should incorporate playing fields, courts and other recreational uses as appropriate.
- f. Playing fields should be designed with drainage systems engineered to provide for fast drainage.
- g. No blacktops or other permanent structures should be used in the basin portion of the park. No play field lighting shall be allowed in the basins. During dry times active recreation is encouraged in the basins.
- h. Directional signage and/or decorative fencing if appropriate should be used to direct people, delineate play areas/recreational facilities and provide safety for park users. Decorative fencing should be small in scale and transparent.
- i. A multi-use paved concrete bike and pedestrian path should serve as an access road around the edge of the basin where appropriate. The path should also serve as a maintenance road where appropriate. Pedestrian and bikeways should be designed to meet ADA and City requirements.
- j. Parks should have at least one frontage on a public street, channel, or additional public parklands.
- k. Park basins should incorporate a neighborhood greenway as a buffer when adjacent to residential areas.
- l. Side slopes of the park basins should be not greater than 3:1. All slopes should be planted with native grasses or suitable ground cover to reduce erosion, provide cover, and improve visual conditions.
- m. Minimal irrigation to support native plants and temporary start-up irrigation for new plantings should be provided on slopes where appropriate.
- n. No trees should be planted within the park basins, but may be planted on the edges adjacent to pedestrian paths and bikeways.



10. Park Frontage Street

- a. These special frontage streets shall encompass only the circular neighborhood parks when there are no homes with driveways fronting on these streets and have one-way vehicular traffic pattern, including a seven (7) foot wide on-street bicycle lane along the outside of the roadway. Park frontage streets with homes and driveways fronting on them shall be treated as Neighborhood Local Streets.
- b. In keeping with the landscape theme, the one-way frontage street surrounding these parks should have landscaped parkways separating the streets from the pedestrian walkways. The landscape easement area should consist of layered plant materials that will soften the impact of the housing developments.

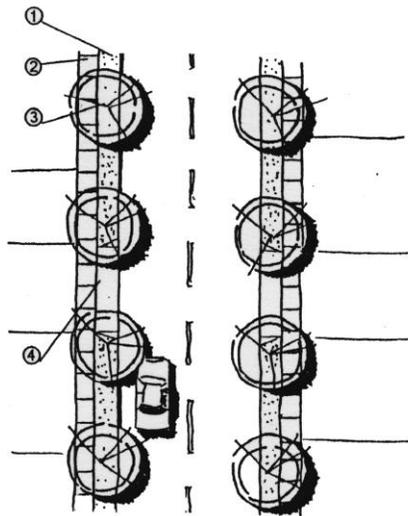


Plan and Section View of Circular Park Frontage Street



11. Park Spoke Streets

- f. Park spoke streets are local streets, allowing travel to and from various neighborhoods, parks and school sites in the community.
- g. These streets should be tree-lined avenues, and the tree species should vary from neighborhood to neighborhood in order to promote a unique, but consistent look for each neighborhood. In keeping with the landscape theme, a landscape parkway should separate the street from the pedestrian walkway where homes front on the street or where a rear yard wall can be set a minimum of four (4) feet off the back of the sidewalk. In other limited instances the sidewalk can be adjacent to the curb.



**Plan View of Spoke Street
(Adjacent to Front Yards)**



**Section View of Spoke Street
(Adjacent to Front Yards)**

LEGEND

- 1 – Tall Fescue Lawn Area
- 2 – Pedestrian Walkway
- 3 – Broad Canopy Trees
- 4 – Driveway

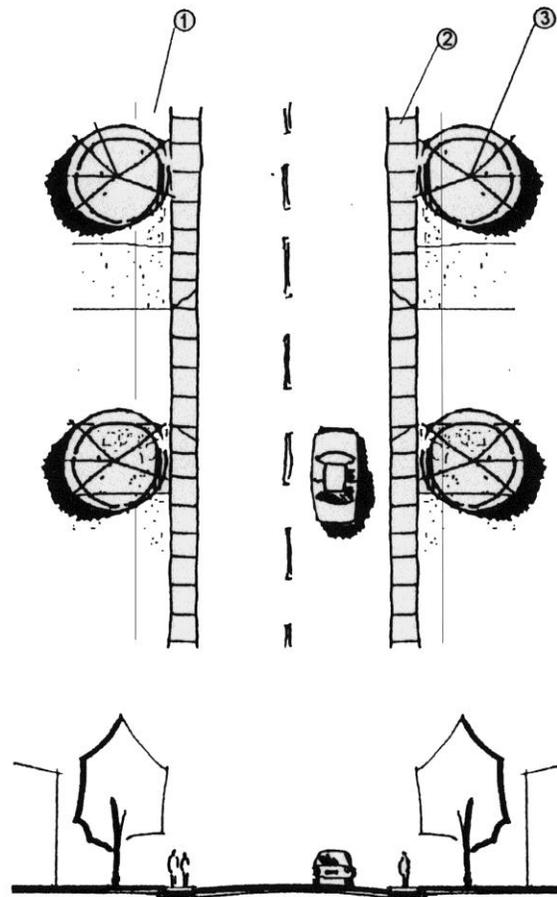




12. Neighborhood Local Streets

- a. Neighborhood local streets should be tree-lined avenues and should continue the landscape theme into the residential neighborhoods.
- b. Parkway will be planted with a Tall Fescue Grass and will be maintained by Homeowners.

- LEGEND**
- 1 – Tall Fescue Lawn Area
 - 2 – Pedestrian Walkway
 - 3 – Broad Canopy Trees



Plan and Section View of Neighborhood Street



13. Front Yard Landscaping

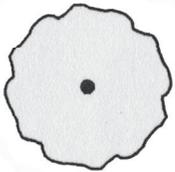
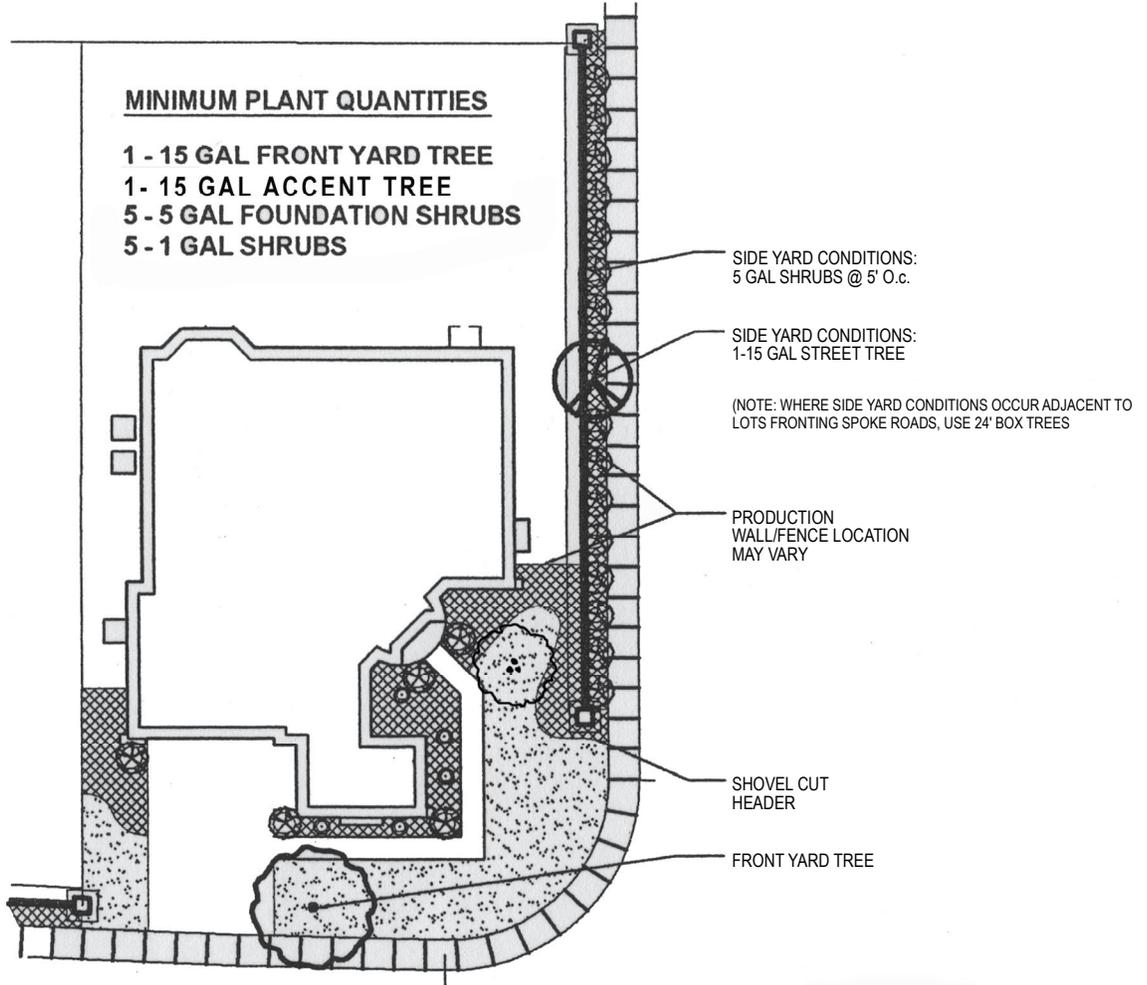
- a. The Developer/Builder will provide front yard landscaping and automatic irrigation systems for all homes subject to City approval. Front yard landscape design and installation in the Sundance Specific Plan shall be subject to the Landscaping Standards as set forth in Title 17 of the Beaumont Municipal Code, or pursuant to subsequent requirements, as deemed applicable by the City of Beaumont.

- b. Landscape areas shall be automatically irrigated and planted in an appropriate manner, which meets or exceeds industry standards, and shall comply with the design intent and minimum set forth in these guidelines (refer to Exhibits 15 – 19), except as superseded by current City requirements.



MINIMUM PLANT QUANTITIES

- 1 - 15 GAL FRONT YARD TREE**
- 1 - 15 GAL ACCENT TREE**
- 5 - 5 GAL FOUNDATION SHRUBS**
- 5 - 1 GAL SHRUBS**



15 GAL FRONT YARD TREE



15 GAL ACCENT TREE



5 GAL FOUNDATION SHRUB



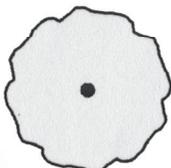
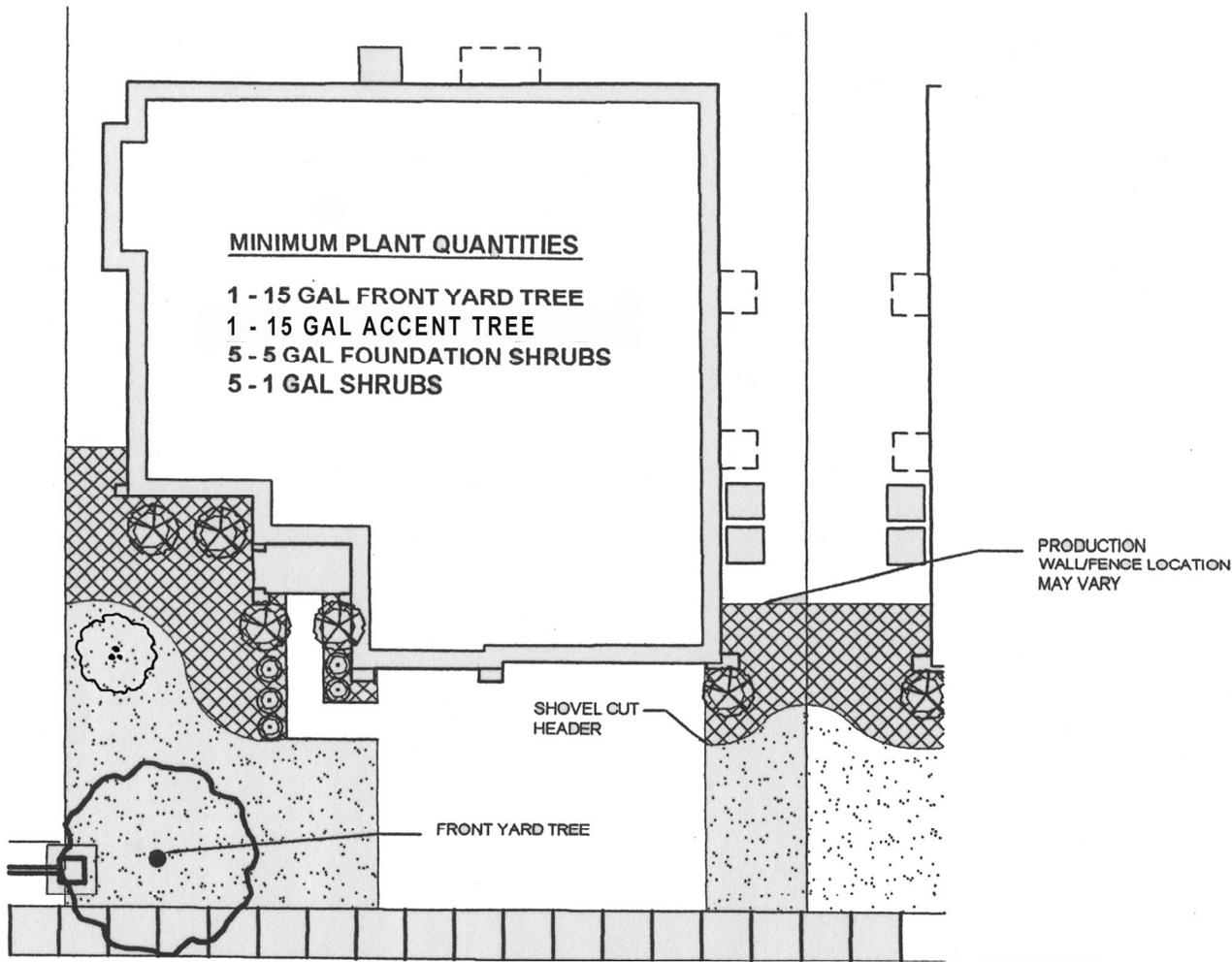
1 GAL SHRUB



GROUND COVER TO BE PLANTED FROM FLATS @ 12" O.C.



SODDED LAWN



15 GAL FRONT YARD TREE



15 GAL ACCENT TREE



5 GAL FOUNDATION SHRUB



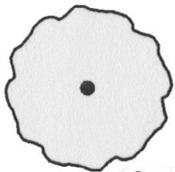
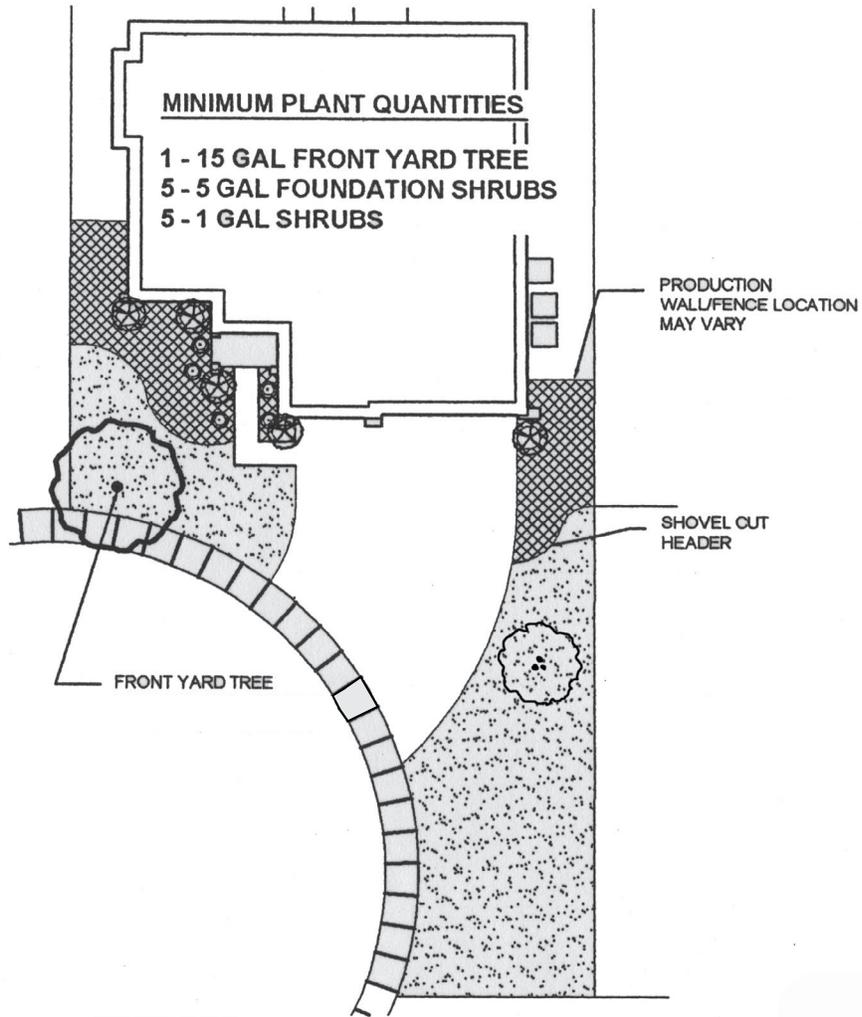
1 GAL SHRUB



GROUND COVER TO BE PLANTED FROM FLATS @ 12" O.C.



SODDED LAWN



15 GAL FRONT YARD TREE



15 GAL ACCENT TREE



5 GAL FOUNDATION SHRUB



1 GAL SHRUB

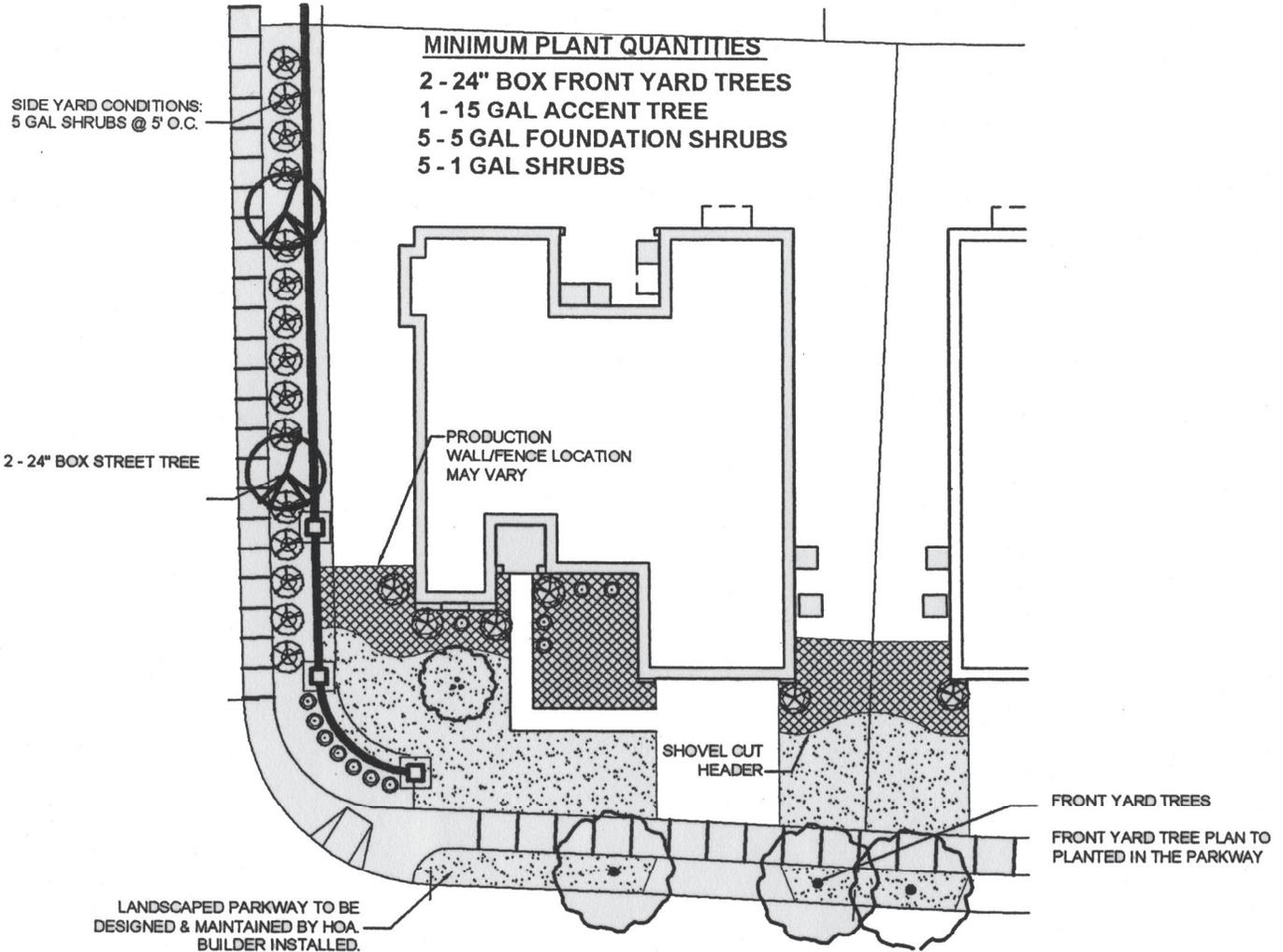


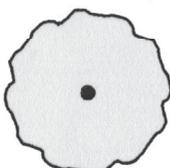
GROUND COVER TO BE PLANTED FROM FLATS @ 12" O.C.



SODDED LAWN





-  24" BOX FRONT YARD TREES
-  15 GAL ACCENT TREE
-  5 GAL FOUNDATION SHRUB
-  1 GAL SHRUB
-  GROUND COVER TO BE PLANTED FROM FLATS @ 12" O.C.
-  SODDED LAWN

The Spoke Road Front Yard Landscape Packages are similar to the Standard Front Yard Landscape Packages, however they show the parkway that separates the street and the sidewalk.

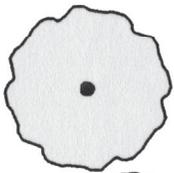
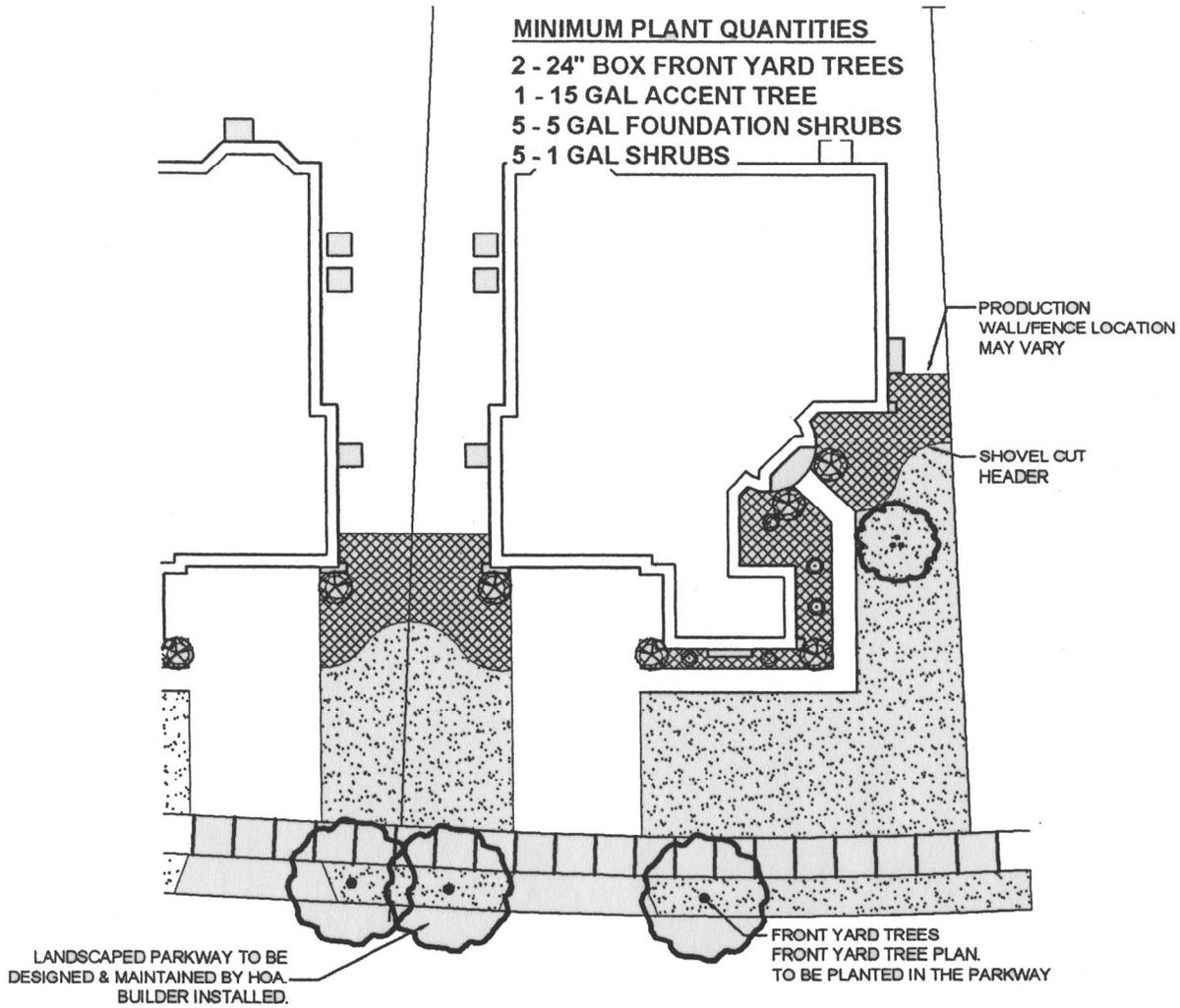
MINIMUM PLANT QUANTITIES

2 - 24" BOX FRONT YARD TREES

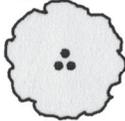
1 - 15 GAL ACCENT TREE

5 - 5 GAL FOUNDATION SHRUBS

5 - 1 GAL SHRUBS



24" BOX FRONT YARD TREES



15 GAL ACCENT TREE



5 GAL FOUNDATION SHRUB



1 GAL SHRUB



GROUND COVER TO BE PLANTED FROM FLATS @ 12" O.C.



SODDED LAWN

The Spoke Road Front Yard Landscape Packages are similar to the Standard Front Yard Landscape Packages, however they show the parkway that separates the street and the sidewalk.

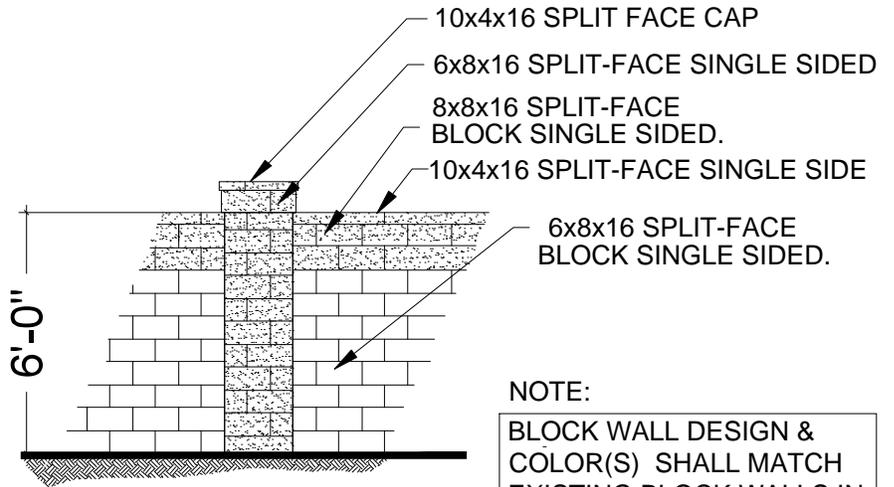
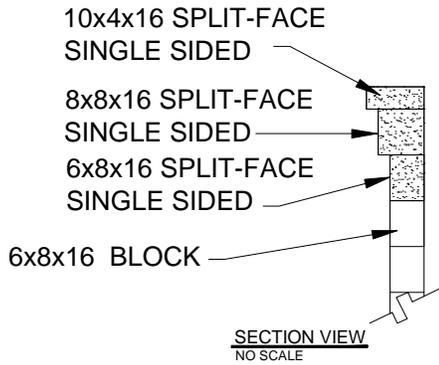


F. WALLS AND FENCES

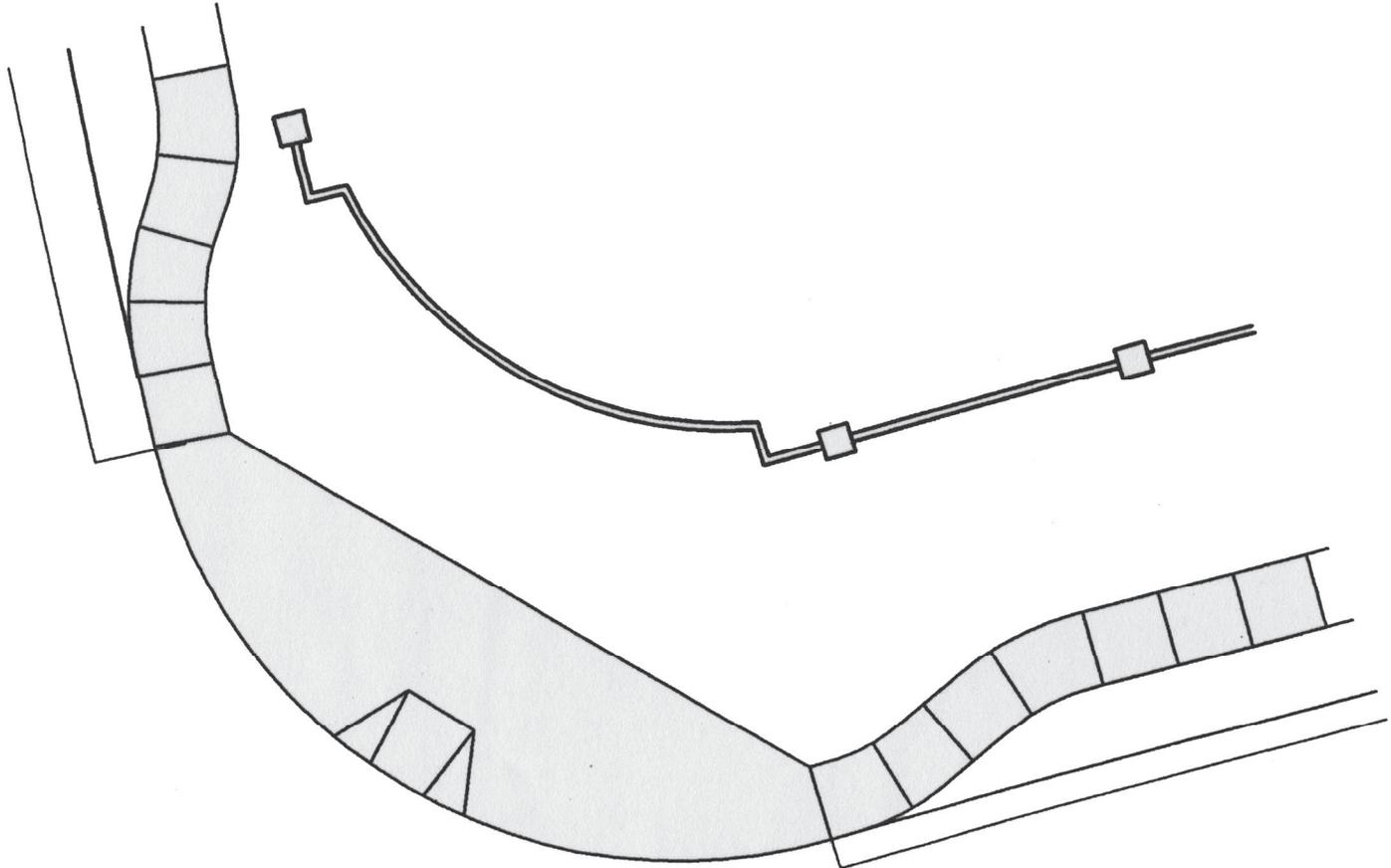
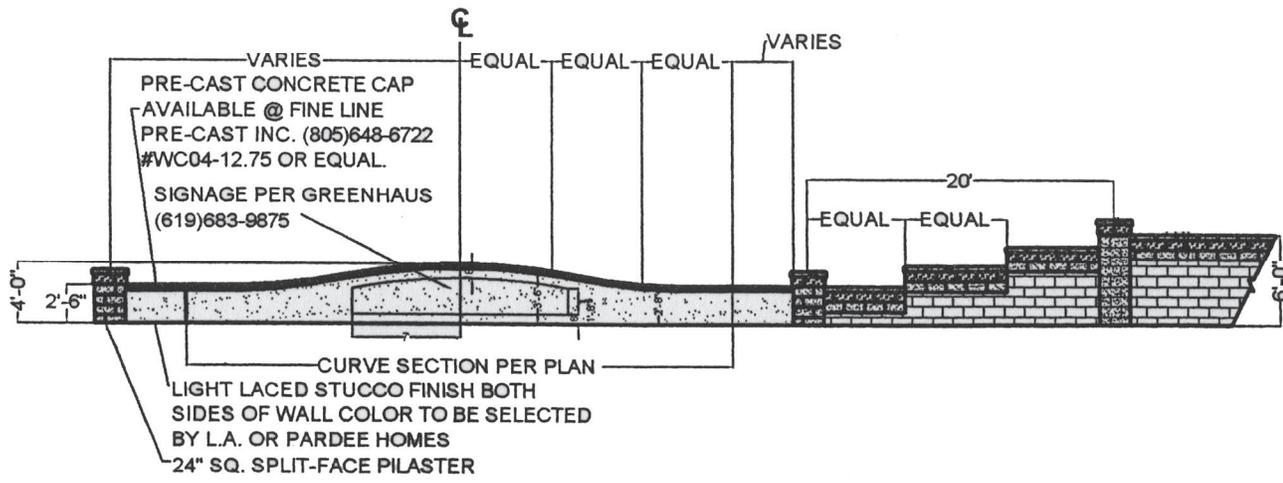
1. The wall and fence design criteria is intended to provide variety and privacy for each lot while providing continuity of design within Sundance. Refer to the Architectural Guidelines Section D.3.f for all allowable materials. All wall and fence heights are measured from the highest-grade elevation on either side of the wall or fence.
 - Front Yard: Fencing and walls may not exceed 36 inches in height when located within the required front yard setback. Fencing and walls between the edge of the setback and a dwelling unit shall not exceed six (6) feet in height and may be solid or transparent.
 - Side Yard: Solid fencing is permitted to a maximum height of six (6) feet between the front yard setback and rear yard property line.
 - Rear Yard: Fencing along rear yards and top of slope shall be six (6) feet high.
 - Sound Attenuation: When required for sound attenuation, solid walls in side and rear yards of up to eight (8) feet in height are allowed.
2. Side yard, rear yard or other privacy walls along block end conditions of a neighborhood or facing any street shall be constructed of masonry split-face block of a color to match village perimeter walls. Fence returns or inter connects from a side property line to the house may be constructed of vinyl.
3. Combination retaining and privacy walls at block end conditions should not include more than two (2) feet of retaining wall.
4. New interior fencing shall be constructed of vinyl material pursuant to Exhibit 22B. Vinyl fencing when replaced shall be replaced only with vinyl fencing pursuant to Exhibit 22B. All existing wood fences should be painted or treated and conform to the approved wood fence detail pursuant to Exhibit 22A. Existing wood fencing when replaced should be replaced with vinyl fencing pursuant to Exhibit 22B.
5. The interconnect fencing should occur within the front 50% of the building footprint.
6. All fencing between HOA top of slope greater than 15 feet shall be view fencing. View fencing materials include tubular steel or combination tubular steel and block wall (see Exhibits 23 and 24).
7. In no case shall wood fencing be permitted on side or rear yards adjacent to slopes 15 feet or greater in height.
8. At the Sundance Specific Plan's westerly perimeter south of Oak Valley Parkway, a landscape buffer shall be established to provide a proper transition, as Cherry Avenue will not be improved in this area. Said buffer shall provide for a masonry wall as approved by the Planning Director, along with landscape improvement requirements to be set forth upon the review of subdivision maps for the subject area (2004 Specific Plan Condition of Approval #21e).



9. At the Sundance Specific Plan's northerly perimeter along the entire frontage length of Brookside Avenue, a land use buffer shall be established to provide a proper land use transition for what is anticipated to be lower density residential development in the future. Said buffer shall provide for a masonry wall as approved by the Planning Director, along with landscape improvement requirements to be set forth upon the review of subdivision maps for the subject area. These improvements shall be in addition to the improvements associated with the Brookside Avenue right-of-way (2004 Specific Plan Conditions of Approval #21f).



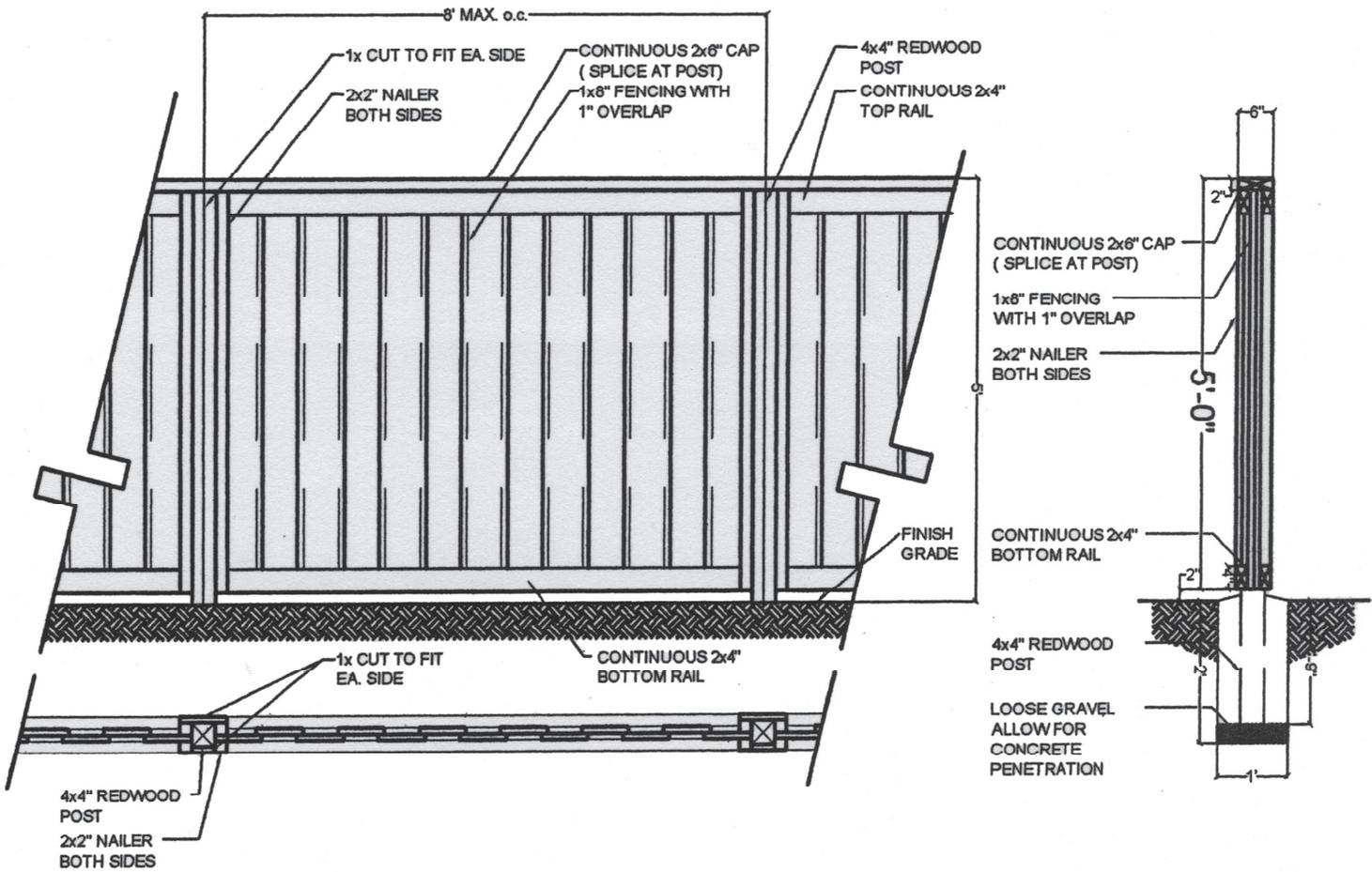
NOTE:
BLOCK WALL DESIGN & COLOR(S) SHALL MATCH EXISTING BLOCK WALLS IN THE TRACT.



Perimeter walls will be constructed from single sided split-face block. These walls are located on the perimeter of the development as well, as along roadways throughout the development.

PARDEE HOMES • SUNDANCE

WRAP AROUND WALLS WITH NEIGHBORHOOD MONUMENT



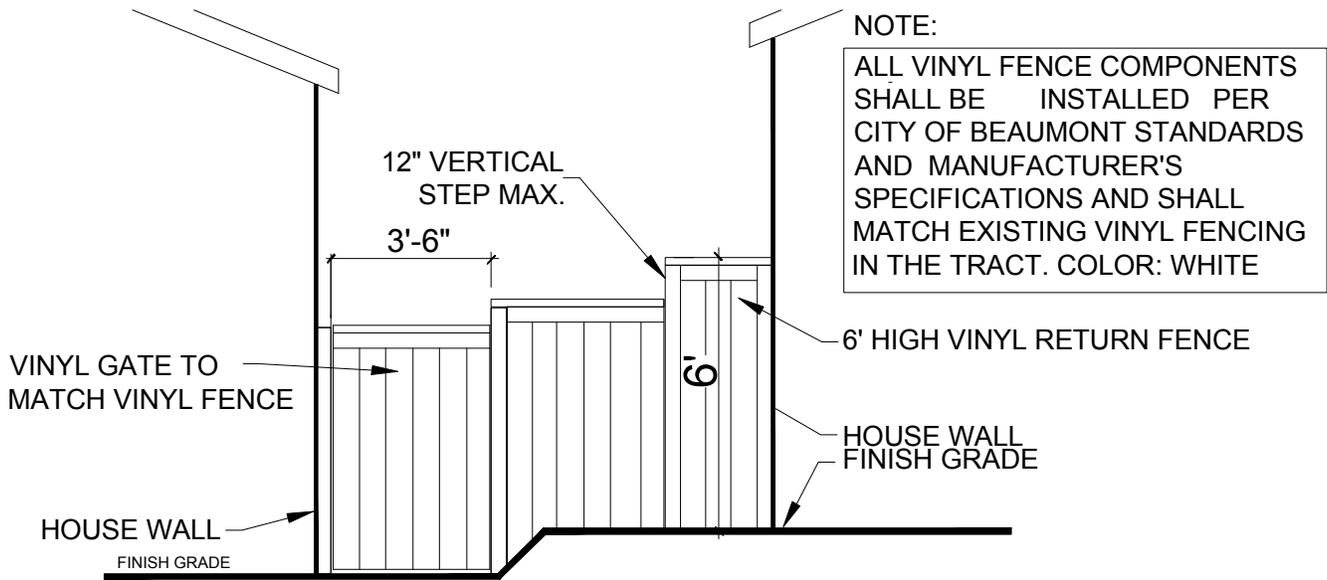
NOTES:

1. ALL WOOD SHALL BE ROUGH SAWN DOUGLAS FIR
2. POST SHALL BE S 4 S REDWOOD
3. ALL WOOD SHALL RECEIVE 2 COATS WOOD STAIN COLOR FRAZEE #8724M 'MEADOWLARK'

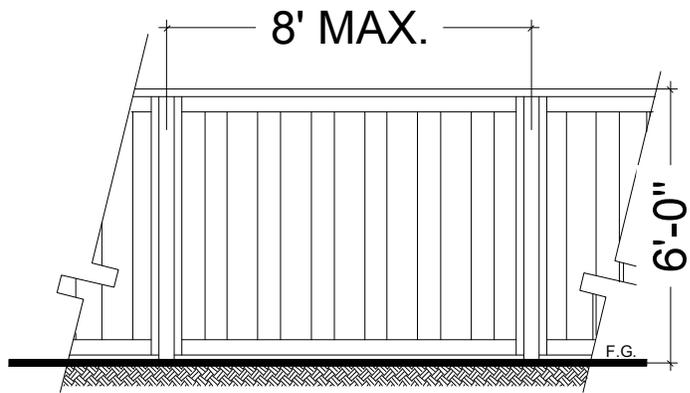
NOTES:

- ALL NEW INTERIOR FENCING SHALL BE CONSTRUCTED OF VINYL MATERIAL PURSUANT TO EXHIBIT 22B
- EXISTING WOOD FENCING WHEN REPLACED SHOULD BE REPLACED WITH VINYL FENCING PURSUANT TO EXHIBIT 22B.
- VINYL FENCING WHEN REPLACED SHALL BE REPLACED ONLY WITH VINYL FENCING PURSUANT TO EXHIBIT 22B.



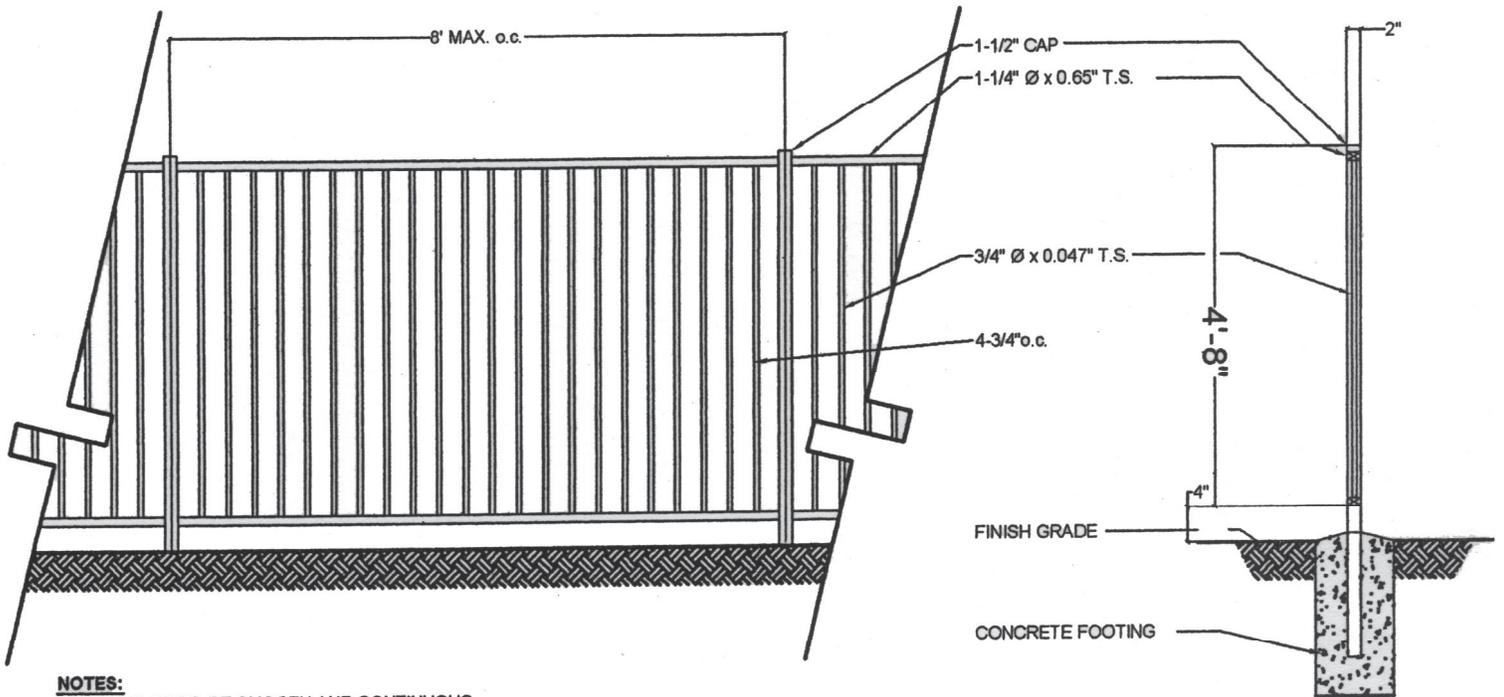


RETURN VINYL FENCE DETAIL



VINYL FENCE

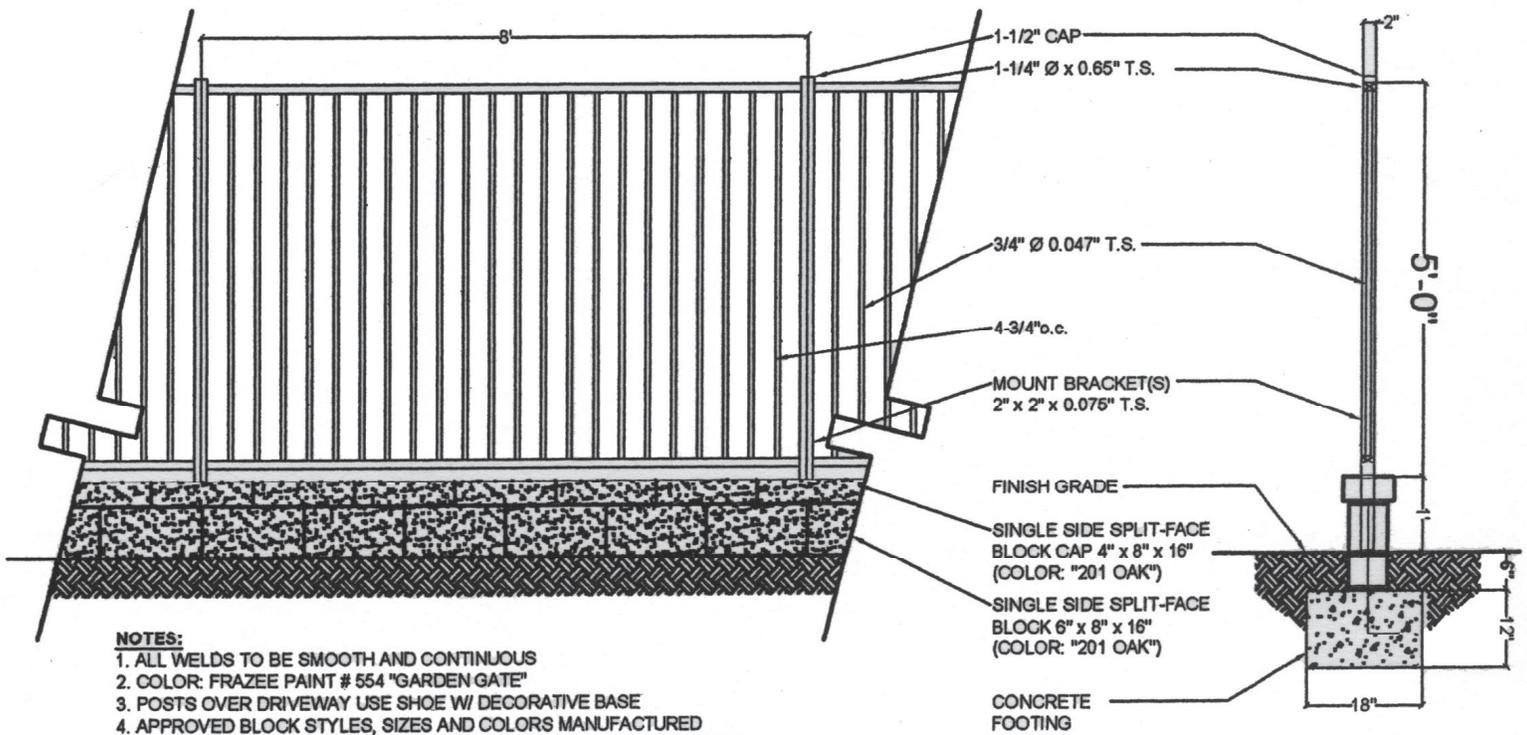
NOTE:
 ALL VINYL FENCE COMPONENTS SHALL BE INSTALLED PER CITY OF BEAUMONT STANDARDS AND MANUFACTURER'S SPECIFICATIONS AND SHALL MATCH EXISTING VINYL FENCING IN THE TRACT. COLOR: WHITE



NOTES:

1. ALL WELDS TO BE SMOOTH AND CONTINUOUS
2. COLOR: FRAZEE # 554 "GARDEN GATE"
3. POSTS OVER DRIVEWAY USE SHOE W/ DECORATIVE BASE

Tubular steel fences will be utilized around models and in the neighborhood parks.



NOTES:

1. ALL WELDS TO BE SMOOTH AND CONTINUOUS
2. COLOR: FRAZEE PAINT # 554 "GARDEN GATE"
3. POSTS OVER DRIVEWAY USE SHOE W/ DECORATIVE BASE
4. APPROVED BLOCK STYLES, SIZES AND COLORS MANUFACTURED BY ANGELUS BLOCK CO. (909)350-0244. COLORS AS NOTED IN DETAILS

Combination walls will be utilized in the development where the protection of views are desired.



G. SIGNAGE



The design and location of all signage within the Sundance Community shall conform to guidelines to be developed for the Sundance Master Marketing Program. All planning area sign designs and specifications must be submitted to the City for approval.

H. LIGHTING

- a. Streets and intersections should be well lit in accordance with City standard illumination levels. Low-level lighting for pedestrian safety should be installed where appropriate. Intersections might have increased wattage for definition and to mitigate automobile/pedestrian conflicts. Lights that may shine across to resident's homes should be shielded or hooded to minimize glare.
- b. Accent lighting should be installed at all primary entry monuments, secondary and tertiary entry monuments.
- c. Streetlights shall conform with the overall project theme and City standards.
- d. All exterior lighting for identification, pools, water features, and landscaping should be subdued and indirect to prevent spillover onto adjacent lots and streets. Exposed bulbs, spotlights, and reflectors are prohibited.
- e. The type and location of buildings lighting should preclude direct glare onto adjacent property, streets, or skyward.
- f. Pedestrian scale light fixtures are encouraged over "high mast" poles.
- g. Outdoor lighting shall adhere with the requirements of Chapter 8.5, Outdoor Lighting, of the Beaumont Municipal Code.



I. MODEL HOME SITES

Preliminary plans for Model Home sites must be submitted for City approval. The following minimum requirements will apply:

- Model compounds must comply with all City, State, Federal, and American Disability Act (ADA) requirements.
- Minimum tree size: 15 gallon.
- A minimum of two (2) 24" box trees and one (1) 36" box tree per lot shall be installed in the front of the compound.
- Portable sanitary facilities shall be completely screened from view.



V – Development Regulations

V. DEVELOPMENT REGULATIONS

A. PURPOSE AND INTENT

This section has been prepared in accordance with California Government Code Section 65450, et seq. and the City of Beaumont Zoning Ordinance (Title 17 of the Municipal Code). The following text and Table 11, *Residential Site Development Standards* set forth the standards for development of all uses within the Sundance Specific Plan. Regulations are proposed for residential, open space, commercial and associated uses.

Individual development areas are defined by density, lot size and Planning Area and have been included in accordance with the goals and objectives of this document.

Application of these regulations is specifically intended to provide the most appropriate use of the land, create a harmonious relationship among land uses and protect the health, safety and welfare of the community. The regulations set forth in this chapter have been established to provide for orderly development of the Sundance Specific Plan. These standards provide for the arrangement, development and use of a variety of residential housing types, and commercial development consistent with the intent, purpose and goals of the City's General Plan.

B. GENERAL PROVISIONS

The following provisions establish use restrictions and development standards for each land use within the Sundance Specific Plan project area. These provisions should be used in conjunction with the general development standards in Section III of this document.

1. Applicability

The Sundance Specific Plan is a regulatory plan, which, upon adoption constitutes the zoning of the property. Development plans or agreements, tract or parcel maps, plot plans, conditional use permits or any other action requiring ministerial or discretionary approval of the subject property must be consistent with the Specific Plan. Actions deemed to be consistent with the Specific Plan shall be judged to be consistent with the City of Beaumont General Plan as mandated in California Government Code, Section 65454.

Should the regulations contained herein differ from the regulations of the City of Beaumont Zoning Ordinance, the regulations of the Sundance Specific Plan shall take precedence. Any land use proposal not specifically covered by the provisions contained herein shall be subject to the regulations of the City of Beaumont Zoning Ordinance for the closest relevant zone as determined by the Planning Director.

2. Interpretation

Any ambiguities related to the implementation of the provisions of this Specific Plan shall be resolved by the Planning Director of the City of Beaumont. Such interpretations shall take into account the stated goals and intent of the Specific Plan. Any interpretation made by the Planning Director may be appealed to the Planning



Commission. The decision of the Planning Commission shall be final unless appealed to the City Council.

3. Boundaries

The boundaries and acreage of the individual planning areas are approximate. Precise Planning Area boundaries and acreages will be established in conjunction with the subdivision map for each planning area/neighborhood within the project. Minor boundary and acreage variations shall be permitted, subject to review by the Planning Director for conformance with the intent of the Specific Plan, without an amendment to this Specific Plan.

4. Grading

Grading plans for all projects within the Sundance Specific Plan area shall comply with the current City of Beaumont standards except as modified by this document. A preliminary geotechnical engineering report and soil engineering investigation showing evidence of recommendations for a safe and stable development shall be submitted with subdivision maps. The recommendations of the engineering geologist and soil engineer shall be incorporated into the grading plan design, prior to grading permit approval.

Grading techniques shall meet applicable City of Beaumont codes, as set forth in the Grading Plan section of this document.

5. Construction

Infrastructure facilities (water, sewer, and storm drainage) shall comply with the requirements of the City of Beaumont and the relevant service agencies. All construction shall comply with all provisions of applicable codes.

6. Definitions

Unless otherwise specified herein, terms used in this document shall have the same definitions provided in the City of Beaumont Zoning Ordinance, Title 17, "Definitions."

7. Severability

In the event that any regulation, condition, program, portion or policy of this Specific Plan or the application thereof to any person or circumstance is held to be invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed separate, distinct and independent provisions and shall not affect the validity of the remaining provisions of this Specific Plan or applications thereof which can be implemented without the invalid provision or application.

8. Unit Transfers

The transfer of residential dwelling units (DU's) anticipated to be developed from one residential planning area to another is permitted, based on all of the following, without amending the Sundance Specific Plan:

- a. The total number of dwelling units developed within the entire Sundance Specific Plan shall not exceed 4,450 DU's (as analyzed in the Sundance Specific Plan Addendum Environmental Impact Report).
- b. The total number of dwelling units developed in an individual residential planning area may exceed its Anticipated DU number up to the Maximum DU number for that planning area as indicated in the Table 4 of Section III.B.3. (Page III-5) of this Specific Plan; however, the total number of dwelling units developed within the entire Specific Plan area should not exceed 4,450 DU's. An increase in the number of dwelling units in any one planning area shall not exceed the anticipated DU number for that planning area by more than 20%, as pursuant to the approval of the Planning Director as specified in Section VI.C.2 of this Specific Plan.
- c. An increase to the number of Anticipated dwelling units developed in any of the individual residential planning areas must be off-set by a decrease in similar number of Anticipated DU's developed in other planning areas of this Specific Plan. This transfer of units is intended to ensure the total number of dwelling units in the entire Specific Plan area does not exceed 4,450 DU's.
- d. Transfer of units may be accomplished, but are not limited to, pursuant to the regulations set forth above, by developing a lower density residential use in any of the residential planning areas from the use otherwise indicated in Tables 4 or 9 of this Specific Plan and as allowed by this Plan.
- e. Residential dwelling units may be transferred from any planning area to another planning area regardless of planning area location or designation.
- f. The Planning Director or designee shall approve the unit transfer if he or she finds the following:
 - 1) That the above provisions are being met.
 - 2) That the overall goals and objectives of the Specific Plan are maintained.
 - 3) That the full range of housing stock anticipated remains available.
 - 4) That adequate community facilities, including, but not limited to schools and parks, can accommodate the additional units in the affected area.
 - 5) That the infrastructure facilities such as roads, sewer, and water can accommodate the additional units in the affected area.

- 6) That the proposed densities are compatible with existing land use designations.

C. SITE DEVELOPMENT REGULATIONS

1. Residential Uses

This category includes the development of residential dwellings in the Specific Plan Land Use Plan in the Very Low, Low, Low-Medium, Medium, and High Density residential categories as outlined below in Table 9, *Residential Planning Areas*.

Table 9
Residential Planning Areas

Residential Category	Planning Areas	Maximum Density*
Very Low Density	46, 48	3.2 du/acre
Low Density--7,000 sf lot	1, 2, 16, 18, 33, 39, 40, 54	4.2 du/acre
Low Density--6,000 sf lot	3, 4, 5, 13B, 19, 20, 22, 34, 38, 42, 44, 47	4.9 du/acre
Low-Medium Density	6, 9, 17, 23, 30, 36, 43	5.6 du/acre
Medium Density	31, 35	7.5 du/acre
High Density	8, 13A, 24, 25	12 du/acre

* *Gross density*

a. Permitted Uses

The following uses, as defined in Table 10, shall be permitted within the residential planning areas of the Sundance Specific Plan.

**Table 10
Residential Permitted Uses**

Residential Uses	Very Low Density	Low Density	Low-Medium Density	Medium Density	High Density
Single family dwellings, detached	P	P	P	P	P
Single lot subdivisions	X	X	X	P	P
Patio Homes	X	X	P	P	P
Townhomes/condominiums	X	X	X/P/PP ¹	X/P/PP ¹	P/PP
Multi-family apartments	X	X	X	X	P/PP
Open Space, parks, recreational facilities, trails	P	P	P	P	P
Daycare (small family)	H	H	H	H	H
Daycare (Large family)	C	C	C	C	C
Daycare Centers	X	X	C/PP	C/PP	C/PP
Churches, temples or other places of religious worship	C	C	C	C	C
Educational Institutions	C	C	C	C	C
Governmental Uses	C	C	C	C	C
Hospitals or other facilities licensed by the California Department of Health	C	C	C	C	C
Public Utilities	C	C	C	C	C
Accessory buildings, structures and uses related to a permitted use (including swimming pools, spas, sports courts, patios and patio covers, mail boxes, garden structures, storage sheds, greenhouses) ²	P	P	P	P	P
Accessory Dwelling Unit	P	P	P	P	P
Temporary real estate offices for lot sales on the tract upon which the office is located for not more than two years. ³	PP	PP	PP	PP	PP
Home Occupations	PP	PP	PP	PP	PP
Construction trailer during active construction only	PP	PP	PP	PP	PP
Nurseries, Horticultural uses, during the development of the Specific Plan area	PP	PP	PP	PP	PP
Detention basins/flood control facilities	P	P	P	P	P
Model Home Complex	PP	PP	PP	PP	PP
Recreation Vehicle Storage ⁴	X	X	X	C	C

P = Permitted, C = Conditional Use Permit, H= Home Occupation Permit, PP=Plot Plan approval required X=Not Permitted

¹ Attached Townhomes/condominiums are not permitted in the Low Medium and Medium Density categories; however, detached homes sold as condominiums are considered a permitted use subject to plot plan approval.

² Allowed in accordance with the site development standards outlined in this section

³ Extensions may be granted by the Planning Commission

⁴ Allowed for residents only of the specific residential project the storage yard is made part of. The storage yard is to be maintained and operated by a homeowners association and not for commercial purposes.



b. Accessory Buildings

Accessory buildings and structures as permitted in Table 10 shall be developed under the following site development standards:

- 1) No accessory building shall occupy any part of a required front and side yard and no accessory building shall occupy more than 50% of a required rear yard.
- 2) No accessory building shall be located closer than 10 feet to the nearest part of a main building.
- 3) Accessory buildings shall have a maximum height of 20 feet, except storage sheds shall not exceed 10 feet in height, and except that in no case shall the height of accessory structures exceed the height of the main structures on a lot.
- 4) In the case of a reversed corner lot, no building shall be erected upon such lot closer than five feet to the property line of any abutting lot to the rear.
- 5) See Section C.1.c. below for Accessory Dwelling Units and Table 11A.

c. Accessory Dwelling Units

Accessory dwelling units are limited to one per Single-Family residence with a Single-Family Zone.

- 1) **Detached Accessory Dwelling Units.** Detached accessory dwelling units shall not exceed 50% of the floor area of the main unit or 1,200 square feet, whichever is less. The height of the accessory unit shall not exceed the height of the main unit. In addition, the detached accessory dwelling unit must be connected to sewer and shall be provided with individual sewer connections. Detached accessory dwelling units shall be detached from the main unit by a minimum distance of ten (10) feet and shall have a minimum distance of fifteen (15) feet from the rear property line. Detached accessory dwelling units may be in an existing structure, without consideration to setbacks. The detached accessory dwelling unit shall be in such a fashion so that it is concealed from public view and shall have matching colors and materials as the main unit. The main unit must meet current requirements for parking prior to or in conjunction with the detached accessory dwelling unit approval.
- 2) **Attached Accessory Dwelling Units.** Attached accessory dwelling units shall not exceed 50% of the floor area of the main unit or 1,200 square feet, whichever is less. The height of the attached accessory dwelling unit shall not exceed the height of the main unit. Setbacks shall meet the requirements of the zone unless within an existing structure or unless the attached accessory dwelling unit is created from an existing living space in a single-family home. The attached accessory dwelling unit shall be in such a fashion so that it is concealed from public view (specifically the entrance) and shall have matching colors and materials as the main unit. The main unit must meet



- 3) **Junior Accessory Dwelling Units.** Junior accessory dwelling units shall not exceed 500 square feet, shall consist of one bedroom and a limited kitchen, and have access to both interior access to the main unit and an exterior door. A junior accessory dwelling unit is not considered a separate dwelling unit. The height of the junior accessory dwelling unit shall not exceed the height of the main unit. Setbacks shall meet the requirements of the zone unless within an existing structure. The junior accessory dwelling unit kitchen may only have a wet bar or efficiency kitchen (a single basin sinks with a maximum waste line diameter of 1.5 inches and cooking facility with appliances that can run on standard 120-volt outlets or natural or propane gas). The kitchen may include a small refrigerator (maximum of 6 cubic feet), microwave, and small cooktop (max two elements).

The owner must occupy either the main unit or the junior accessory dwelling unit. Owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.

The junior accessory dwelling unit shall be in such a fashion so that it is concealed from public view so as not to look like a duplex. The entry to the junior accessory dwelling unit shall face the side. or back-yard area. A junior accessory dwelling unit shall have matching colors and materials as the main unit. The main unit must meet current requirements for parking prior to or in conjunction with the junior accessory dwelling unit approval.

d. Encroachments

Roof overhangs and decorative architectural features such as fireplaces, bay windows, and similar elements may project a maximum of 2 feet into any required yard setback. Structural features such as patio covers and balconies may encroach a maximum of 5 feet into any required rear yard setback. However, in no case shall any projection encroach closer than 3 feet to a City sidewalk, street right of way or property line.

e. Site Development Standards

Residential uses shall be developed in accordance with the standards set forth in Table 11A on Page V-8 for Residential Planning Areas 1-6, 8, 9, 13A & B, 16-20, 22-25, 35, 36, 38-40, 42-44, 46-48, and 54, and in Table 11B on Page V-9 for Residential Planning Areas 30, 31, 33 and 34. Setbacks shall be measured from property lines except as otherwise noted in Table 11A & B. See Exhibit 25, *Planning Areas 30, 31, 33 & 34 Proposed Lot Size Locations*, for the proposed distribution of lot sizes in these planning areas.



Table 11A
Residential Development Standards for PAs 1-6, 8, 9, 13A & B, 16-20, 22-25, 35, 36, 38-40, 42-44, 46-48, and 54

A. General Requirements ¹	Very Low Density	Low Density 7,000	Low Density 6,000	Low-Medium Density	Medium Density	High Density Single-Family
Density-max. (Gross) (du/acre)	3.2	4.2	4.9	5.6	7.5	12
Minimum average lot area (in square feet) ²	10,000	7,000	6,000	5,200	3,000	2,100 or condo lots
a. Potential Lot Dimensions (width x depth in feet)	95 x 105 80 x 125	70 x 100 95 x 105 80 x 125	60 x 100 70 x 100 95 x 105 80 x 125	50 x 105 60 x 100 70 x 100 95 x 105 80 x 125	47 x 72-75 50 x 105 60 x 100 70 x 100 95 x 105 80 x 125	32 x 64 42 x 72 50 x 105 60 x 100 70 x 100 95 x 105 80 x 125
b. Cul-de-sac/knuckle/ curved streets lot width	The above minimum lot width is to be measured at a point across the lot 25 feet back from the front property line, except in the case of flag lots where the minimum width is to be measured in the main body of the lot. All lots shall have minimum lot frontage and width of 20 feet leading back to the main body of the lot.					
Minimum front yard setbacks						
a. To front of garage door from sidewalk and curb ³	20'	20'	20' ³	20'	20'	18'
b. With side entry garage as measured from R.O.W.	10'	10'	10'	10'	10'	10'
c. Any other part of the main structure as measured from R.O.W.	10'	10'	10'	10'	10'	10'
d. To garage door or other part of main structure from common driveway or private street						4'
Minimum side yard setback ^{4,5}	5'	5'	5'	5'	5'	4'
Minimum side yard setback, street side on a corner lot	10'	10'	10'	10'	10'	8'
Minimum rear yard setback ⁵	20'	15'	15'	15'	15'	8'
Maximum height of main structure ⁶	35'	35'	35' ⁶	35'	35'	35'
Maximum height of accessory structures	10'-20'	10'-20'	10'-20'	10'-20'	10'-20'	10'
Minimum distance between main and accessory or other structures	10'/UBC	10'/UBC	10'/UBC	10'/UBC	10'/UBC	UBC
Minimum setback of accessory structure from rear property line	10'	10'	10'	10'	10'	5'
Parking Spaces required	2 enclosed	2 enclosed	2 enclosed	2 enclosed	2 enclosed	2 enclosed, plus 0.5 guest spaces/d.u.
Signage	Per code Title 17	Per code Title 17	Per code Title 17	Per code Title 17	Per code Title 17	Per code Title 17
Max Fence Height (Fences in required front yard shall not exceed 3' in height)	6'	6'	6'	6'	6'	6'

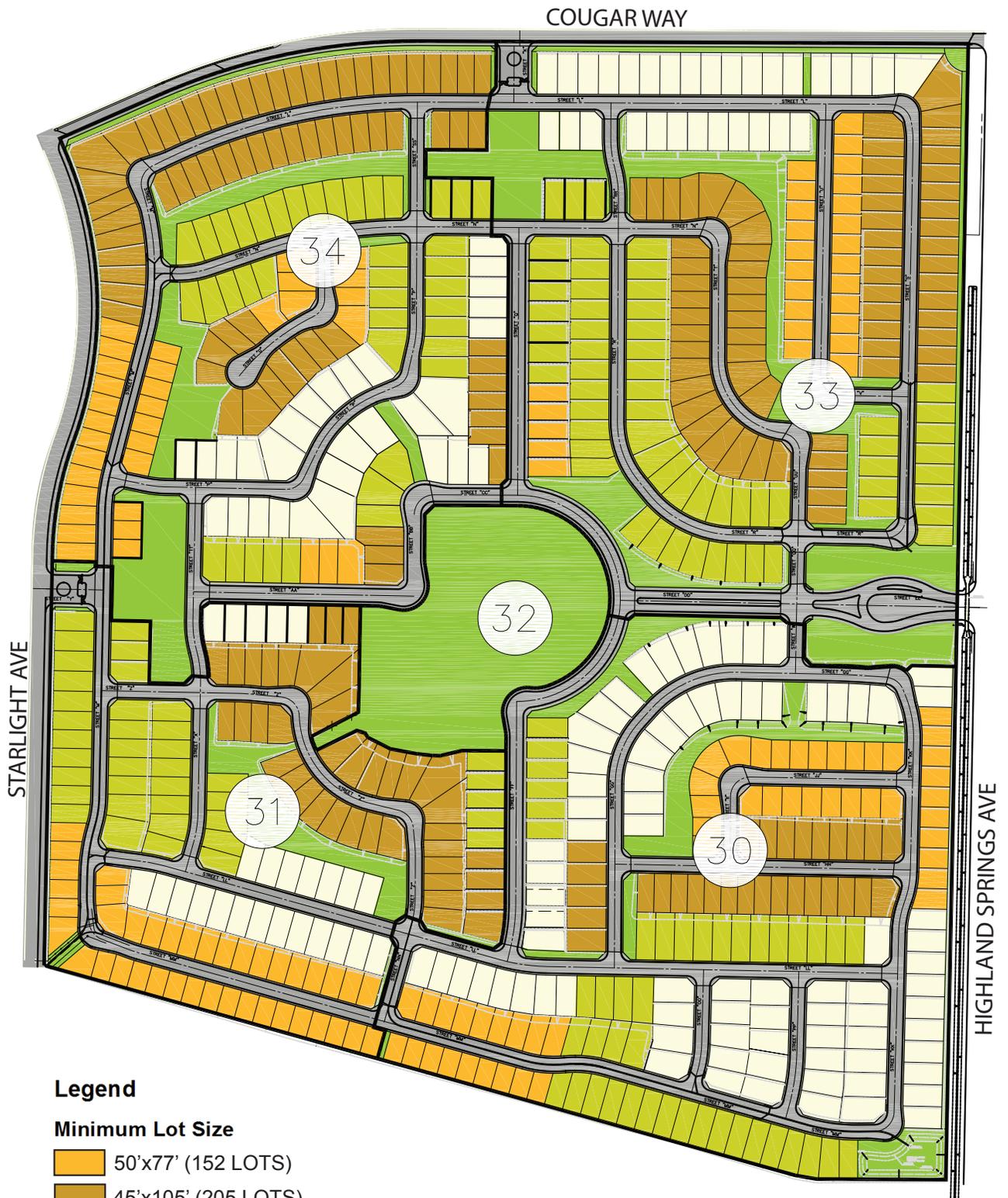
- 1 If property in any of the categories is developed to a lower density category as permitted, the development shall be required to follow the standards of the applicable lower density category.
- 2 A 10,000 square foot minimum lot size applies for lots within Planning Areas 46, 47 and 48 backing up to Brookside Avenue of the Sundance Specific Plan (2018 Specific Plan Condition of Approval #24).
- 3 In PA 13B, the minimum front yard setback from R.O.W. (8th Street) to front of garage door shall be 35 feet.
- 4 Fireplace and media niche may encroach 2' as long as there remains 3' of flat clearance and sufficient area for drainage per UBC.
- 5 On lots less than 5,000 sq. ft. in a condominium type ownership situation a minimum side yard of 4' and a minimum rear yard of 10' is acceptable.
- 6 All lots backing up to Brookside Avenue within Planning Area 47 shall be limited to one story homes (2018 Specific Plan Condition of Approval #25).



Table 11B
Residential Development Standards for PAs 30, 31, 33 and 34

A. General Requirements for Designated Lot Sizes in Planning Areas 30, 31, 33 and 34 (See Exhibit 25 on next page for proposed location of lot sizes)	Min. Lot Size 50' X 77'	Min. Lot Size 45' x 105'	Min. Lot Size 50' x 105'	Min. Lot Size 55' x 105'
a. Cul-de-sac/knuckle/ curved streets lot width	The above minimum lot width is to be measured at a point across the lot 25 feet back from the front property line, except in the case of flag lots where the minimum width is to be measured in the main body of the lot. All lots shall have minimum lot frontage and width of 20 feet leading back to the main body of the lot.			
Minimum front yard setbacks a. To front of garage door from R.O.W. b. Any other part of the main structure as measured from R.O.W.	17'	20'	20'	20'
Minimum side yard setback	4'	5'	5'	5'
Minimum side yard setback, street side on a corner lot	10'	10'	10'	10'
Maximum rear yard setback, 1 st -story	10'	15'	15'	15'
Maximum rear yard setback, 2 nd -story	15'	20'	20'	20'
Maximum height of main structure	35'	35'	35'	35'
Maximum height of accessory structures	10'-20'	10'-20'	10'-20'	10'-20'
Minimum distance between main and accessory or other structures	10'/UBC	10'/UBC	10'/UBC	10'/UBC
Minimum setback of accessory structure from rear property line	10'	10'	10'	10'
Parking Spaces required	2 enclosed	2 enclosed	2 enclosed	2 enclosed
Signage	Per code Title 17	Per code Title 17	Per code Title 17	Per code Title 17
Max Fence Height (Fences in required front yard shall not exceed 3' in height)	6'	6'	6'	6'

¹ Lot sizes for PAs 30, 31, 33 and 34 are distributed as shown on Sundance Vesting Tentative Tract Map No. 31470 (Minor Revision No. 2) approved by the City of Beaumont on 9/12/2016.



Legend

Minimum Lot Size

- 50'x77' (152 LOTS)
- 45'x105' (205 LOTS)
- 50'x105' (183 LOTS)
- 55'x105' (164 LOTS)
- Park

31 Planning Area Number



2. **Community/Neighborhood Commercial Uses**

This land use category is intended to provide for service commercial and retail uses to serve the neighborhoods of the Sundance community.

a. *Planning Areas*

Community Commercial uses shall be permitted within Planning Area 10.

b. *Permitted Uses*

The Community Commercial planning areas may include commercial and office uses as provided below.

1) *Community/Neighborhood Commercial*

Commercial uses require the approval of an Administrative Plot Plan prepared in accordance with Title 17 of the Municipal Code. Fencing and landscaping shall be provided between commercial and residential, park, or public uses. More than one use shall be permitted per lot.

Permitted uses within these two planning areas include uses which can be characterized as serving the needs for convenience goods and services, including but not limited to the following listing of representative commercial uses. Uses deemed to be similar in nature to these uses shall be allowable at the discretion of the Planning Director:

- a) Antique shops
- b) Appliance stores, household
- c) Art supply shops and studios
- d) Bakery shops, including baking only when incidental to retail sales on the premises
- e) Banks and financial institutions
- f) Barber and beauty shops
- g) Book stores
- h) Clothing stores
- i) Confectionery or candy stores
- j) Delicatessens
- k) Drug stores
- l) Dry goods stores
- m) Florists shops
- n) Food markets
- o) Gift shops
- p) Household goods sales, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof
- q) Hobby shops
- r) Ice cream shops
- s) Interior decorating shops or decorating service center
- t) Jewelry stores, including incidental repairs



- u) Laundries and Laundromats
- v) Leather goods stores
- w) Liquor stores (Conditional Use Permit (CUP) required for any form of alcohol sales or on-site consumption)
- x) Locksmith shops
- y) Mail order businesses
- z) Meat markets, not including slaughtering
- aa) Mimeographing and copying services
- bb) Music stores (records, CD's tapes)
- cc) News stores
- dd) Notions or novelty stores
- ee) Paint and wallpaper stores
- ff) Pet shops and pet supply shops
- gg) Photography shops and studios and photo engraving
- hh) Produce markets
- ii) Recreational Facilities
- jj) Refreshment stands
- kk) Restaurants
- ll) Shoe stores and repair shops
- mm) Shoeshine stands
- nn) Sporting goods stores
- oo) Stained glass shops
- pp) Stationer stores
- qq) Tobacco shops
- rr) Tourist information centers
- ss) Toy shops
- tt) Travel agencies
- uu) Video stores
- vv) Stamp and coin collecting stores

2) *Professional Offices.*

Professional offices will be permitted in this zone. The following is a representative list of office uses, which will be permitted in this zone. Uses deemed to be similar in nature to these uses shall be allowable at the discretion of the Planning Director:

- a) Accountants
- b) Architects
- c) Attorneys
- d) Chiropractic
- e) Dental
- f) Engineering
- g) Financial Advisors
- h) Insurance
- i) Medical/Clinics
- j) Real Estate Offices



c. Accessory Uses

- a) Accessory structures or uses, which are customarily incidental or necessary to, permitted main uses.
- b) Such incidental uses shall not generate disruptive and/or injurious levels of noise, odor, dust, smoke, vibration, or other objectionable conditions. The use of any toxic or hazardous materials or operation of any hazardous equipment shall be forbidden.
- c) The Planning Director shall be responsible to determine if any incidental manufacturing use will be likely to cause or pose a threat to the health, safety and welfare of the surrounding neighborhoods.

d. Uses Permitted subject to a Conditional Use Permit

- 1) Service station
- 2) Car wash
- 3) Health club
- 4) Day care center
- 5) Churches, temples or other places of religious worship
- 6) Educational institutions
- 7) Government uses
- 8) Public utilities
- 9) Alcohol sales for on or off-site consumption

e. Site Development Standards

- 1) Community/Neighborhood Commercial uses shall be developed in accordance with the following standards. Setbacks shall be measured from the property line.

**Table 12
Commercial Development Standards**

Site Area (Planning Area)	10 acre min.
Building Front setback ¹	25' Fully landscaped 50' If onsite parking in front of building
Building Side setback ¹	20'
Building Corner Lot setback ¹	25'
Building Rear setback ¹	20'
Maximum height of structures ¹	50'
Minimum distance between buildings on one lot	20'
Parking Spaces required (accessible and loading spaces must be provided)	Per City Code Title 17, Off-Street Parking and Loading Standards
Signage	Per City Code Title 17, Signs
Trash Enclosures	Enclosed by a wall no less than 6 feet in height with metal gates. (No chain link).
Roof mounted equipment	Screened from view to a distance of 1,000 feet
Fences/walls, maximum ²	6' ¹

¹ Any portion of a building, which exceeds 35 feet in height shall be set back an additional 2 feet from the front, side and rear for each foot the height exceeds 35 feet.

² Wall heights may exceed six feet if required for sound attenuation purposes.

2) *Landscaping*



- a) Landscaping in the form of ground cover, shrubs, and trees shall be located along the boundaries of commercial or office areas abutting residential or public planning areas for buffering purposes.
- b) Landscaping shall be continuously maintained by the property owner or Association.
- c) Plant material must achieve required coverage pursuant to the Landscape Standards in Title 17 of the Municipal Code.
- d) Parking areas shall include landscaping islands and parking lot trees at a ratio of one tree per 8 parking stalls.

3) *Recycling*

All commercial uses shall comply with state and local requirements for recycling. Trash enclosures shall include recycling bins.

3. Recreational Vehicle Storage

a. Planning Areas

Private Recreation Vehicle storage uses shall be permitted within Planning Area 29 as a potential optional use.

b. Permitted Uses

The following uses are permitted within Planning Area 29, subject to approval of a plot plan:

- 1) Semi-Passive Park/Open Space is proposed as the principal use in Planning Area 29 as noted below in Section V.C.4.
- 2) Storage of recreational vehicles as an optional use, on a private basis
- 3) Utilities
- 4) Trailer for office/security/maintenance uses

c. Development Standards

- 1) Site development standards per plot plan review.
- 2) Landscaping shall be provided on side and rear boundaries of the recreational vehicle storage use in Planning Area 29.

4. Parks and Open Space

a. Planning Areas

Parks are provided in the Sundance Specific Plan in the following planning areas:

- 1) Neighborhood Parks: Planning Areas 7, 21, 32, 37, 45 and 51
- 2) Community Parks/Detention Basins: Planning Areas 11, 14, and 26
- 3) Semi-Passive Park/Open Space: Planning Areas 27, 28 and 29



b. Permitted Uses

The following uses are permitted within Sundance parks:

- 1) Private and public parks and outdoor recreation facilities including, but not limited to, picnic areas, play fields, barbeque areas, basketball, volleyball, or tennis courts, tot lots, swimming pools, and parking
- 2) Benches and picnic tables
- 3) Hiking trails and bike paths
- 4) Greenbelt corridors
- 5) Water recharge, percolation, drainage facilities, and retention/detention areas; water features
- 6) Temporary landscape nursery stock growing area and landscape maintenance yard (Planning Areas 27 and 28 only during construction of the Sundance community)
- 7) Special events subject to a special events permit.
- 8) Other recreation facilities as determined by the City of Beaumont.

c. Accessory Uses

- 1) Shade structures, community centers, and restrooms, not to exceed 20 feet in height
- 2) Maintenance areas
- 3) Trash enclosures
- 4) Private entry walls and signage
- 5) Security and construction offices during construction

d. Development Standards

- 1) Building Height: 35 feet
- 2) Setbacks: 25 feet from public streets to any structure

e. Design Review

Private park and recreation facilities are subject to review and approval by the City planning department as part of a plot plan review.

5. Public Facilities

a. Planning Areas

Public Facilities (schools) are provided in Planning Areas as follows:

- 1) Elementary Schools: Planning Areas 12, 15, and 41

b. Permitted Uses



Any of the following uses are permitted, subject to approval of a plot plan and architectural review if the City has authority to require such review and approval:

- 1) Schools
- 2) Utilities
- 3) Libraries
- 4) Screening walls, fences and vegetation
- 5) Day Care
- 6) Playgrounds
- 7) Restrooms
- 8) Parks
- 9) Churches or religious uses subject to a Conditional Use Permit

c. *Development Standards*

Public facilities are subject to review and approval of the City of Beaumont Planning Department as part of plot plan review.

VI – Administration & Implementation



VI. ADMINISTRATION AND IMPLEMENTATION

Development in the Sundance Specific Plan area will be implemented in conformance with the regulations and guidance contained within the Specific Plan document. This section contains the procedures for administration of the provisions contained within the Specific Plan and defines the relationship between the provisions of the Specific Plan and City code requirements.

A. ADMINISTRATION

1. Regulatory Effect

Upon approval by the City Council, the Sundance Specific Plan (Amendment No. 1 of the Deutsch Specific Plan) shall serve as the land use and zoning document for the land within its boundaries. Whenever the provisions contained in the Specific Plan conflict with the Beaumont Zoning Ordinance, the provisions of this Specific Plan shall prevail. However, except as otherwise provided herein, where the zoning ordinance contains provisions that establish requirements that are not specifically covered by this Specific Plan, the applicable provisions in the Municipal Code shall control.

Planning Area 48 is not currently within the existing limits of the City of Beaumont; however, this area has been included within the Sundance Specific Plan based on anticipation of its future annexation to the City. In order for this Specific Plan and other City regulations to take regulatory effect over Planning Area 48, this area must go through the Sundance Specific Plan is proposed as “pre-zoning” of Planning Area 48 for annexation purposes. The annexation process pursuant to City, LAFCO and state requirements.

2. Interpretation

The Sundance Specific Plan will be implemented through City approval of tract map(s) and associated improvement plans. Any development proposals for Sundance shall be subject to the review procedures established in this Specific Plan. Any ambiguities related to the implementation of the provisions of this Specific Plan shall be resolved by the Planning Director of the City of Beaumont. Such interpretations shall take into account the stated goals and intent of the Specific Plan. Any interpretation made by the Planning Director may be appealed to the Planning Commission. The decision of the Planning Commission shall be final unless appealed to the City Council.

3. Enforcement

Following approval of the Sundance Specific Plan (Amendment No. 1 of the Deutsch Specific Plan) by the City of Beaumont, the Sundance Specific Plan will serve as the implementation tool for the General Plan as well as the zoning for the Sundance Specific Plan area. The Specific Plan addresses general provisions, permitted uses, development standards, and community design guidelines. The provisions of this



Specific Plan shall be enforced by the City in the same manner that the City enforces the provisions of the Zoning Ordinance.

4. Development Agreement

The Sundance Specific Plan is the subject of an approved Development Agreement. This Development Agreement provides vested development rights for the project based on the General Plan, Zoning, and fee structure (where applicable) in effect at the time of the Development Agreement's effective date. The Development Agreement establishes provisions for the development of the project related to timing, duration of development approvals, density and intensity of development, required improvements, amendments, and public benefit. It is anticipated that this development agreement will be updated and amended in conjunction with approval of this Specific Plan.

B. IMPLEMENTATION

Subsequent to approval of the Specific Plan, individual development proposals will be subject to one or more additional approvals and/or permit processes, including the following:

- Subdivision Maps
- Use Permits
- Plot Plan Review
- Variances

Uses requiring special permits are listed in the Development Regulations section of this Specific Plan document.

1. Subdivision Maps – Tentative Tract/Parcel Maps

Approval of the Sundance Specific Plan will be followed by Tentative Tract or Parcel Maps, which provide a subdivision proposal for the residential, commercial and open space components of each planning area within the Specific Plan. When approved each Tentative Tract Map will have a term as set forth in the Development Agreement. Final Tract Maps will create legal parcels for development purposes, subject to approval of a Plot Plan. Any tentative tract maps within the Specific Plan area will be reviewed against the provisions of the Specific Plan, and approved pursuant to the provisions of the City Subdivision Ordinance and the State Subdivision Map Act.

2. Use Permits

Use Permits applicable to the Sundance Specific Plan include Conditional Use Permits:

a. Conditional Use Permits

The Development Regulations section of this Specific Plan (Section V) outlines uses, which require approval of a Conditional Use Permit (CUP). A CUP is a discretionary



permit requiring scrutiny of use or physical effects (e.g. noise) to ensure that the project or use is appropriate for the proposed location. As a discretionary permit, it requires a public hearing of detailed plans for the proposed development, and is typically accompanied by conditions of approval. A CUP within the Sundance Specific Plan area is subject to the application requirements, review, approval, and appeal process outlined in Section 17.70.020 of the Municipal Code.

3. Plot Plan Review

Plot Plan review is required prior to issuance of a building permit, in accordance with the provisions of Section 17.36 and 17.70.005 of the Municipal Code. This review ensures that a development proposal complies with the provisions of the Development Regulations and design guidelines, including required setbacks, parking, landscaping, etc. Plot Plans are approved via two mechanisms: administrative and minor plot plans by the Planning Director, and by public hearing with the Planning Commission for other plot plans as may be required. Any development proposed for Planning Areas 8, 24, 25, 31, and 35 shall be subject to the filing of a Plot Plan application and the approval of the Planning Commission (2004 Specific Plan Conditions of Approval #21c and #22).

4. Variations in Development Standards

Minor modifications or deviations from the development standards set forth in this specific plan may be approved as outlined in the General Provisions section of the Development Regulations section of this document by written request to the Planning Director. Deviations in excess of those set forth in this document require a formal variance application to the City in accordance with the provisions of the Municipal Code Section 17.70.105.

C. AMENDMENTS

Amendments to the Sundance Specific Plan may be requested by the applicant at any time pursuant to Section 65453 (a) of the Government Code.

1. Major Modifications

The Specific Plan document may be amended utilizing the procedure by which it was originally adopted. All sections or portions of the Specific Plan to be changed or affected must be included in the amendment. A concurrent amendment to the General Plan would not be required unless the Planning Director determines that substantive changes would influence the goals, objectives, policies or programs of the General Plan. Additional environmental review may also be required if changes are significant.

2. Minor/Administrative Amendments

The following minor modifications to the Specific Plan would not require a Specific Amendment, subject to the review and approval of the Planning Director. If deemed to be a substantial modification of the Specific Plan, the Planning Director shall have the discretion to refer any such requests to the Planning Commission. The site plan



shown on the Land Use Plan is for illustration purposes only, based upon current lotting studies. The final site plan for each planning area for the project may be different, based upon final engineering and the precise plans of a project developer.

- Unit Transfers between planning areas as allowed in the General Provisions of the Sundance Development Regulations, Section V.B.8.
- Changes in the location of infrastructure and public facilities (such as roads, drainage facilities, etc.).
- Change in roadway alignment.
- Adjustment of planning area boundaries provided the total acreage of the affected planning area does not increase or decrease by more than 15% of the total stated in the approved Specific Plan.
- Revision to the number of dwelling units within a planning area if the total number of units for the Specific Plan area does not exceed the maximum number of units allowed by Table 4, Residential Land Uses (Page III-5), and the maximum densities allowed in each planning area; and subject to the Unit Transfer provisions of Section V.B.8. of this Specific Plan.
- Change of landscaping materials and/or locations, wall materials, wall alignment, entry design, and streetscape design which are consistent with the conceptual designs set forth in the Specific Plan Design Guidelines.
- Minor changes to the Design Guidelines set forth in Section IV, which are intended to be flexible in nature.
- Other minor modifications similar to those listed above and deemed minor by the Planning Director, which are in keeping with the intent of the Sundance Specific Plan.

D. MAINTENANCE

The improvements constructed within the Sundance Specific Plan will be maintained through a combination of public and private entities, including the following:

1. City of Beaumont

Public streets within the project will be publicly maintained. The City will assume maintenance responsibilities for these improvements. The Sundance public parks, open space areas and public trail rights-of-way would be dedicated to and maintained by the City of Beaumont. Infrastructure facilities (sewer and storm drain) will be dedicated to the City and maintained by the responsible department. Water facilities will be dedicated to and maintained by the Beaumont –Cherry Valley Water District.

2. Homeowners Association

It is anticipated that a Master Homeowners Association (HOA) will be formed for the oversight of architectural and landscape design elements within the Sundance community and maintenance of private improvements within the project. Maintenance responsibilities of the HOA could include the following private facilities:



- Private common slope or open space areas
- Common areas at entries, including monument signage
- Private drainage facilities

3. Landscape Maintenance District

Proposed common landscaped areas within the project area could be maintained through the formation of Landscape Maintenance District if approved by the City.

4. Community Facilities District 93-1

Facilities within the project area may also be maintained by Community Facilities District No. 93-1.

E. FINANCING

All or a portion of the public infrastructure within the site may be financed through formation of an Assessment/Community Facilities District or Mello-Roos District as provided by State Law which allow for financing of public facilities.

VII – General Plan Analysis

VII. GENERAL PLAN ANALYSIS

A. INTRODUCTION

The 1,195-acre Sundance Specific Plan area is located for the most part in the City of Beaumont, with approximately 40 acres in the northeast corner of the project area located within the County unincorporated area. The area currently within the County will need to be annexed to the City in order for the Specific Plan for that area to take effect. The Sundance Specific Plan when approved in 2004 and 2006 was considered in context with the goals, policies, and objectives of the City of Beaumont General Plan at that time, as opposed to the County of Riverside General Plan. This section iterates the general plan goals and objectives of the City in effect in 2004 and 2006, and includes discussion and comments on the consistency of the Sundance Specific Plan with each applicable implementation policy.

B. GENERAL PLAN ELEMENTS

The City of Beaumont General Plan in place in 2004 and 2006 was comprised of six major elements: land use, circulation, housing, natural resources and conservation element, public safety element, and public services and facilities. The applicable goals, objectives, and policies are shown below in italics, with the consistency of the Sundance Specific Plan noted following each policy statement.

LAND USE ELEMENT

Policy: *The purpose of the Balanced Land Use Policy is to ensure that planned employment and residential opportunities make progress toward a balance of jobs and workers, that adequate medical, dental, shopping and retail services are located within convenient distance of each residential planning area, that public services and facilities have adequate capacity to serve development, and that parks and recreation services are provided to meet existing and future demand. [Land Use, B.1.a]*

Consistency: The Sundance Specific Plan achieves a balanced land use plan through a mixed-use development consisting of residential, commercial and public facilities uses. A variety of residential uses are provided from apartments and condominiums to single family residential units. Commercial areas are conveniently located within the planning area providing retail services and employment opportunities to the existing and future residences. The proposed schools and parks provide adequate capacity, with pedestrian access provided through an extensive sidewalk and trails system. Public services and facilities have been adequately sized to meet the existing and future needs of the community.

Policy: *The purpose of the Phased Development Policy is to ensure that development coincides with the adequacy of public services and facilities, especially where the public health, safety and welfare are concerned. Proper phasing of new development within the designated General Plan capacity through the provision of public services and facilities development is necessary to ensure that new*



development will not overload the existing facilities or be allowed to be completed without adequate facilities. [Land Use, B.1.b]

Consistency: The proposed phasing of the development ensures that adequate public services and facilities are provided and will not result in the overload of existing facilities. The Phasing Plan is provided in the Phasing Section of the Sundance Specific Plan.

Policy: *The purpose of the Housing Densities Policies is to provide a wide range of housing densities that will permit a mix of housing opportunities, including both rental and ownership housing. The mix of densities is intended to make it possible to develop housing which is affordable to the labor force and offer those who work here a reasonable choice of living accommodations. [Land Use, B.1]*

Consistency: The Sundance development includes a variety of housing densities that will permit a diverse mix of housing opportunities. Housing densities range from high-density apartments and condominiums to very low-density single-family residential units.

Policy: *The purpose of the Land Use / Transportation Integration Policy is to ensure that transportation planning is assimilated into the land use planning process. The transportation system should support the land use plan as a whole, and individual circulation links should be in balance with localized land uses to provide an adequate transportation system for the City. When local or regional imbalances occur, appropriate improvements to the circulation system shall be provided or adequate project mitigation measures shall be developed. [Land Use, B.1.]*

Consistency: The Sundance development has incorporated a comprehensive roadway system that extends the existing traffic circulation and is consistent with the City's Circulation Element.

Policy: *The purpose of the Commercial and Industrial Centers / Transportation Access Policy is to ensure that major commercial and industrial centers are convenient and accessible to existing or planned major highway and transit facilities. These centers act as traffic attractors. Accessibility should be enhanced by high-capacity highway corridors and increased mass transit. [Land Use, B.1.]*

Consistency: The commercial areas of the Sundance development are conveniently located along Arterial and Major Highways.

Policy: *The purpose of the New Development Compatibility Policy is to ensure that new development is compatible with adjacent areas and that it provides either a compatible land use buffer or transition use adjacent to such areas. Sensitive design treatment is required where one urban use transitions to another. [Land Use, B.1.f]*



Consistency: The Sundance Specific Plan incorporates buffers (e.g. berms and landscaping) and compatible transitional land uses along the development perimeter.

Policy: *The purpose of the Enhancement of Environment Policy is to ensure that all land use activities seek to enhance the physical environment, including the air, water, sound levels, landscape, and plant and animal life. This policy does not mean that environmental enhancement precludes development. It recognizes the need to improve both the manmade and natural environments. Where aspects of the natural environment are deemed to be rare, endangered or unique, this policy requires measures be taken to preserve these aspects. Specifically, a beautification policy would guide the design of scenic highways and other details for new developments in specific plans. [Land Use, B.1.]*

Consistency: Implementation of the Sundance Specific Plan design guidelines will ensure the enhancement of the manmade environment. Preparation of an Addendum to the original Deutsch Specific Plan Environmental Impact Report will ensure that the project will enhance the physical environment. No scenic highways are located within or adjacent to the proposed project site.

Policy: *Development Phasing - Development shall be phased in accordance with any applicable Comprehensive Phasing Plan (CPP). [Growth Management Component, E.4.a]*

Consistency: The proposed project will be constructed over a period of approximately ten years, with Phase I expected to be completed in 2005.

Policy: *Water/Wastewater: Comprehensive water and wastewater management programs shall be established to ensure that all development projects are required to participate on a pro rata basis in the financing and construction of required facilities. [Growth Management Component, E.4.b]*

Consistency: The Sundance development will participate on a pro rata basis in the financing and construction of required facilities. The project will include both portable water and separate reclaimed water systems to be constructed on- and off-site.

Policy: *Traffic Level of Service Policy: Within three years of the issuance of the first use and occupancy permit for a development project, or within five years of the issuance of a finished grading permit or building permit for said development project, whichever occurs first, all improvements to arterial highway facilities to which the project contributes measurable traffic shall be constructed to attain Level Of Service (LOS) "D" at the intersections under the sole control of the City, except intersections where the existing LOS is worse than "D", which shall be known as "Deficient Intersections". Development Projects should be conditioned to maintain the existing LOS at these Deficient Intersections. Deficient Intersections improvements to LOS "D" or better shall be addressed in the City's Capital Improvement Program. The City should work cooperatively with the State, County, or other cities to maintain LOS "D" on intersections under their jurisdiction. [Growth Management Component, E.4.]*



Consistency: The project site is bounded on the east by Highland Springs Avenue designated within the City's General Plan as an Arterial Highway. Highland Springs Avenue will be improved to accommodate an Arterial Highway with an ultimate right-of-way of 110-feet. The Sundance Specific Plan will be developed in conformance with the current Traffic Impact Analysis prepared for the project as approved by the City. The Analysis has been prepared consistent with the City's General Plan and Circulation Element Update.

Policy: *Traffic Improvement Programs:* *Comprehensive traffic improvement programs shall be established to ensure that all new development provides necessary transportation facilities and intersection improvements as a condition of development approval. Participation in such programs shall be on a pro rata basis and be required of all development projects except where an increased level of participation exceeding their requirements is established through development agreements. [Growth Management Component, E.4.]*

Consistency: The Sundance Specific Plan applicant will participate in the City's comprehensive traffic improvement program on a pro rata basis. A traffic study update for the project will be prepared to ensure that the project is consistent with the amended Development Agreement.

Policy: *Public Facility Plans:* *Comprehensive public facility plans shall be established for water and wastewater facilities. All development projects shall participate in such plans on a pro-rata basis and as a condition of development approval except where an increased level of participation exceeding these requirements is established in development agreements. [Growth Management Component, E.4.]*

Consistency: The Sundance Specific Plan applicant will participate in the City's comprehensive public facility plan on a pro rata basis.

Policy: *Private Street Standards:* *The development of private streets may be preferred for new developments that have a special overall design concept, and therefore require control of access to enhance a certain neighborhood identification. To make certain that the street designs are constructed without creating emergency access traffic hazards, and that maintenance problems will be mitigated, standards shall be adhered to.*

Consistency: The Sundance development will adhere to the private street standards of the City of Beaumont for any private streets incorporated into the Specific Plan.

CIRCULATION ELEMENT

Policy: *Upgrade the City's street standards and require that all new road facilities be constructed or upgraded, where feasible, to meet City standards. [Plan Policy C.1.1.1]*



Consistency: The Sundance development will improve four main roadways (Oak Valley Parkway, Xenia Avenue, Cougar Way and Starlight Avenue through the project), improve half-section of Cherry Avenue between Oak Valley Parkway and Brookside Avenue along the project frontage, improve half-section of Brookside Avenue from Cherry Avenue to Highland Springs along the project boundary, improve half-section of Highland Springs Avenue along the project frontage, improve half-section of 8th Street along the project frontage, and improve other streets within the project per the General Plan roadway designations.

Policy: *Require an adequate evaluation of potential traffic impacts associated with proposed new developments prior to project approval, and implementation of appropriate mitigation measures prior to or in conjunction with project development. [Plan Policy C.1.1.2]*

Consistency: A traffic impact analysis was performed for the Sundance development to determine what roadway and intersection improvements are required to the existing network with the new development, and to determine the required new circulation improvements to be constructed with the development. The traffic analysis prepared by Mr. John Kain of Urban Crossroads concluded certain improvements are required to maintain the level of service objectives outlined in Objective C-1.1:

Policy: *Require new developments to be served by roads of adequate capacity and design standards to provide reasonable access by car, truck, transit, or bicycle. [Plan Policy C.1.2.1]*

Consistency: The Sundance development identifies network of roadways that are substantially consistent with the City's design requirements, which are anticipated to provide adequate capacity per the traffic study findings. In addition, the roadway network has been design to provide a hierarchy of access based on the use it is serving.

Policy: *Discourage parking on all Urban Arterial, Arterial and Major roadways to increase the traffic capacity of these roadways and provide for bike lanes. [Circulation Element Policy C-1.2.2.]*

Consistency: Within the Specific Plan, Highland Springs Avenue and Oak Valley Parkway are shown to provide on-street bicycle lanes with no on street parking permitted.

Policy: *Require that future roads and improvements to existing roads be designed to minimize conflicting traffic movements such as turning, curb parking, and frequent stops. [Circulation Element Policy C-1.2.4]*

Consistency: The circulation network within Sundance Development minimizes vehicular conflict by providing raised medians and prohibiting on-street parking along primary routes of travel, such as: Oak Valley Parkway, Cougar Way, Starlight Avenue, Xenia Avenue, and Project Entry Roads.



Policy: *Require that the development of new private driveways do not introduce significant traffic conflicts along General Plan roadway and collector and arterial streets. [Circulation Element Policy C-1.2.5]*

Consistency: As noted above, the Sundance development identifies a network of roads with a hierarchy of access consistent with the design speed. With the proposed network, residential driveway access is only taken off-of residential local streets (design speed of 20 to 25 mph) to avoid conflict with higher speed vehicles along the Major, Secondary and Collector highways.

Policy: *Review the design of all proposed new residential neighborhoods to ensure that “cut through” routes are minimized. [Circulation Element Policy C-1.3.3]*

Consistency: The circulation network within the Sundance Development uses a sub-system of loop roads and cul-de-sac within each of the residential communities, which filtered traffic to and from Park Spoke Roads, Park Frontage Roads and Project Entry Roads. Access to and from the Planning Areas is filtered from the highway system and designate intersections. With this network, “cut through” routes between residential neighborhoods are avoided.

Policy: *Implement street widenings and other circulation improvements, which are related to new development in conjunction with citywide growth management efforts. [Circulation Element Policy C-1.4.3]*

Consistency: As noted above, with the Sundance development, several roadway improvements will be implemented. These improvements include both new roadways, improvement to half-section of new roadways, reservation of right-of-way for future improvements to be implemented by the City. The required improvements are outlined within Section III.C., *Circulation Plan*, herein and have been made a condition of development.

Policy: *Review site plans to determine if pedestrian access from the interior of new residential areas to public transit stops will be direct and convenient and in conformance with the Americans with Disabilities Act (ADA). [Circulation Element Policy C-3.1.5]*

Consistency: The Specific Plan provides for a comprehensive pedestrian circulation system. Sidewalks are provided adjacent to all local roadways, which provide connection to the main arterial highways that offer the opportunity for transit service. In addition, pedestrian connections are provided from residential communities (Planning Area 36 and 39) to Cherry Avenue between Oak Valley Parkway and Cougar Way, and from Planning Area 46 and 47 to Brookside Avenue east of Cherry Avenue. These connections provide for a direct connection to potential transit opportunities along these Secondary highways. All sidewalks will be constructed in conformance with American Disabilities Act.

Policy: *Create a system of bicycle lanes within the street right-of-way to meet the needs of both the local and commuter cyclist. The lanes shall be designed for the safety of the cyclist. [Circulation Element Policy C-3.2.1]*



Consistency: The Sundance Specific Plan establishes a system of bicycle lanes within the street right-of-way to provide opportunities for both the local and commuter cyclist. The on-street bicycle lanes will provide connection with City existing on-street bicycle lanes. The bicycle lanes will be designed to engineering standards for the safety of cyclist.

Policy: *Adequate traffic control devices shall be provided for bicycle crossings. [Circulation Element Policy C-3.2.2]*

Consistency: All pedestrian pathways and off-street trails will provide crossings at intersections, providing safe pedestrian and bicycle crossings. The off-street trail located within the Edison Easement will cross Starlight Avenue at grade, and will provide traffic control devices as required by the City Engineer. Specific traffic control devices will be determined at time of the improvement plans and incorporated therein.

Policy: *Off-street bicycle trails should use open space corridors, flood control, and utility easements where possible. Such trails shall minimize automobile cross traffic. [Circulation Element Policy C-3.2.4]*

Consistency: The Sundance development incorporates off-street bicycle trail within the Edison Open Space/Recreational corridor. This off-street trail runs east/west along the open space corridor. Two trail connections are provided to the open space trail, providing connection to and from Planning Areas 30, 31, 35 and 36.

In addition, the Sundance development incorporates off-street pedestrian/bike pathways into the flood control easements along the east side of Cherry Avenue from north of 8th Street to Brookside Avenue, and along the south side of Brookside Avenue.

Policy: *Review site plans to determine if residential, commercial and office land uses are designed for pedestrian access. Future developments shall contain an internal system of trails linking schools, shopping centers, and other public facilities with residences. Towards this end, the City shall work closely with local and regional bicycling groups towards development of a bicycling network which meets the needs of both commuters and recreational riders. [Circulation Element Policy C-3.3.1]*

Consistency: As previously noted, the Specific Plan provides for a comprehensive pedestrian circulation system comprised of a network of sidewalks and trails that meets the needs of both local commuter and recreational user. The network of sidewalks provide access not only to recreational facilities, but also to future commercial center on the southeast corner of Oak Valley Parkway and Cherry Avenue, and to the existing and planned schools within the specific plan area.

Policy: *Require the installation of wheelchair ramps on all new sidewalks and encourage their installation in older neighborhoods. [Circulation Element Policy C-3.3.2]*



Consistency: The required ADA accessibility measures will be implemented with sidewalk and intersection improvement plans.

Policy: *Require developers to provide adequate on-site parking and/or to contribute to a program to acquire and/or maintain off-site joint-use facilities. [Circulation Element Policy C-4.2.1]*

Consistency: The proposed Sundance Development will provide adequate on-site parking. The development standards for the Sundance Development require 2 enclosed parking spaces per each unit for single family residential. For High Density Residential, 1 covered and 1 uncovered spaces per unit, plus 0.5 spaces per unit for guest parking. The commercial center located on the southeast corner will be parked per the City Code, Title 17, Parking Requirements.

Policy: *Require transportation demand management plans to be submitted for preliminary review at the Specific Plan or Plot Plan stage of site development and submitted for final approval prior to the issuance of building permits, in accordance with the City's Transportation Demand Management Ordinance. [Circulation Element Policy C-5.1.1]*

Consistency: As a condition on development, the Sundance Specific Plan has submitted a preliminary transportation demand management plan, with final approval prior to the issuance of building permits, in accordance with the City's Transportation Demand Management Ordinance.

HOUSING ELEMENT

Policy: *To provide for opportunities for new construction methods and housing types to increase the supply of housing for all segments of the population. [Housing Element, V.]*

Consistency: The Sundance development includes a variety of housing densities that will permit a diverse mix of housing opportunities. Housing densities range from high-density apartments and condominiums to very low-density single-family residential units.

Policy: *Encourage the development of a full spectrum of new housing, including products for upper income groups. [Housing Element, V.]*

Consistency: The Sundance Specific Plan provides a full spectrum of new housing from low density housing (6,000 to 7,000 square foot lots) to very low-density housing (3.2 DU/AC) to accommodate upper income groups.

NATURAL RESOURCES AND CONSERVATION ELEMENT

Policy: *Through proper site planning the city shall encourage developers to minimize the amount of grading needed for development. [Land Resources 4.a]*



Consistency: Project grading would be minimized due to the generally flat nature of the project site. Development within the Sundance Specific Plan area will comply with all City regulations regarding grading.

Policy: *To reduce wind and water soil erosion every effort should be made to preserve the existing vegetation cover. [Land Resources 4.b]*

Consistency: Development within the Sundance Specific Plan area will comply with all City regulations regarding grading and construction. The project is proposed in phases to reduce wind and soil erosion.

Policy: *When appropriate, structures should be designed to retain precipitation and runoff. Some methods that could be used to minimize runoff and enhance infiltration are: precast concrete lattice blocks and bricks, terraces, diversions, seepage pits, and recharge basins. [Water Resources 4.b]*

Consistency: The project site is located within the Beaumont Storage Unit of the San Geronio Pass water storage basin. Builders who develop in the Sundance Specific Plan area would incorporate design features to minimize runoff and enhance filtration to the extent feasible.

Policy: *The City shall advocate water conservation techniques appropriate for new and existing developments. [Water Resources 4.c]*

Consistency: The Sundance Specific Plan project will incorporate water conservation measures, which include water-conserving features in the design of residential and commercial areas, drought resistant landscape design, and provide for the future irrigation of parks and major landscape areas with reclaimed water when available.

Policy: *Wildlife and natural vegetation should be preserved and protected from harmful pesticide and herbicide uses that can spread from developed or agricultural areas by wind and water. [Plant and Animal Resources 3.d]*

Consistency: No plant or wildlife species sanctioned as rare or endangered by the California Department of Fish and Game, California Native Plant Species, or the U.S. Fish and Wildlife Service has been observed, reported, or expected to occur on the site. Prior to start of development, appropriate clearances will be obtained from Federal and State agencies in accordance with the requirements and mitigation measures of the EIR.

Policy: *Native drought-resistant plant species should be used for landscaping. [Plant and Animal Resources 3.h]*

Consistency: The Sundance Specific Plan provides for the drought resistant plant species within the overall landscape design.

Policy: *Land Use: To plan urban land uses with a balance of residential, industrial, commercial and public land uses. [Energy Resources 3.a]*



Consistency: The Sundance Specific Plan provides a balance of residential, commercial and public land uses connected by an off- and on-street trail/bikeway network. The proposed pedestrian and bicycle network provides opportunities for the residents to utilize alternative modes of transportation to schools, parks and commercial areas within the project, further conserving energy resources.

Policy: *Energy Conservation: To encourage and actively support the utilization of energy conservation measures in all new and existing structures. [Energy Resources 3.c]*

Consistency: The developer/builder of the Sundance Specific Plan would construct structures in accordance with the UBC and other codes. Energy conservation measures would be incorporated to the extent feasible.

Policy: *To require new Specific Plans to allocate 25% or more of areas classified 1.2 Low Density, or 50% or more of areas classified 1.1 Rural Density to open space, recreation, parks greenbelts, common landscaped areas, public facilities, and/or affordable housing uses. [Open Space Component 3.e]*

Consistency: The Sundance Specific Plan is an Amendment to the Deutsch Planned Community Specific Plan. Although the Sundance Specific Plan is an Amendment to the existing Deutsch Planned Community Specific Plan, a total of 213 acres of parks/open space and public facilities will be provided.

Policy: *To utilize a system of tree planting along both sides of the Edison powerline easement in accordance with the Parks/Open Space/City Beautification Plan, and Natural Resources and Conservation Element. [Open Space Component 3.g]*

Consistency: The developer/builder will coordinate with the City and Edison representative regarding compliance with the Parks/Open Space/City Beautification Plan.

Policy: *Identification of resources shall be completed at the earliest stage of project planning and review. [Cultural and Historical Resources 5.b Policies (1)]*

Consistency: Identification of resources has been conducted as part of the Deutsch Planned Community Specific Plan Environmental Impact Report (EIR) and supplemental technical studies. Although no resources have been identified within the project site, mitigation measures identified within the Deutsch Planned Community Specific Plan EIR will be implemented.

PUBLIC SAFETY ELEMENT

Policy: *To establish development standards for land use, new construction and proposed improvements to ensure proper design and location of structures. [Public Safety Element C.1.e]*



Consistency: The Sundance Specific Plan provides detailed development standards for the project. The developer/builder of the Sundance Specific Plan will comply with UBC and other codes.

Policy: *To regulate development of major watercourses and flood plains through application of appropriate land use measures. [Public Safety Element D.4.b (2)]*

Consistency: The Sundance Specific Plan provides a comprehensive storm drainage system incorporating a series of pipelines, open channels and detention basins to convey 100-year storm flow.

Policy: *Clearing only that acreage which is absolutely necessary during windy periods. [Public Safety Element E.2.a]*

Consistency: The developer/builder of the Sundance Specific Plan will comply identified air quality mitigation measures as identified with the EIR. The project will be phased to reduce overall grading and reduce clearing of vegetation.

Policy: *To coordinate land use proposal reviews with the Police Department to assure that police patrol services are adequately addressed. [Public Safety Element F.3.e]*

Consistency: The Sundance Specific Plan will participate in fair-share safety mitigation fees and to the City's general Fund to provide for additional staffing.

PUBLIC SERVICE AND FACILITIES

Policy: *Set aside flood control channel areas as Open Space to provide a buffer zone of safety and scenery. [Public Services and Facilities 6.3.c]*

Consistency: The Sundance Specific Plan includes two open channels within designated open space. One channel is located along the northern portion of the project boundary, while the second channel is located along the western boundary. Both open channels are designed to include low maintenance grass lined bottoms.

Policy: *Solid Waste Recycling and Reuse: To promote the utilization of waste recycling and reuse measures which extend the operating life of existing solid waste facilities. [Public Services and Facilities D.3.b]*

Consistency: The Sundance Specific Plan will comply with State, County and Local requirements regarding Solid Waste Management requirements.

Policy: *System Capacity and Phasing: To ensure the adequacy of water system capacity and phasing, in consultation with the regional service providing agency(ies), in order to serve existing and future development as defined by the General Plan. [Public Services and Facilities E.3.a]*

Consistency: The Sundance Specific Plan potable water system includes pipelines, four new water wells, and two storage reservoirs. The City of



Beaumont and BCVWD shall review water demands for conformance and ability to serve.

Policy: *Water Quality: to protect water quality in both delivery systems and groundwater basins through effective wastewater system management. [Public Services and Facilities F.3.a]*

Consistency: Protection of water quality will occur through the Sundance Specific Plan's compliance with the National Pollution Discharge Elimination System (NPDES) Permit, Storm Water Pollution Prevention Plan (SWPPP), in addition to a Water Quality Management Plan.

Policy: *Except for sites of historic, scientific, education, special resource or revenue-producing importance, community parks, which are acquired prior to, or part of, the development process shall be approximately ten acres or more. Local parks shall be two acres or more. [Public Services and Facilities J.3.a (1)]*

Consistency: The Sundance Specific Plan will provide three community parks combined with detention basins areas within 49.9 acres. The proposed community parks include 10-to 25-acre parks with turf play fields. A total of 19 acres of local/neighborhood parks are proposed with a three-acre minimum.

Policy: *Recreation facility sites shall be located and designed to provide for accessibility by law enforcement and emergency vehicles. [Public Services and Facilities J.3.a (8)]*

Consistency: The Sundance Specific Plan recreational facilities will be design in accordance City requirements to ensure access by law enforcement and emergency vehicles.

Policy: *Flood plains may be included as part of recreation facility sites, provided the man-made recreation improvements have been planned to accommodate the additional risk and will not obstruct the passage of a 100-year flood. [Public Services and Facilities J.3.a (9)]*

Consistency: The Sundance Specific Plan will incorporate community parks with detention basins areas. The proposed community parks include with turf play fields to ensure passage of 100-year storm flows.

Policy: *To acquire park lands by requiring residential developers to provide a minimum of 5.0 net acres of usable local park land (i.e., park land that is relatively level, served by utilities for multi-purpose playfields, court sports, etc.) for each prospective 1,000 residents. Credit banking shall be permitted when a developer provides the full requirement in acreage and also provides improvements. [Public Services and Facilities K.2.a.1 (b)]*

Consistency: The Sundance Specific Plan will dedicate and develop approximately 143 acres of park area and open space, exceeding the required 71.2 acres required by the City.



Policy: *Riding and hiking trails along natural watercourses or flood control channels shall, where feasible, be located outside the 25-year flood plain. [Public Services and Facilities L.3.a (4)]*

Consistency: The Sundance Specific Plan proposes off-street trails adjacent to drainage channels outside of the 25-year flood plain.

Policy: *Recognize and support the school districts' impact mitigation policy to ensure the timely provision of adequate school facilities for all new development consistent with a cooperative agreement between the City and districts and the adoption of a City ordinance to implement the policy. [Public Services and Facilities M.3.e]*

Consistency: The Sundance Specific Plan proposes to provide approximately 37 acres of educational use sites including three elementary schools. Payment of school impact mitigation fees will be provided necessary funding to meet future demand. The proposed school sites could be provided to the Beaumont Unified School District in lieu of payment of fees.

NOISE ELEMENT

Policy: *The City shall require an environmental and noise impact evaluation for all projects as part of the design review process to determine if unacceptable noise levels will be created or experienced. Zone B, as defined in Exhibit 11, shall be considered the Noise Referral Zone in which noise considerations should be included when making land use policy decisions. Zone C, as described in Exhibit 11, shall define areas for which new noise sensitive developments will be permitted only if appropriate mitigation measures are included such that the standards contained in this Noise Element are achieved. Should noise abatement be necessary, the City shall require the implementation of mitigation measures based on a detailed technical study prepared by a qualified acoustical engineer (i.e., a Registered Professional Engineer in the State of California with a minimum of three years experience in acoustics). [Noise Element 3.0, 3.1, Policy 1.b]*

Consistency: The Sundance Specific Plan will implement the mitigation measures for noise identified in the project EIR.

VIII – Appendix

RESOLUTION 2018 - 11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEAUMONT, CALIFORNIA, APPROVING AN AMENDMENT TO THE SUNDANCE SPECIFIC PLAN (AMENDMENT 3) (PARDEE HOMES)

WHEREAS, an application was duly filed by Pardee Homes to amend the Sundance Specific Plan, previously approved by the City Council on March 25, 1991, with Amendment 1 approved May 4, 2004, and Amendment 2 approved March 21, 2006, for a 1203 acre site generally bounded by Highland Springs Avenue, Brookside Avenue, Cherry Avenue and Eighth Street; and

WHEREAS, a Public Hearing before the City Council was called for May 1, 2018 at 6:00 p.m., and notice for such hearing was given to all affected property owners, as shown on the last equalized assessment roll, in the manner and for time required by law; and

WHEREAS, the “Deutsch Specific Plan Environmental Impact Report”, was previously certified by the City Council on March 25, 1991 and was found to comply with the requirements of the California Environmental Quality Act and the City of Beaumont Guidelines for its implementation; and

WHEREAS, an Addendum has been prepared with respect to the aforementioned Environmental Impact Report, and the analysis contained in said Addendum concludes that physical circumstances remain substantively unchanged and the proposed changes in the project are minor, and thereby the findings, conclusions and mitigation measures contained in the original Deutsch Specific Plan Environmental Impact Report, as amended in the Addendum, remain valid, current and pertinent; and

WHEREAS, said Public Hearing was duly held at said time and the proposed Environmental Impact Report Addendum and Specific Plan Amendment were reviewed by the Beaumont City Council.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT, CALIFORNIA, AS FOLLOWS:

SECTION 1: The Addendum to the Deutsch Specific Plan Environmental Impact Report is hereby found to address the potential impacts and changes to impacts resulting from the proposed amendment of the Deutsch Specific Plan, and complies with the requirements of the California Environmental Quality Act and the City of Beaumont Guidelines for its implementation.

RESOLUTION NO. 2018 – 11

SECTION 2: The Sundance Specific Plan will establish the precise land use and zoning standards for site development in accordance with the provisions of the Specific Plan Area (SPA) Zone.

SECTION 3: The Sundance Specific Plan is consistent with the Land Use Element of the City of Beaumont General Plan and other applicable General Plan policies and elements.

SECTION 4: The City Council hereby adopts the Addendum to the Deutsch Specific Plan Environmental Impact Report and approves the Sundance Specific Plan subject to the Conditions contained in Exhibit "A" attached hereto.

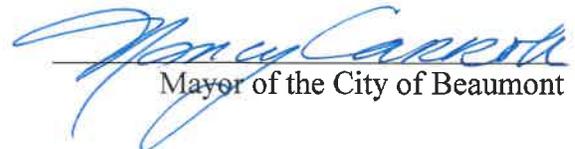
MOVED, PASSED AND ADOPTED this 1st day of May, 2018, upon the following vote:

AYES: Mayor Carroll, Mayor Pro Tem Martinez, Council Members Lara, White, and Santos

NOES: None

ABSTAIN: None

ABSTAIN: None



Mayor of the City of Beaumont

Attest:



~~Deputy~~ City Clerk, City of Beaumont

RESOLUTION NO. 2018 – 11

EXHIBIT "A"

**SUNDANCE SPECIFIC PLAN
(AMENDMENT 3)
CONDITIONS OF APPROVAL**

GENERAL CONDITIONS

1. The following conditions of approval are for the **SUNDANCE SPECIFIC PLAN** and consist of Conditions 1 through 38 inclusive.
2. The Sundance Specific Plan shall consist of the following, components as approved through City of Beaumont City Council Resolution No. 2018- 11, adopted on May 1, 2018.
 - a. Approved Sundance Specific Plan Text (final document incorporating all changes made through public hearing process).
 - b. Exhibit "A": Conditions of Approval

All mitigation measures as contained in the previously certified Deutsch Specific Plan Environmental Impact Report and the Addendum prepared for the Sundance Specific Plan shall be conditions of approval for the project. Subsequent to the completion of the public hearing process, the Applicant shall finalize the Specific Plan to incorporate all changes and modifications required by the City Council, if any and provide the Director of Planning with 5 bound, one reproducible copies, one digital copy, and one editable digital copy of the Specific Plan text and exhibits.

3. If any of the following conditions of approval differ from the Specific Plan text, exhibits, or Conditions of Approval, the conditions enumerated herein shall take precedence.
4. Mitigation measures for impacts to the Beaumont Unified School District and any other districts which may ultimately serve the project shall be identified prior to the approval of implementing tentative subdivision maps and plot plans in accordance with the State laws and City Council policies in effect at the time of application submittal.
5. The development standards contained in the approved Specific Plan shall become the prevailing land use regulations for the areas contained within the area of the project. These regulations will have full force of the Zoning Ordinance of the Beaumont Municipal Code through application of the SPA (Specific Plan Area) Zone. Where conflicts exist between approved Specific Plan and the Beaumont Zoning Ordinance, the Specific Plan

**Sundance Specific Plan
Conditions of Approval**

regulations shall prevail. Subject to the vesting effect of the Development Agreement, where conflicts existing between the Specific Plan and the provisions of the Municipal Code, other than the Zoning Ordinance, the provisions of the Municipal Code shall prevail.

6. Development applications for development portions of the Specific Plan area which incorporate common areas shall be accompanied by design plans for the common area. Such plans shall specify the location and extent of landscaping and irrigation systems. Additionally, all circulation components (vehicular, pedestrian and/or equestrian) shall be indicated, and the approximate locations of structures or groups of structures shall be indicated.
7. A parcel map filed for the purposes of phasing or financing shall not be considered a development application for the purpose of these conditions.
8. The Planning Director may require special studies or reports in connection with implementing development applications for each planning area, if and to the extent reasonably necessary for appropriate review of a development application or as required under applicable law (subject to the vesting effect of the accompanying Development Agreement). Such reports may include, where appropriate:

Study/Report

- a. Preliminary Soils and Geotechnical Report
 - b. Erosion and Sedimentation Control Plan
 - c. Streetscape, parkway and median landscape plan
 - d. Fencing and wall plan
 - e. Traffic and circulation assessment to document adequacy/function of proposed improvements
 - f. Fuel modification plan
 - g. Acoustical Study
9. Common and/or slope areas identified in the Specific Plan and/or subsequent implementing subdivision maps shall be owned and maintained as follows:

**Sundance Specific Plan
Conditions of Approval**

- a. One or more permanent master maintenance organization(s) shall be established for all common areas, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. Such organizations may be public or private. Assumption of such responsibilities by existing local, area-wide or regional organizations shall satisfy this condition provided that such organizations are legally and financially capable of assuming such responsibilities. Private neighborhood associations may be established for residential developments containing common areas.
 - b. Unless otherwise provided for in these conditions of approval, or permitted by the City of Beaumont, the relevant maintenance organization shall be established and common areas shall be conveyed to the maintenance organization not later than thirty days after completion of construction of common area improvements.
10. If any of the permanent master maintenance organizations referenced in Condition of Approval No. 9 is a public organization, the Developer shall comply with the following conditions:
- a. Not later than thirty days after completion of construction of the relevant common area improvements, the Applicant shall convey to such organization or the City, as appropriate, fee simple title to all common or common open space areas, free and clear of all liens, due but unpaid taxes, assessments, leases (recorded and unrecorded) and easements, except those easements which in the reasonable judgment of the City would not interfere with the intended use of such area. As a condition precedent to the City or other organization accepting title to such areas, the subdivider shall submit the following documents to the Planning Director and City Attorney:
 - 1) A declaration of covenants, conditions and restrictions; and
 - 2) A sample form of document for conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference.
 - b. The declaration of covenants, conditions and restrictions submitted for review shall (i) provide for a term of not less than 60 years subject to automatic renewals of 10 years each, (ii) provide for the establishment of a property owners' association comprised of the collective owners of any applicable common areas and (iii)

**Sundance Specific Plan
Conditions of Approval**

contain provisions substantially in the following form:

- 1) *The property owners' association conditionally required herein shall, if not then formed or in good standing, be activated, by incorporation or otherwise, at the request of the City of Beaumont, and thereafter the property owners' association shall unconditionally accept from the Developer or City, upon demand, title to all or any part of the 'common area,' more particularly described on Exhibit '____' attached hereto, provided that such common area is in substantially the same physical condition and state of title as it was when conveyed by the Applicant to the Developer or City of Beaumont. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the City of Beaumont.*
 - 2) *In the event that the common area, or any part thereof, is conveyed to the property owners' association, the association thereafter shall own such 'common area,' shall manage and continuously maintain such 'common area' and shall not sell or transfer such 'common area,' or any part thereof, absent the prior written consent of the City of Beaumont. The property owners' association shall have the right to assess the owners who default in the payment of a maintenance assessment and upon the recordation of a notice of default assessment, the property owners' association shall have a lien securing payment of such assessment, which lien shall be forecloseable by the property owners' association by power of sale in the same manner as a deed of trust may be foreclosed. Such a default assessment lien, once notice is recorded, shall be prior to all other liens recorded subsequent to recordation of the notice.*
 - 3) *This Declaration shall not be terminated, substantially amended or property de-annexed therefrom absent the prior written consent of the City of Beaumont. A proposed amendment shall be considered 'substantial' if it materially affects the extent, usage or maintenance of the 'common area.'*
 - 4) *In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."*
- c. Once approved, the declaration of covenants, conditions and restrictions shall be

Sundance Specific Plan Conditions of Approval

recorded at the same time that the final map is recorded.

11. If the permanent master maintenance organization referenced in Condition of Approval No. 9.a is a private organization, the Developer shall comply with the following condition:
 - a. Prior to recordation of any final subdivision map or issuance of building permits in the case of use permits and plot plans, the subdivider shall submit the following documents to Planning Department for review, which documents shall be subject to the approval of that Department and the City Attorney:
 - 1) A declaration of covenants, conditions and restrictions; and
 - 2) A sample form of document for conveying title to the purchaser of any individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference.
 - b. The declaration of covenants, conditions and restrictions submitted for review shall (i) provide for a term of not less than 60 years subject to automatic ten (10) year extensions, (ii) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit and (iii) provide for ownership of the common area by either the property owners' association of the owners of each individual lot or unit as tenants in common and (iv) contain provisions substantially in the following form:
 - 1) *The property owners' association established herein shall manage and continuously maintain the `common area,' more particularly described on Exhibit `____' attached hereto, and shall not sell or transfer the `common area' or any part thereof, absent the prior written consent of the City of Beaumont.*
 - 2) *The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such `common area.' The property owners' association shall have the right to assess the owners who default in the payment of a maintenance assessment and upon the recordation of a notice of default assessment, the property owners' association shall have a lien securing payment of such assessment, which lien shall be forecloseable by the property owners' association by power of sale in the same manner as a deed of trust may be foreclosed. Such a default assessment lien, once notice is recorded, shall be prior to all other liens recorded subsequently to recordation of the notice.*

**Sundance Specific Plan
Conditions of Approval**

- 3) *This Declaration shall not be terminated, 'substantially' amended or property de-annexed therefrom absent the prior written consent of the City of Beaumont. A proposed amendment shall be considered 'substantial' if it materially affects the extent, usage or maintenance of the 'common area.'*
 - 4) *In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."*
 - 5) *Shall provide that the City of Beaumont may, but is not required to, enforce the provisions of the Declaration in the event that the property owner's association fails to do so.*
- c. Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time the final map is recorded.
12. A commercial property owners association or appropriate entity shall be developed separately for the commercial area designated in the Specific Plan. Criteria for the commercial property owners association shall be developed in conjunction with the commercial development. The commercial property owners' association will be established prior to the issuance of certificates of occupancy for the first building for the commercial area.
13. Prior to the recordation of any final subdivision map, or building permits being issued in the case of conditional use permits and plot plans, the Applicant shall submit to the Planning Department the following documents which shall demonstrate the satisfaction of the City that the appropriate individual property owners' associations will be established and will operate in accordance with the intent of these conditions of approval:
- a. The form of document to convey title; and
 - b. Covenants, Conditions and Restrictions to be recorded and containing provisions allowing, but not requiring, the City of Beaumont to enforce the same should the owner's association fail to do so.
14. The Applicant (or its successor-in-interest, as the case may be) shall defend, indemnify, and hold harmless the City of Beaumont, its agents, consultants, officers, and employees from any third-party claim, action or proceeding against the City of Beaumont or this agents, consultants, officers, or employees to attach, set aside, void or annul an approval

**Sundance Specific Plan
Conditions of Approval**

of the City of Beaumont, its advisory agencies, appeal boards or legislative body concerning the Sundance Specific Plan. The City of Beaumont will promptly notify the Applicant or its successor of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense.

15. The Developer shall defend, indemnify and hold harmless the City of Beaumont and its employees, agents, consultants, officers and contractors from any third-party claim, action or proceeding related to the environmental documentation pursuant to the California Environmental Quality Act associated with the Sundance Specific Plan.

LAND USE CONDITIONS

16. The Specific Plan may be developed up to a maximum yield of 4,450 dwelling units subject to the Development Agreement. Densities for each Planning Area shown in the Specific Plan shall be determined through the appropriate development application, but not limited to, the following:
 - a. Adequate availability of services;
 - b. Adequate access and circulation;
 - c. Sensitivity to land forms;
 - d. Innovation in housing types, design, conservation, or opportunities;
 - e. Sensitivity to neighborhood design through appropriate lot and street layouts; and
 - f. Compliance with these conditions of approval, and the plan modifications provided for in these Conditions of Approval.
17. Any development proposed for Planning Areas 8, 13A, 24, 25, 30, 31, 33, 34 and 35 shall be subject to the filing of a plot plan application and the approval of the Planning Commission.
18. In order to preclude vehicular traffic conflicts, throughout the project, no residential lots shall front on any public or private street where traffic volumes are projected to be greater than 1,200 Average Daily Trips (ADT).
19. A land use buffer shall be established along the site's northerly perimeter, along the entire length of Brookside Avenue to provide a proper land use transition for what is anticipated to be lower density residential development in the future. Said buffer shall provide for a masonry wall as approved by the Director of Planning, along with landscape improvement requirements to be set forth upon the review of subdivision maps for the subject area. These improvements shall be in addition to the improvements associated with the Brookside Avenue right-of-way.

**Sundance Specific Plan
Conditions of Approval**

20. Lots created pursuant to this development shall be in conformance with the development standards of the SPA zone as established by this Specific Plan and the corresponding Planning Area standards for each Planning Area. With respect to any proposed attached and apartment products, patio homes, townhomes, condominiums, development areas with detached single-family lots which are smaller than 5,000 square feet, and any commercial development, such uses shall be subject to the prior approval of a Plot Plan Application, inclusive of detailed architectural design, by the Planning Commission.
21. All grading within the project shall be performed in accordance with the following conditions and development criteria:
 - a. All grading shall take place in accordance with the City's adopted policies in effect at the time permits are issued and the grading criteria contained in the Specific Plan.
 - b. Where cut and fill slopes are created in excess of 3 feet in vertical cut height or 3 feet in vertical fill height, detailed landscaping and irrigation plans shall be submitted to the City prior to approval of grading plans. The plans will be reviewed for type and density of ground cover, seed mix, plant materials, staking details, and sizes and irrigation systems.
22. In the event that, during or following grading of the project site or portions thereof, economic or other conditions prevent the Developer from continuing with the project within a reasonable amount of time, as determined by the City, the City shall so notify the Developer who shall contact the City Planning Department to identify necessary activities that the Developer must implement to protect public safety and minimize/prevent environmental degradation, particularly due to wind and water erosion. The Developer shall be required to reimburse the City for the cost of activities to satisfy this condition.
23. Density transfer within the various components of the project and planning areas shall be subject to the limitations contained in the Administrative section of the Sundance Specific Plan. In conjunction with any request to transfer density, the Developer shall submit a report outlining the status of the entire project in terms of (a) areas developed and undeveloped, (b) density previously transferred, and (c) quantitative impact on remaining development entitlement allocations.
24. A Minimum 10,000 square foot lot size applies for lots within 46, 47, and 48 backing up to Brookside Avenue of the Sundance Specific Plan.
25. All lots backing up to Brookside within Planning Area 47 shall be limited to one story.

Sundance Specific Plan Conditions of Approval

PHASING CONDITIONS

26. Construction of the development permitted hereby, including recordation of final subdivision maps, may be conducted progressively in stages, provided adequate vehicular access, infrastructure and public services are provided for all dwelling units and non-residential land uses in each stage of development, and further, provided that such phase of development conforms substantially with the intent and purpose of the Sundance Specific Plan Master Phasing Program and subsequent amendment as determined by the Planning Director.

PARKS AND RECREATION CONDITIONS

27. Development of the property shall be accompanied by the provision of the equivalent of fully improved and usable park area consistent with the General Plan standard of five (5) acres per 1,000 population. Phased dedication and payment of in-lieu fees, as detailed herein, shall be to the City for maintenance by a Community Facilities District or other suitable maintenance entity.
28. The park sites to be provided on-site as part of the project shall be delivered in a finished condition, with grading, utilities and public infrastructure improvements fully in place. In addition, the Applicant shall be solely responsible for all improvements at each of the park sites in accordance with the Specific Plan. All parks, trails and open space shall be completed / improved at a time as required by the City of Beaumont, but no later than 75% of the buildable lots within the final map/planning area.

INFRASTRUCTURE CONDITIONS

29. Drainage and flood control facilities and improvements shall be provided in accordance with City requirements. A detailed engineered hydrology study shall be submitted for the approval of the Public Works Director prior to the recordation of any subdivision map.
30. The Environmental Impact Report and Addendum for the project impose certain mitigation measures on the project. The mitigation monitoring program for the Sundance Specific Plan EIR Addendum is hereby incorporated and performance of the mitigation measures set forth therein is a condition of approval of the Specific Plan.
31. Through Community Facilities District No. 93-1, and/or through payment of development impact fees, the Developer shall be responsible for funding the project's fair share

**Sundance Specific Plan
Conditions of Approval**

infrastructure and facility costs, including freeway ramp improvements, signalization, and improvements to roadways within and accessing the site, as specified in the traffic analysis contained in the Addendum to the Environmental Impact Report.

32. Right-of-way shall be provided for and dedicated for the ultimate improvement of all roadways within or adjoining the project area in accordance with the City of Beaumont General Plan Circulation Element.
33. The applicant shall provide a further detailed transportation study, for the approval and acceptance of the Director of Public Works, illustrating the incremental phasing of transportation improvements in conjunction with the phased development of the project. The objective of this analysis shall be to evaluate the Levels of Service (LOS) and function of the circulation system as the project is developed, and to ensure the proper management of traffic until all required improvements are completed at the conclusion of the project.
34. The developer shall work with the City Public Works Department to evaluate the continued effectiveness of employing a “wedge” curb design for residential streets in the development given issues related to on-street parking which have been raised, and to identify potentially suitable alternatives.
35. The developer shall construct half-width street widening on Cherry Avenue from Brookside Avenue to Cougar Way as indicated in the Traffic Impact Analysis report conducted by Urban Crossroads.
36. Developer shall be responsible for paying Transportation Uniform Mitigation Fee (TUMF) as part of constructing new residential development. Developer shall pay applicable TUMF fees which are included in the City’s TUMF ordinance. Subject to the approval of WRCOG in the manner provided in its administrative rules, policies and TUMF credit agreement, Developer may receive TUMF credit up to 100% of the TUMF obligation, not to exceed the Maximum TUMF Share for the completing the following improvement projects: full design (built out capacity) of I-10/Oak Valley Parkway Interchange, constructing eastbound on & off ramps improvements on I-10/Oak Valley Interchange, constructing street improvements on Pennsylvania Avenue from 1st Street to 6th Street, Phase II design of Potrero overpass.
37. Subject to Section 34, the Developer shall fully design (built out capacity) the I-10/Oak Valley Parkway Interchange in order to be qualified for TUMF credit up to 100% of the

Sundance Specific Plan Conditions of Approval

TUMF obligation, not to exceed the Maximum TUMF Share as provided in WRCOG's TUMF credit agreement and administrative rules and policies. Developer shall procure design consultant to design the full I-10 Interchange. Design of the full I-10 Interchange shall conform to Caltrans standards and City of Beaumont standards. Design consultant shall coordinate with both agencies in determining best design for the full I-10 Interchange. Design consultant shall submit design plans to City & Caltrans for review and approval.

38. Subject to Section 34, the Developer shall construct eastbound on & off ramps improvements on I-10/Oak Valley Interchange in order to be qualified for TUMF credit up to 100% of the TUMF obligation, not to exceed the Maximum TUMF Share. These improvements shall be built in accordance with the full design (built out capacity) of I-10/Oak Valley Interchange consisting of widening on & off ramps, relocating utilities, signing & striping, and other improvements to. Developer shall coordinate with City of Beaumont and Caltrans for the construction of eastbound on & off ramps.
39. Subject to Section 34, the Developer shall construct street improvements on Pennsylvania Avenue from 1st Street to 6th Street in order to be qualified for TUMF credit up to 100% of the TUMF obligation, not to exceed the Maximum TUMF Share. Improvements consist of but are not limited to road widening, drainage improvements utility relocation, coordination with Caltrans & UPRR for relocation of their respective utilities, signing & striping, traffic signal installation, landscape improvements, clearing & grubbing, and other improvements to be determined by City.
40. City has required Developer to mitigate traffic impacts to streets and transportation system improvement(s) of regional importance that are included in the TUMF Program, and, as a mitigation of traffic impacts of the Project, Developer has agreed to prepare plans and specifications for the City's construction of certain street and transportation system improvement(s) of regional importance ("TUMF Improvements"). These improvement projects consisting of TUMF credit to the developer shall require the approval of the City Council and Western Riverside County of Governments (WRCOG). TUMF credit shall be given to developer upon approval by City Council and WRCOG.

Ordinance No. 869
and
Development Agreement
No. 04-DA-06

ORDINANCE NO. 869

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BEAUMONT, CALIFORNIA, ADOPTING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BEAUMONT AND PARDEE HOMES (PURSUANT TO GOVERNMENT CODE SECTIONS 65864-65869.5)

WHEREAS, in order to strengthen the public planning process, to encourage private participation in comprehensive planning, and to reduce the economic risks of development, the Legislature of the State of California has adopted Sections 65864 through 65869.5 of the Government Code which authorize the City of Beaumont (hereinafter referred to as "City") to enter into a Development Agreement; and

WHEREAS, the Beaumont City Council adopted an Addendum to the Deutsch Specific Plan Environmental Impact Report, in conjunction with the approval of Pardee Homes' Sundance Specific Plan on May 4, 2004, and the City Council finds that the findings made in connection with said Addendum are applicable and adequately address the environmental implications associated with the subject actions; and

WHEREAS, the applicant, Pardee Homes, proposed and submitted and City staff has reviewed and negotiated the Development Agreement between Pardee Homes and the City, to govern the carrying out of the Sundance Specific Plan in a manner that will ensure certain anticipated benefits to both the City and Pardee Homes; and

WHEREAS, duly noticed public hearings were conducted on this matter as required by law by the Planning Commission on June 8, 2004 and the City Council on July 20, 2004, and the Planning Commission recommends that the City Council approve the proposed Development Agreement based upon the following findings:

1. The proposed agreement is consistent with the objectives, policies, general land uses and programs specified in the Beaumont General Plan;
2. The proposed agreement facilitates land uses which are compatible with the uses authorized in, and the regulations prescribed for, the land use districts in which the real property is located;
3. The proposed agreement is in conformity with public convenience, general welfare and good land use planning practice;

4. The proposed agreement will not be detrimental to the health, safety and general welfare;
5. The proposed agreement will not adversely affect the orderly development of the property or the preservation of property values;
6. The proposed agreement will facilitate quality master planned development, the Sundance Specific Plan, which will aid in the economic development of the City; and
7. The proposed agreement will not have an adverse impact on the environment.

WHEREAS, the City Council of the City of Beaumont has reviewed the reasons for the recommendation of approval by the Planning Commission as described above.

THEREFORE, THE CITY COUNCIL OF THE CITY OF BEAUMONT DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: It has been determined that:

- A. The provisions of the Development Agreement between the City and Pardee Homes are consistent with the General Plan; and
- B. The Development Agreement complies with all applicable zoning, subdivision and building regulations and with the Sundance Specific Plan; and
- C. The Development Agreement states the duration of the Agreement shall be a period of 25 years, sets forth the uses of the property, and the density and intensity of use, and sets forth the maximum height and size of proposed buildings and provides for the reservation, dedication and improvement of land uses for public facility uses.

SECTION 2: The Development Agreement between the City and Pardee Homes attached hereto as Exhibit "A" is hereby approved and the Mayor of the City of Beaumont is authorized and directed to execute said Development Agreement on behalf of the City on or after the date when by law this Ordinance shall take effect.

SECTION 3: This Ordinance shall take effect thirty (30) days after its final passage and within fifteen (15) days after its passage the City Clerk shall cause a summary to be published in a newspaper of general circulation, printed and published in the City of Beaumont, in a manner prescribed by law for publishing of ordinances of said City.

ORDINANCE NO. 869

Page 3

**MOVED, PASSED AND ADOPTED THIS 17th DAY OF August ,
2004 BY THE FOLLOWING VOTE:**

AYES: Mayor Dressel, Council Members Fox, DeForge, Berg, and Killough.

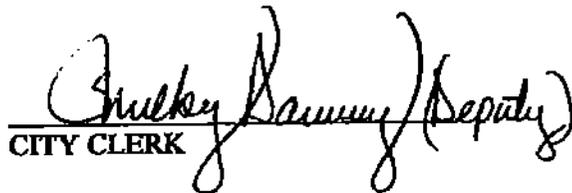
NOES: None.

ABSTAIN: None.

ABSENT: None.


MAYOR OF THE CITY OF BEAUMONT

ATTEST:


CITY CLERK

RECORDING REQUESTED BY, AND
WHEN RECORDED, MAIL TO:

City Clerk
City of Beaumont
550 East Sixth Street
Beaumont, California 92223

DOC # 2006-0172944

03/10/2006 08:00A Fee:NC

Page 1 of 30

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



EXEMPT: GOV'T CODE § 6103

(Space above)

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DEVELOPMENT AGREEMENT

NO. 04-DA-06

BETWEEN

THE CITY OF BEAUMONT

AND

PARDEE HOMES

(SUNDANCE SPECIFIC PLAN)

*(Pursuant to California Government Code Sections 65864 - 65869.5
and City of Beaumont Resolution No. 1987-34)*

August 17, 2004

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DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** ("Agreement") is entered into to be effective on Aug 17, 2004, between **PARDEE HOMES**, a California corporation (the "Developer"), and the **CITY OF BEAUMONT**, a municipal corporation organized and existing under the laws of the State of California (the "City"). The Developer and the City are sometimes collectively referred to herein as the "parties."

RECITALS:

This Agreement is predicated upon the following facts:

A. These Recitals use certain capitalized terms which are defined in this Agreement.

B. Government Code Sections 65864 - 65869.5 authorize the City to enter into binding development agreements with persons having a legal or equitable interest in real property for the development of such property, all for the purpose of strengthening the public planning process, encouraging private participation and comprehensive planning and reducing the economic costs of such development. The City has implemented the law contained in such sections by adopting Resolution No. 1987-34, titled "Establishing Procedures and Requirements for Consideration of Development Agreements" (such Resolution, together with the aforementioned Government Code Sections, are being referred to herein as the "**Development Agreement Law**").

C. This Agreement is adopted pursuant to the Development Agreement Law.

D. Developer owns a portion of the property and is under a binding legal contract to acquire the remainder of the property located in the City and more particularly described on Exhibit "A" and as shown on Exhibit "B" attached and made a part of this Agreement (the "**Property**").

E. The Developer intends to develop the Property in accordance with the Amendment to the Deutsch Specific Plan ("**Sundance Specific Plan**") as part of the Development Plan, as hereinafter defined (the "**Project**"). The Project is highly capital intensive, especially in its initial phases, which, in order to make the Project economically and fiscally feasible, requires major commitment to and investment in public facilities and on-site and off-site infrastructure improvements prior to the construction and sale or leasing of residential and commercial buildings. This Agreement will facilitate the logical and orderly development of the Project in the City.

F. The City has determined the Development Plan is consistent with the City General Plan and has approved the Development Plan in order to promote the health, safety and welfare of its citizens and protect the quality of life of the community and the surrounding environment. The Development Plan consists of the Sundance Specific Plan, the Addendum to the Sundance EIR, and Tentative Tract Map Nos. 31468, 31469, 31470 and 31893 approved by

the City Council of City on May 4, 2004 by Resolution No. 2004-23. As part of the process of approving the Development Plan, the City has prepared and reviewed, pursuant to the California Environmental Quality Act ("CEQA"), an Addendum to the Deutsch Specific Plan EIR, with respect to the potential significant impacts of the Project resulting from development of the Property. The City has determined based on that review that the Addendum to the EIR adequately addresses the potential significant impacts of the Project, and that accordingly neither a supplemental nor subsequent environmental impact report is required for the Development Plan and/or this Agreement.

G. All of the proceedings relating to the approval of the Agreement have been conducted in accordance with the Development Agreement Law and CEQA.

H. On August 17, 2004, the City Council of the City adopted Ordinance No. 869 approving this Agreement with the Developer.

I. The terms and conditions of this Agreement have undergone extensive review by the City and its City Council and have been found to be fair, just and reasonable, and the City has found and determined that the execution of this Agreement is in the best interest of the public health, safety and general welfare of the City and its residents and that adopting this Agreement constitutes a present exercise of its police power.

AGREEMENT

In light of the foregoing Recitals, which are an operative part of this Agreement, the parties agree as follows:

1. DEFINITIONS.

"Agreement" is this Development Agreement.

"Agreement Date" is the date this Agreement is approved by the City Council.

"Alternative Financing Mechanism" has the meaning given that phrase in Section 10.5 below.

"CEQA" is the California Environmental Quality Act, Public Resources Code section 21000 *et seq.*

"CFD" is a Community Facilities District formed pursuant to the Mello-Roos Community Facilities Act of 1982, California Government Code section 53312 *et seq.*

"City" is the City of Beaumont, California.

"City's Discretion" is discretion exercised by the City in accordance with the policies and principles set forth in the Development Plan, this Agreement and the procedures in effect as of the Effective Date such that the approvals given by the City to the Developer pursuant to the exercise of such discretion shall not be unreasonably withheld or delayed.

"Developer" is Pardee Homes, a California corporation, their subsidiary entities, and successors in interest to all or any part of the Property.

"Development Agreement Law" is California Government Code sections 65864 *et seq.*, and Resolution No. 1987-34, titled "Establishing Procedures and Requirements for Consideration of Development Agreements."

"Development Plan" is, collectively, the permits, conditions and approvals listed on Exhibit "C."

"Effective Date" is that date which is the later to occur of (a) the expiration of the time for filing a referendum petition relating to this Agreement if no such petition is filed within such period, or (b) the certification of the results of a referendum election are declared approving this Agreement if a referendum petition is filed within the applicable period.

"EIR" is Addendum to the Deutsch Specific Plan Environmental Impact Report certified by the City Council of City on January 14, 1991 (Resolution No. 1991-03).

"Project" is the proposed mixed-use development of the Property included within the Development Plan and associated amenities, including, without limitation, on-site and off-site public and private improvements, and land uses consisting of residential (approximately 4,450 dwelling units), commercial, parks and schools, as the same may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

"Property" is the real property on which the Project is, or will be, located as described on Exhibit "A" attached hereto and shown on Exhibit "B" attached hereto.

2. **EXHIBITS.** The following documents are referred to in this Agreement, attached hereto and incorporated herein by this reference:

<u>Exhibit Designation</u>	<u>Description</u>
A	Legal Description of the Property
B	Map of the Property
C	List of Permits and Approvals

3. **MUTUAL BENEFITS.** This Agreement is entered into for the purpose of implementing the Development Plan for the Project in a manner that will secure certain assurances to the Developer that the Property may be developed in accordance with the Development Plan and this Agreement, and certain benefits to the City as set forth in this Agreement. The City and the Developer agree that, due to the size and duration of the Project, the Agreement is necessary to achieve those desired benefits.

4. **INTEREST OF THE DEVELOPER.** The Developer represents that the Developer owns a legal fee in a portion of the Property and an equitable interest in a portion of the Property.

5. **BINDING EFFECT OF AGREEMENT.** The terms and conditions of this Agreement shall be binding upon and inure to the benefit of the parties and their successors and assigns as set forth herein.
6. **PROJECT AS A PRIVATE UNDERTAKING.** It is specifically understood and agreed that the development of the Project is a private and not a public sector development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between the City and the Developer is that of a government entity regulating the development of private property by the owner of the Property and the equitable owner of the Deutsch Parcels.
7. **TERM.** The term of this Agreement shall be twenty-five (25) years following the Effective Date. Expiration of the term of this Agreement shall not in any manner affect rights which have otherwise vested under applicable law.
8. **HOLD HARMLESS** The Developer shall hold the City, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death and claims for property damage, arising on the Property from the wrongful or negligent activities of the Developer or those of the Developer's contractors, subcontractors, agents, employees or other persons acting on the Developer's behalf which relate to the Project. In the event any person not a party or a successor to a party to this Agreement institutes any type of action against the City with respect to this Agreement, City and Developer shall cooperate in defending against the action, provided that City may, in its sole discretion, elect to tender the defense of such action to the Developer. If the Developer accepts the tender, the Developer shall thereafter hold City harmless from and defend City from all costs and expenses incurred in the defense of such action, provided that City fully cooperates with the Developer in the defense of such action. If the Developer declines the tender, then City shall have no further obligation or duty to defend the action.
9. **VESTED RIGHT.** By entering into this Agreement the City grants to the Developer a vested right to develop the Property in accordance with the Development Plan. The City shall not enact and enforce against the Project and the Development Plan an ordinance, policy, rule, regulation or other measure which significantly alters the rate, type, manner, density, timing or sequencing of the Project and the Development Plan. In addition to and not in limitation of the foregoing, it is the intent of the Developer and the City that no moratorium, whether relating to the rate, type, manner, density, timing or sequencing of the Project and whether or not enacted by initiative or otherwise, except a moratorium imposed by the City to implement State or Federal laws, statutes, regulations, policies or orders as provided in Section 11.2, affecting parcel or subdivision maps, building permits, plot plans, special use permits, conditional use permits, occupancy certificates or other entitlements to use or permits approved, issued or granted within the City, or portions of the City, shall not apply to the Project to the extent such moratorium or other limitation is in conflict with the Project and the Development Plan. Notwithstanding the foregoing, should an ordinance, general plan or zoning amendment, measure, moratorium, policy, rule, regulation or other limitation enacted by the citizens of the City through the initiative process be determined by a court of competent jurisdiction to invalidate or prevail over

all or any part of the Development Plan, the Developer shall have no recourse against the City pursuant to this Agreement. The foregoing shall not be deemed to limit the Developer's right to appeal any such determination of such ordinance, general plan or zoning amendment, measure, policy, rule, regulation, moratorium or other limitation which purports to invalidate or prevail over all or any part of this Agreement.

10. DEVELOPMENT OF THE PROJECT.

10.1 Phasing and Timing of Development. When or the order in which Project phases will be developed, or whether it will be developed at all, depend upon numerous factors which are not within the control of the Developer or City, such as market orientation and demand, interest rates, availability of funding, competition and other similar factors. Accordingly, to the extent permitted by the Development Plan and this Agreement, the Developer shall have the right to develop the Project pursuant to the Development Plan in phases in such order and at such times as the Developer, in its sole discretion, deems appropriate within the exercise of its subjective business judgment; provided, however, that the City reserves the right to review, condition and approve each phase through discretionary and ministerial approvals consistent with this Agreement.

10.2 Effect of Agreement on Land Use Regulations. The rules, regulations and policies governing permitted uses of property, the density and intensity of use of property, the maximum height and size of proposed buildings and the design, improvement, construction and development standards and specifications applicable to development of the Property are those rules, regulations and policies in force as of the date of this Agreement, and those rules, regulations and official policies which may hereinafter be adopted by the City in accordance with Section 11.1 hereof, or State or Federal laws, statutes, regulations, policies or orders as provided in Section 11.2.

10.3 Application Processing. In connection with any approval which the City is permitted or has the right to make under this Agreement relating to the Project and the Development Plan, or otherwise under its rules, regulations and official policies, the City shall exercise the City's discretion or take action in a manner which is as expeditious as reasonably possible.

10.4 Administrative Changes and Amendments. The parties acknowledge that further planning and development of the Project may demonstrate that refinements and changes are appropriate with respect to the details of the Project or interpretation of the Development Plan. If and when the parties find that minor changes or adjustments are necessary or appropriate to the Project or the Development Plan, they shall, unless otherwise required by law, effectuate such changes or adjustments through administrative amendments approved by the Director of Planning, which, after execution, shall be attached hereto as addenda and become a part hereof, and may be further changed and amended from time to time as necessary, with approval by the Director of Planning as may be requested by the Developer. Minor changes or amendments shall be those which are consistent with the overall intent of the Development Plan and this Agreement and which do not materially alter the overall nature, scope, or design of the Project. Any such minor administrative changes or amendments shall not be deemed to be an

amendment to this Agreement under Government Code Section 65868 and, unless otherwise required by law, no such administrative amendments shall require prior notice or hearing.

10.5 Mello-Roos Communities Facilities Districts; Other Assessment Districts or Financing Mechanisms. Pursuant to Chapter 2.5 (commencing with section 53312) Part 1, Division 2, Title 5 of the Government Code of the State of California, commonly known as the "Mello-Roos Community Facilities Act of 1982," the Developer may, at its sole election, petition the City Council of the City or a joint powers agency in which the City is a member to establish a Community Facilities District ("CFD"), in accordance with the City's policies in existence on the Effective Date. Alternatively, or in addition thereto, the Developer may request that the City initiate and complete proceedings under the Municipal Improvement Act of 1911, the Municipal Improvement Act of 1913, the Improvement Bond Act of 1915, the Landscaping and Lighting Act of 1972, or any and all other available public financing mechanism, to provide public conduit financing for the construction of public infrastructure improvements on the Property ("Alternative Financing Mechanisms"). If so requested by the Developer, the City shall cooperate with the Developer (or, for matters beyond its control, shall use its best efforts) in taking all steps necessary to cause the CFD or Alternative Financing Mechanisms to issue bonds for such purposes. If the Property is included within a CFD or Alternative Funding Mechanism with other surrounding properties, the special taxes or special assessments burdening the various properties so included shall be apportioned on a fair share basis related to the benefit derived by each of such properties in accordance with City policies at the time such property is included.

10.6 Public Services and Facilities. The Project and Development Plan requires an integrated roadway system, and other public facilities including parks, schools, storm drains, and water and sewer facilities. City will reasonably assist Developer in obtaining public facilities and services for the Project on a timely basis in keeping with the pace of development of the Property. To the extent that the Developer constructs, installs or provides financing for public facilities or other public infrastructure improvements that benefit lands outside of the Property, the City shall use best reasonable efforts to adopt such ordinances, mitigation fees, liens or assessments as are necessary to provide credits, reimbursements, or in-kind funding to the Developer for the fair share of the benefits conferred upon such lands other than the Property by such public facilities or infrastructure improvements.

10.7 Other Governmental or Quasi-Governmental Permits. The Developer shall apply for such other permits and approvals as may be required by other governmental or quasi-governmental agencies having jurisdiction over the Project (such as public utilities or utility districts, or other federal or state agencies) to the extent required for the development of, or provision of, services and facilities to the Project as set forth in the Development Plan. The City shall cooperate with and assist the Developer in obtaining such permits and approvals, and, where necessary in making application for such approvals or permits. The Developer shall be solely responsible for all costs and shall be responsible for the processing of all such permits.

10.8 Consistency Between This Agreement and Current Laws. The City represents that as of the date of the execution of this Agreement, there are no rules, regulations, ordinances or official policies of the City that would interfere with the development of the Project according to the Development Plan.

10.9 Assessments, Fees, Mitigation and Exactions. The City shall not impose any future assessment, fee, mitigation measure or exaction on the Property, the Project or the Development Plan or any portion thereof, except (a) those existing and proposed assessments, fees, mitigation measures and exactions in existence on the date of this Agreement, (b) such other fees, assessments and exactions as may be adopted or imposed by the City in conformance with the requirements of Article XIII D of the California Constitution, (c) such other development impact fees or categories of development impact fees which are adopted on a City or County-wide basis or as required as a condition to obtaining County funding; and (d) such other development impact fees or categories of development impact fees which are imposed on other development projects in the City and are adopted and levied based on a benefit assessment. Fees payable to City shall be at rates applicable on the date the fee is paid. City shall recognize and apply a dollar-for-dollar in-lieu credit against any and all fees, for and equal to the cost of improvements and/or dedications made in the development of the Project by the Developer, or funded by any CFD or Alternative Financing Mechanism including the Property, and for which the fees would otherwise be imposed. City further agrees to use any fees paid with respect to development of the Project to fund improvements which benefit the Project, to the fullest reasonable extent available and applicable under the law.

10.10 Reimbursement by the City. Pursuant to Government Code Section 65865.2, the City hereby agrees that as future development fees, assessments and exactions are imposed on future projects which have benefited from the fees, assessments and exactions paid by the Developer, the City shall promptly reimburse the Developer to the extent that such fees, assessments and exactions paid by Developer benefited lands outside of the Property, but only to the extent that the City actually receives or collects such fees, assessments or exactions for a period of ten years from the date the fee was paid.

11. RULES, REGULATIONS, REQUIREMENTS AND OFFICIAL POLICIES.

11.1 New Rules. This Agreement shall not prevent the City from applying the following new rules, regulations, requirements and policies, if applied on a City-wide or area of benefit basis:

11.1.1 Processing fees and charges imposed by the City which cover only the estimated actual costs to the City of processing applications for development approvals, for monitoring compliance with any development approvals or for monitoring compliance with environmental impact mitigation measures.

11.1.2 Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure, provided that such changes in procedural regulations do not have the effect of materially interfering with the benefits conferred by this Agreement.

11.1.3 Regulations governing construction standards and specifications including, without limitation, the City's Building Code, Plumbing Code, Mechanical Code, Electrical Code and Fire Code.

11.1.4 Regulations which are necessary to protect public health and safety, provided that to the maximum extent possible such regulations shall be designed, construed and applied in a manner to preserve the benefits of this Agreement.

11.1.5 New or increased fees or categories of fees imposed as a condition of development, for the purpose of defraying all or a portion of the cost of public facilities (as defined in Government Code Sections 66000 *et seq.*) related to development projects.

11.1.6 Regulations which are in conflict with the Development Plan or this Agreement if such regulations have been consented to in writing by the Developer.

11.2 State and Federal Laws. In the event that State or Federal laws or regulations enacted after this Agreement is executed prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations; provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

12. AMENDMENT OR CANCELLATION OF AGREEMENT. This Agreement may be amended or canceled in whole or in part only by mutual consent of the parties in the manner provided for in Government Code Section 65868.

13. ENFORCEMENT. Unless amended or canceled as provided in Section 12 above, or modified or suspended pursuant to Government Code Section 65869.5, this Agreement is enforceable by either party hereto notwithstanding any change in any applicable general or specific plan, zoning, or subdivision regulation or standard adopted by the City (or by the voters of the City unless found by a court of competent and final jurisdiction to prevail over this Agreement) which alters or amends the Development Plan or is inconsistent with this Agreement.

14. PERIODIC REVIEW OF COMPLIANCE WITH AGREEMENT. The City shall review this Agreement at least once every year from the date this Agreement is executed. During each periodic review, each party is required to demonstrate good faith compliance with the terms of this Agreement. Such periodic review shall be conducted administratively by the City Manager and any appropriate department heads designated by the City Manager to perform such periodic review. If the City Manager finds that the Developer is not in good faith compliance with this Agreement, the Developer shall have the right to appeal such finding to the City Council. The City Council on appeal shall not hold a public hearing to review a finding that the Developer is not in good faith compliance with this Agreement unless so requested by the Developer in writing at the time of the submission of such appeal. The City shall notify the Developer in writing of the date for review at least thirty (30) days prior thereto. The Developer shall pay or reimburse the City for the City's reasonable costs incurred in connection with such periodic reviews.

15. Events of Default.

15.1 Default by the Developer. If the City Council determines on the basis of substantial evidence upon appeal of the City Manager's decision pursuant to Section 14 hereof that the Developer has not complied in good faith with the terms and conditions of this Agreement, it shall, by written notice to the Developer, specify the manner in which the Developer has failed to so comply and state the steps the Developer must take to bring itself into compliance. If, within sixty (60) days after the effective date of notice from the City specifying the manner in which the Developer has failed to so comply, the Developer does not commence action reasonably necessary to bring itself into compliance as required and thereafter diligently pursue such steps to completion, then the Developer shall be deemed to be in default under the terms of this Agreement and the City may, if such failure persists after thirty (30) days' prior written notice, exercise its rights and remedies pursuant to Section 15.3.

15.2 Default by the City. If the Developer determines on the basis of substantial evidence that the City has not complied in good faith with the terms and conditions of this Agreement, the Developer shall, by written notice to the City, specify the manner in which the City has failed to so comply and state the steps the City must take to bring itself into compliance. If, within sixty (60) days after the effective date of notice from the Developer specifying the manner in which the City has failed to so comply, the City does not commence steps reasonably necessary to bring itself into compliance as required and thereafter diligently pursue such steps to completion, then the City shall be deemed to be in default under the terms of this Agreement and if such failure persists after thirty days prior written notice, the Developer may terminate this Agreement or seek specific performance as set forth in Section 15.3.

15.3 Specific Performance Remedy. Due to the size, nature and scope of the Project, it will not be practical or possible to restore the Property to its natural condition following development of all or any portion of the Property. After such development, the Developer may be foreclosed from other choices it may have had to utilize the Property. The Developer has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing substantially more time and resources in implementing the Project in reliance upon the terms of this Agreement. It would be difficult or impossible to accurately determine the sum of money which would adequately compensate the Developer for such efforts. For the above reasons, the City and the Developer agree that damages alone would not be an adequate remedy if the City fails to carry out its obligations under this Agreement. Similarly, if the Developer breaches certain of its obligations hereunder, monetary damages may not constitute an adequate remedy for the City. Therefore, the parties agree that specific performance of this Agreement is an appropriate remedy if either party defaults and fails to perform its non-monetary obligations under this Agreement. Notwithstanding the foregoing, nothing in this Agreement is intended to prevent either party from seeking recovery of appropriate damages in the event that the terms of this Agreement are breached. The City and the Developer acknowledge that if the Developer is in default of its obligations under this Agreement, the City shall have the right to refuse to issue any permits or other approvals to which the Developer would not otherwise have been entitled but for this Agreement.

16. **INSTITUTION OF LEGAL ACTION.** In addition to any other rights or remedies, either party may institute legal action to cure, correct or remedy any default, to enforce any covenants or agreements herein, to enjoin any threatened or attempted violation hereof, to recover damages for any default or to obtain any other remedies consistent with the purpose of this Agreement. Any such legal action shall be brought in the Superior Court of the State of California for the County of Riverside. The parties hereto waive any right to trial by jury.

17. **WAIVERS AND DELAYS.**

17.1 **Waiver.** Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, and failure by a party to exercise its rights upon a default by the other party hereto, shall not constitute a waiver of such party's right to demand strict compliance by such other party in the future.

17.2 **Third Parties.** Nonperformance shall not be excused because of a failure of a third person except as provided in Section 17.3 below.

17.3 **Force Majeure.** Neither party shall be deemed to be in default for failure or delay in performance of any of its obligations under this Agreement if caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes, other labor difficulties, government regulations or other causes beyond either of the parties' control. If any such event shall occur, the term of this Agreement and the time for performance by the Developer of any of its obligations hereunder or pursuant to the Development Plan shall be extended by the period of time that such events prevent or delay development of the Project.

18. **NOTICES.** All notices required or provided for under this Agreement shall be in writing and delivered in person and deposited in the United States mail, postage prepaid and addressed as follows:

To the City:	The City of Beaumont 550 East Sixth Street Beaumont, California 92223 Attn: City Manager
With a copy to:	Mr. Joseph Aklufi Aklufi & Wysocki 3403 Tenth Street, Suite 610 Riverside, CA 92501
To the Developer:	Pardee Homes 1181 California Ave., Suite 103 Corona, CA 92881 Attn: Michael Taylor
With a copy to:	Hewitt & O'Neil LLP 19900 MacArthur Blvd., Suite 1050 Irvine, California 92612 Attn: Dennis D. O'Neil, Esq.

Any party may change its address stated herein by giving notice, in writing, to the other parties.

19. **ATTORNEYS' FEES.** If legal action is brought by either party against the other for breach of this Agreement, or to compel performance under this Agreement, the prevailing party shall be entitled to an award of reasonable attorneys' fees and costs.

20. TRANSFERS AND ASSIGNMENTS.

20.1 **Right to Assign.** The Developer shall have the right to sell, assign or transfer this Agreement and any and all of its rights, duties and obligations hereunder, in whole or in part, to any person or entity at any time during the term of this Agreement; provided, however, in no event shall the rights, duties and obligations conferred upon the Developer pursuant to this Agreement be at any time so transferred or assigned except through a transfer of an interest of the Developer in the Property, or a portion thereof. The assignment shall not be effective without the City's prior approval, which shall not be unreasonably withheld, to ensure that the assignment will not prevent the orderly development of the Project consistent with the Agreement or Development Plan. In the event of any such assignment, the transferee shall thereafter be solely liable for the performance of all obligations of the Developer relating to the portion of the Property, or interest therein, so transferred. Such transferee or the Developer shall notify the City, in advance, and in writing of their intent to transfer such obligations.

20.2 **Release Upon Transfer.** Upon the sale, transfer or assignment of the Developer's rights and interests under this Agreement as permitted pursuant to Section 20.1, the Developer shall be released from its obligations under this Agreement and all of the Developer's obligations pursuant to the Development Plan, or other agreements assumed by transferee with respect to the Property, or portion thereof, so transferred, provided that (a) the Developer is not then in default under the Agreement, (b) the Developer or transferee has provided the City notice of such transfer and (c) the transferee executes and delivers to the City a written agreement in which (i) the name and address of the transferee is set forth and (ii) the transferee expressly and unconditionally assumes all of the obligations of the Developer under this Agreement with respect to the Property, or a portion thereof, so transferred.

21. **COOPERATION IN THE EVENT OF LEGAL CHALLENGE.** In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of this Agreement or any portion thereof, the parties hereby agree to cooperate in defending such action, subject to the provisions of Section 8. In the event of any litigation challenging the effectiveness of this Agreement, or any portion hereof, this Agreement shall remain in full force and effect while such litigation, including any appellate review, is pending.

22. **EMINENT DOMAIN.** No provision of this Agreement shall be construed to limit or restrict the exercise by the City of its power of eminent domain.

23. **AUTHORITY TO EXECUTE.** The person or persons executing this Agreement on behalf of the Developer warrant and represent that they have the authority to execute this Agreement on behalf of the Developer and warrant and represent that they have the authority to bind the Developer to the performance of its obligations hereunder.

24. **ESTOPPEL CERTIFICATES.** The City shall at any time upon not less than thirty (30) days' prior written notice from the Developer execute, acknowledge and deliver to the Developer

a statement in writing (i) certifying that this Agreement is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this Agreement, as so modified, is in full force and effect); (ii) certifying the amounts of the fees, assessments and exactions that have been received from the Developer and what amounts, if any, remain outstanding; and (iii) acknowledging that there are not, to the City's knowledge, any defaults if any are claimed. Any such statement may be conclusively relied upon by any prospective purchaser, lender or joint venture partner.

25. **RECORDATION.** This Agreement and any amendment or cancellation hereto shall be recorded in the Official Records of the County of Riverside, by the City Clerk within the period required by Section 65868.5 of the Government Code.

26. **PROTECTION OF MORTGAGE HOLDERS.** The parties hereto agree that this Agreement shall not prevent or limit the Developer, in any manner, at the Developer's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. The City acknowledges that the lenders providing such financing may require certain interpretations, estoppel certificates and modifications to this Agreement and agrees upon request, from time to time, to meet with the Developer and representatives of such lenders to negotiate in good faith any such request for interpretations, estoppel certificates or modifications. The City will not unreasonably withhold its consent to any such requested interpretation, estoppel certificate or modification provided the same is consistent with the intent and purposes of this Agreement. The holder(s) of any mortgage, deed of trust or other security instrument encumbering the Property (each, a "Mortgagee") shall have the following rights and privileges:

26.1.1 Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

26.1.2 Any Mortgagee which has submitted a request in writing to the City in the manner specified herein for giving notices, shall be entitled to receive written notification from City of any default by the Developer in the performance of the Developer's obligations under this Agreement.

26.1.3 If the City timely receives a request from a Mortgagee requesting a copy of any notice of default given to the Developer under the terms of this Agreement, the City shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to the Developer. Mortgagee's not party to this Agreement. If the cure period for a default by the Developer set forth in Section 15.1 above has expired and such default has not been cured, the Mortgagee shall be provided with an additional thirty (30) day period after the expiration of such cure period in which to commence all steps reasonably necessary to bring the Developer in compliance as required under this Agreement and thereafter diligently pursue such steps to completion. During such cure period, and if the default is ultimately cured, the City shall not terminate this Agreement.

26.1.4 Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such

foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no Mortgagee shall have an obligation or duty under this Agreement to perform any of the Developer's obligations or other affirmative covenants of the Developer hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by the Developer is a condition precedent to the performance of a covenant by City, the performance thereof shall continue to be a condition precedent to City's performance hereunder, and further provided that any sale, transfer or assignment by any Mortgagee in possession shall be subject to the provisions of this Agreement.

27. **SEVERABILITY OF TERMS.** If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to enforce.

28. **SUBSEQUENT AMENDMENT TO AUTHORIZING STATUTE.** This Agreement has been entered into in reliance upon the provisions of the Development Agreement Law in effect as of the Agreement Date. Accordingly, subject to Section 11.2 above, to the extent a subsequent amendment to the Development Agreement Law would affect the provisions of this Agreement, such amendment shall not be applicable to the Agreement unless necessary for this Agreement to be enforceable or unless this Agreement is modified pursuant to the provisions set forth in the Agreement and Government Code Section 65868 in effect on the Agreement Date.

29. **INTERPRETATION AND GOVERNING LAW.** This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California.

30. **SECTION HEADINGS.** All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

31. **INCORPORATION OF RECITALS AND EXHIBITS.** Recitals A through J and attached Exhibits "A" through "E" are hereby incorporated herein by this reference as though set forth in full.

32. RULES OF CONSTRUCTION AND MISCELLANEOUS TERMS.

32.1 **Gender.** The singular includes the plural; the masculine gender includes the feminine; "shall" is mandatory, "may" is permissive.

32.2 **Time of Essence.** Time is of the essence regarding each provision of this Agreement in which time is an element.

32.3 **Cooperation.** Each party covenants to take such reasonable actions and execute all documents that may be necessary to achieve the purposes and objectives of this Agreement.

33. **TENTATIVE TRACT MAP EXTENSIONS.** In accordance with the provisions of Section 66452.6 of the California Government Code, tentative subdivision tract map(s) or

tentative parcel map(s), heretofore or hereafter approved in connection with development of the Property, shall be granted an extension of time for the term of this Agreement.

34. **DEUTSCH DEVELOPMENT AGREEMENT.** This Agreement shall supersede that certain Development Agreement between the City and Highland Farms, Aleisian Farms and Banning Farms (Deutsch) dated April 25, 1991 and recorded on May 24, 1991 in the Office of the Riverside County Recorder ("Deutsch Development Agreement"), except for any obligation Developer may have to provide access to the City's sewer system to those properties located on Eighth Street as may be required under the terms of the Deutsch Development Agreement.

The parties have executed this Development Agreement on the date and year first written above.

"City"

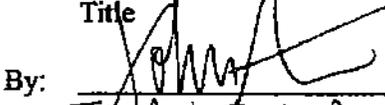
**THE CITY OF BEAUMONT, a
municipal corporation of the State of California**

By: 
Larry Dressel, Mayor

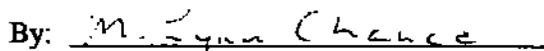
"Developer"

PARDEE HOMES, a California corporation

By: 
Mike Taylor, Vice President
Title

By: 
John Arvin, Sr. Vice President
Title

SIGNED AND CERTIFIED THAT A COPY OF
THIS DOCUMENT HAS BEEN DELIVERED TO
THE MAYOR OF THE CITY COUNCIL

By: 
Lynn Chance, City Clerk

(All Signatures To Be Notarized)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Riverside } ss.

On 3/7/2006 before me, Karee Trinidad, Notary Public
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)
personally appeared Larry Dressel
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
Karee Trinidad
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Development Agreement

Document Date: 2/23/2004 Number of Pages: 17

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

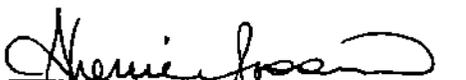
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On **February 16, 2006**, before me, Sherrie Jossen, Notary Public, personally appeared **John Arvin, Sr. Vice President**, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal


Sherrie Jossen
Notary Public in and for said state.

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Development Agreement
Additional Information: Sundance Specific Plan
Date of Document: August 17, 2004 Number of Pages: 17
Signer Is Representing: PARDEE HOMES
Signer(s) other than named above: N/A

CAPACITY CLAIMED BY SIGNER

Name of Signer: John Arvin
Signing As:

- INDIVIDUAL
 CORPORATE OFFICER TITLE: Sr. Vice President
- PARTNER(S)
 LIMITED GENERAL
- ATTORNEY-IN-FACT
 TRUSTEE
 GUARDIAN/CONSERVATOR
 OTHER:

THUMB PRINT
RIGHT THUMB

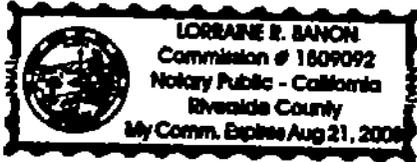
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of RIVERSIDE } ss.

on 2/10/06 before me, LOREANE R. BANON Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared MIKE TAYLOR
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Loreane R. Banon
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: DEUTSCH DEVELOPMENT AGREEMENT

Document Date: 02/10/06 Number of Pages: 1

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer

Signer's Name: MIKE TAYLOR
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____



Signer is Representing: PARDEE HOMES

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Riverside } ss.

On 2/23/2006 before me, Karee Trinidad, Notary Public
Date Name and Title of Office (e.g., "Jane Doe, Notary Public")
personally appeared Martha Lynn Chance
Name of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
Karee Trinidad
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Development Agreement

Document Date: 2/23/2004 Number of Pages: 17

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

RBF Consulting
14725 Alton Parkway
Irvine, California 92618

Exhibit "A"

October 17, 2003
JN 10-102112.01
Page 1 of 3

**LEGAL DESCRIPTION
SUNDANCE DEVELOPMENT AGREEMENT**

That certain parcel of land situated in the City of Beaumont, County of Riverside, State of California, being that portion of Section 35, Township 2 South, Range 1 West together with all of Section 2 and that portion of Section 11, Township 3 South, Range 1 West, all San Bernardino Meridian, described as follows:

BEGINNING at the centerline intersection of Brookside Avenue and Cherry Avenue being also the northwest corner of said Section 35 and an angle point in the existing boundary line of the Beaumont-Cherry Valley Water District.

thence along said existing boundary line and the westerly line of said Section 35 South 00°50'06" West 1420.14 feet to an angle point in said existing boundary line as established by "Annexation to Beaumont-Cherry Valley Water District LAFCO 92-19-3";

thence along the northerly, easterly and southerly lines of said annexation through the following courses: South 89°45'24" East 660.97 feet;

thence South 00°51'43" West 566.03 feet;

thence North 89°45'24" West 660.70 feet to said westerly line of Section 35;

thence leaving said southerly line, continuing along said existing boundary line through the following courses: along said westerly line South 00°50'06" West 662.03 feet to the west quarter corner of said section;

thence continuing along said westerly line South 00°39'07" West 2635.83 feet to the northwest corner of said Section 2;

thence along the westerly line of said Section 2 South 00°32'42" West 2401.99 feet to the west quarter corner of said section;

thence continuing along said westerly line South $00^{\circ}18'18''$ East 2637.67 feet to the southwest corner of said Section 2;

thence along the southerly line of said Section 2 South $88^{\circ}12'51''$ East 2401.95 feet to the northeasterly corner of Lot 7, Block 1 of the Map of the Subdivision of Section 11, Township 3 South, Range 1 West, San Bernardino Meridian recorded in Book 9, Page 10 of Maps in the Office of the County Recorder of said San Bernardino;

thence along the easterly line of said Lot 7 and the southerly prolongation thereof South $00^{\circ}16'11''$ West 186.80 feet to the centerline of Eighth Street;

thence along said centerline through the following courses: South $89^{\circ}46'16''$ East 424.88 feet;

thence South $89^{\circ}44'45''$ East 1551.55 feet to the beginning of a tangent curve concave northerly and having a radius of 1000.00 feet;

thence along said curve easterly 251.56 feet through a central angle of $14^{\circ}24'48''$;

thence tangent from said curve North $75^{\circ}50'27''$ East 177.60 feet to the beginning of a tangent curve concave southerly and having a radius of 1000.00 feet;

thence along said curve easterly 239.28 feet through a central angle of $13^{\circ}42'36''$;

thence tangent from said curve North $89^{\circ}33'03''$ East 215.76 feet to the centerline of Highland Springs Avenue, being also the southeasterly corner of said Section 2;

thence leaving said centerline of Eighth Street and existing boundary line of Beaumont-Cherry Valley Water District, along the easterly line of said Section 2 North $00^{\circ}10'30''$ East 2640.08 feet to the east quarter corner of said section;

thence continuing along said easterly line North $00^{\circ}10'12''$ East 2541.66 feet to the northeast corner of said section;

thence along the easterly line of said Section 35 North $01^{\circ}08'32''$ East 2639.31 feet to the east quarter corner of said section;

thence continuing along said easterly line North $01^{\circ}09'01''$ East 1980.24 feet to an angle point in said existing boundary line of the Beaumont-Cherry Valley Water District;

thence along said existing boundary line through the following courses: continuing along said easterly line of Section 35 North $01^{\circ}09'01''$ East 659.33 feet to the northeast corner of said section being also on the centerline of said Brookside Avenue;

thence along the northerly line of said section North $89^{\circ}40'48''$ West 1321.69 feet to the northwest corner of the northeast quarter of the northeast quarter of said section;

thence along the westerly line of said northeast quarter of the northeast quarter of Section 35 South $01^{\circ}08'00''$ West 1322.94 feet to the centerline of Seventeenth Street;

thence along said centerline North $89^{\circ}43'36''$ West 1321.39 feet to the centerline of Orchard Heights Avenue;

thence along said centerline North $00^{\circ}56'50''$ East 1327.11 feet to said northerly line of Section 35 being also on the centerline of Brookside Avenue;

thence along said northerly line North $89^{\circ}32'30''$ West 1327.60 feet;

thence continuing along said northerly line South $89^{\circ}58'23''$ West 1319.10 feet to the **TRUE POINT OF BEGINNING.**

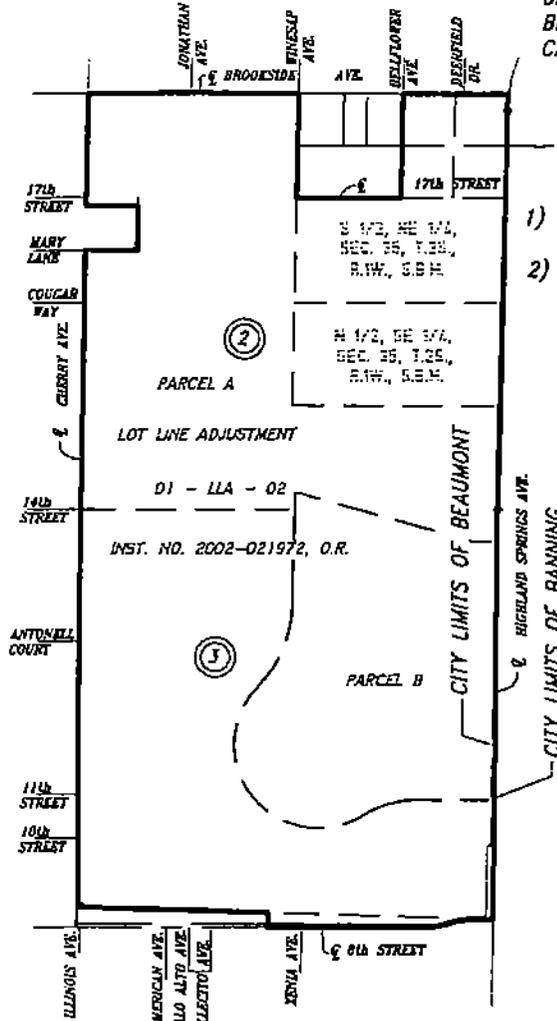
CONTAINING: 1217.16 Acres, more or less.

EXHIBIT "A-1" attached and by this reference made a part hereof.

EXHIBIT B
MAP OF THE PROPERTY

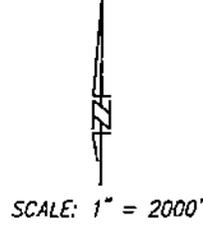
LEGAL DESCRIPTION

BEING A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST TOGETHER WITH ALL OF SECTION 2 AND A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, ALL IN IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



NOTES:

- 1) THIS ANNEXATION CONTAINS 1217.16 ACRES±.
- 2) UNLESS OTHERWISE NOTED, DISTANCES HEREON ARE GROUND MEASUREMENTS. TO OBTAIN GRID DISTANCES MULTIPLY BY A COMBINED FACTOR OF 0.99988764

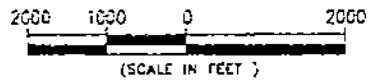


LEGEND

② INDICATES SHEET NUMBER

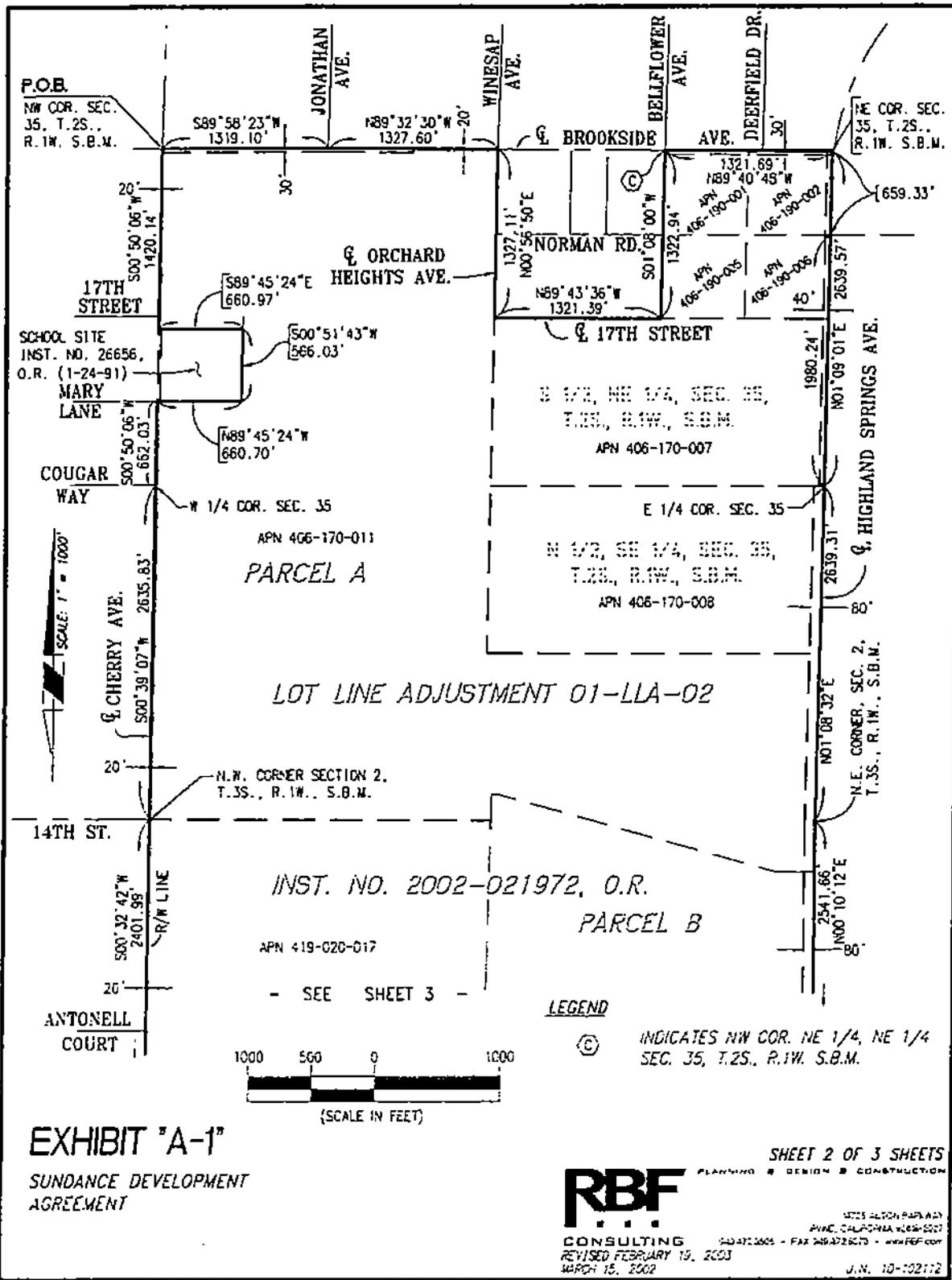
EXHIBIT "A-1"

SUNDANCE DEVELOPMENT AGREEMENT



RBF CONSULTING
 PLANNING ■ DESIGN ■ CONSTRUCTION
 1475 ALTON PARKWAY
 ANNE CALIFORNIA 92910-2027
 949-471-0508 • FAX 949-471-8171 • WWW.RBF.COM
 REVISED FEBRUARY 19, 2003
 WASCOP 15, 2002

\\PDATA\10102112\MAPS\10102112\112EASER.DWG



P.O.B.
 NW COR. SEC.
 35, T.2S.,
 R.1W., S.B.M.

NE COR. SEC.
 35, T.2S.,
 R.1W., S.B.M.

SCHOOL SITE
 INST. NO. 26656,
 O.R. (1-24-91)

MARY
 LANE

COUGAR
 WAY

CHERRY AVE.
 R/W LINE

14TH ST.

ANTONELL
 COURT

JONATHAN
 AVE.

WINESAP
 AVE.

BELFLOWER
 AVE.

DEERFIELD DR.

BROOKSIDE AVE.

ORCHARD
 HEIGHTS AVE.

NORMAN RD.

17TH STREET

W 1/2, NE 1/4, SEC. 35,
 T.2S., R.1W., S.B.M.
 APN 406-170-007

W 1/2, SE 1/4, SEC. 35,
 T.2S., R.1W., S.B.M.
 APN 406-170-008

HIGHLAND SPRINGS AVE.

S89°58'23"W
 1319.10'

N89°32'30"W
 1327.60'

N321.69'
 N89°40'49"W

N100°08'00"W

N1322.94'

N106°190-005

N106°190-006

N106°190-005

N106°190-006

20'

30'

20'

300'50'06"W
 1420.14'

20'

S89°45'24"E
 660.97'

S500°51'43"W
 666.03'

N89°45'24"W
 660.70'

N 1/4 COR. SEC. 35

APN 406-170-011

PARCEL A

LOT LINE ADJUSTMENT 01-LLA-02

N.W. CORNER SECTION 2,
 T.2S., R.1W., S.B.M.

INST. NO. 2002-021972, O.R.

APN 419-020-017

SEE SHEET 3

LEGEND

⊙ INDICATES NW COR. NE 1/4, NE 1/4
 SEC. 35, T.2S., R.1W., S.B.M.

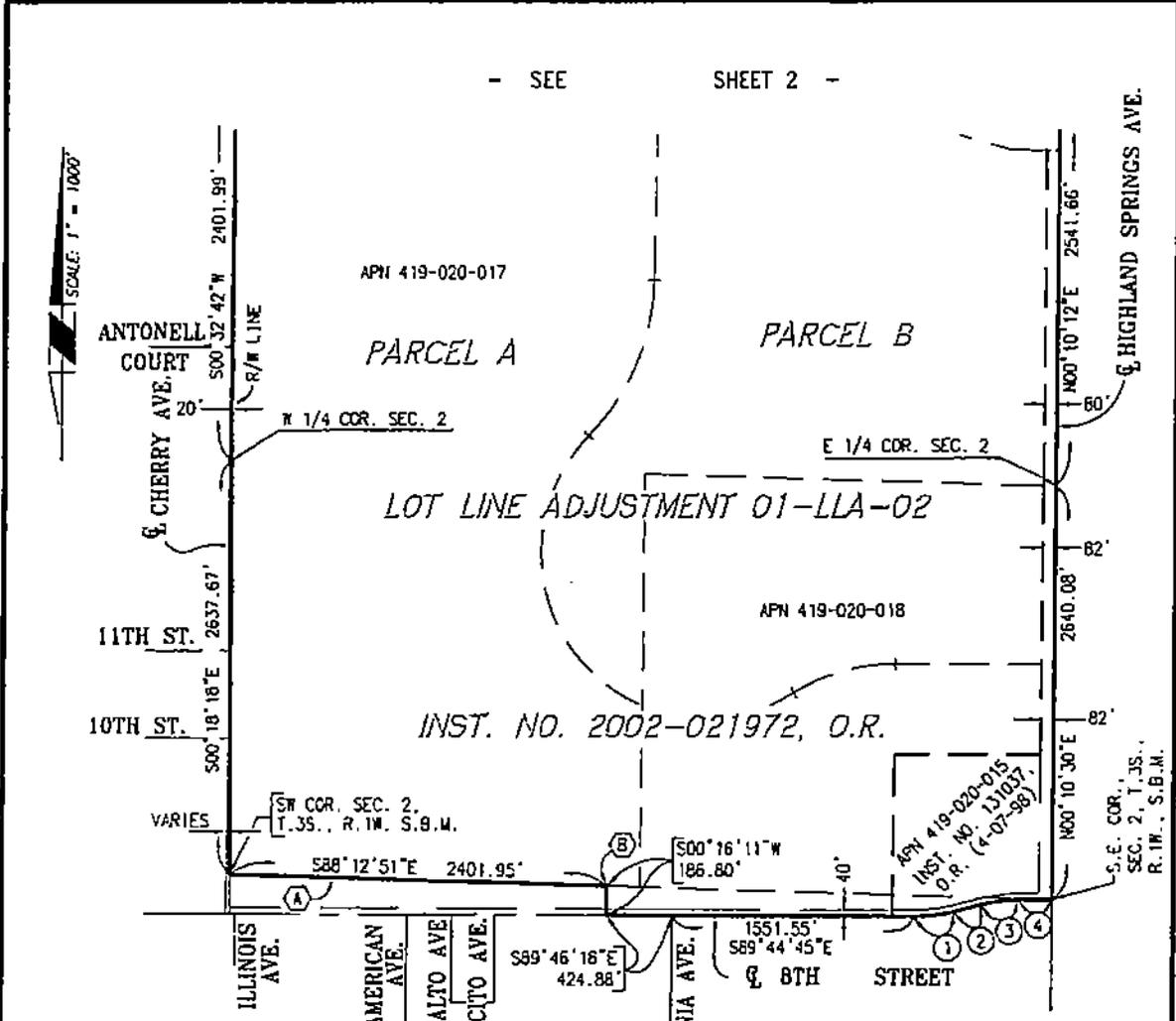
N321.69'
 N89°40'49"W

N100°08'00"W

N1322.94'

N106°190-005

N106°190-006



DATA TABLE

(NO)	BRNG/DELTA	RADIUS	LENGTH
1	14°24'48"	1000.00'	251.56'
2	N75°50'27"E	--	177.60'
3	13°42'36"	1000.00'	239.28'
4	N89°33'03"E	--	215.76'



LEGEND

- (A) INDICATES N'LY LINE, BLOCKS 1 & 2, MAP OF THE SUBDIVISION OF SEC. 11, T.3S., R.1W. S.B.M. PER BOOK 9, PAGE 10 OF MAPS.
- (B) INDICATES NE'LY COR. LOT 7, BLOCK 1 PER BOOK 9, PAGE 10 OF MAPS.

EXHIBIT "A-1"
SUNDANCE DEVELOPMENT
AGREEMENT

SHEET 3 OF 3 SHEETS

RBF
CONSULTING
PLANNING ■ DESIGN ■ CONSTRUCTION
10715 ALTON PARKWAY
PINE CALIFORNIA 92684
REVISED FEBRUARY 19, 2003
MARCH 15, 2002
J.M. 10-102112

R:\FEA\A1\10102112\MAPPING\ANEX\112EX004.Dwg

EXHIBIT C

LIST OF PERMITS AND APPROVALS

Sundance Specific Plan
Tentative Tract Map Nos. 31468, 31469, 31470 and 31893
Addendum to the Sundance Specific Plan EIR

Tentative Tract Map
Conditions of Approval

BROOKSIDE AVE.

TRACT
37428

TRACT
37427

TRACT 31469

COUGAR WAY

TRACT 31470

CHERRY AVE.

TRACT
34291

TRACT 34862

TRACT 31893

HIGHLAND SPRINGS AVE.

TRACT
34290

TRACT 31468

TRACT 30332

OAK VALLEY PKWY.

8TH ST.

TRACT
37426

Tentative Tract Map No. 30332

(Planning Areas 1 – 4 and 7)

EXHIBIT A

**CITY OF BEAUMONT
SUBDIVISION
CONDITIONS OF APPROVAL**

**TENTATIVE TRACT MAP NO. 30332
APN: 406-170-011; 419-020-017, 018
PARDEE CONSTRUCTION COMPANY**

**CITY COUNCIL
APPROVAL DATE:**

December 4, 2001

1.0 STANDARD CONDITIONS

- 1.1 The following conditions of approval are for **TENTATIVE TRACT NO. 30332**, and consist of Conditions 1.1 through 1.13, Conditions 2.1 through 2.8, Conditions 3.1 through 3.20, Conditions 4.1 through 4.15, Conditions 5.1 through 5.11, Conditions 6.1 through 6.9; and pages 1 through 14, inclusive.
- 1.2 The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **TENTATIVE TRACT NO. 30332 and Environmental Impact Report No. 90-2** which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
- 1.3 The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
- 1.4 This conditionally approved tentative map will expire two (2) years after the original approval date, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development agreement. Action on a minor change and/or revised map request will not extend the time limits of the tentative map. The City Council approval date on the original tentative map is November 6, 2001.
- 1.5 The final map shall be prepared by a licensed land surveyor or registered civil engineer subject to all the requirements of the State of California Subdivision Map Act and The Beaumont Municipal Code.

TENTATIVE TRACT MAP NO. 30332

Conditions of Approval

PAGE 2 OF 14

- 1.6 Within ten (10) days of approval by the City Council ten(10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Planning Director prior to release of the final conditions of approval. The amended map shall be in substantial conformance with Exhibit B.
- 1.7 Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal, listed in Ordinance No. 506.
- 1.8 The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Director.
- 1.9 The properties contained within Tentative Tract No. 30332 are part of the Deutsch Specific Plan, approved by the Beaumont City Council on January 14, 1991. The provisions and criteria of the Deutsch Specific Plan shall control and guide the development of Tentative Tract No. 30332.
- 1.10 An Environmental Report was prepared and certified for the Deutsch Specific Plan, and a series of mitigation measures were adopted by the City Council to mitigate the potential environmental impacts of the project. All of the mitigation measures set forth in the subject environmental document are herewith established as conditions of approval for Tentative Tract No. 30332.
- 1.11 Execution of the project will necessitate the conducting of mitigation monitoring by the City to ensure that all of the mitigation measures set forth in the Mitigated Negative Declaration are systematically implemented. The subdivider shall fund the mitigation monitoring requirements by paying an amount equal to the City's actual contracting cost for such services, plus a 15 percent administrative charge.
- 1.12 Tentative Tract No. 30332 has been found to be substantially in conformance with the Deutsch Specific Plan. It is required as part of the conditions of approval set forth herein, that an amendment to said Specific Plan shall be submitted and processed, and said amendment shall include and accurately reflect the configuration of Tentative Tract No. 30332.
- 1.13 The recommendations and mitigation measures contained in the "Tentative Tract No. 30332 Traffic Impact Analysis, prepared by RBF Consulting, dated September 7, 2001, shall be incorporated into the design of the Final Map and subsequent development plans, and shall be fully implemented in the construction of the project, and the respective phases in which the project may be developed.

TENTATIVE TRACT MAP NO. 30332

Conditions of Approval

PAGE 3 OF 14

2.0 AGENCY CONDITIONS

- 2.1 The subdivider shall comply with the requirements set forth in the City Public Works Director conditions, a copy of which is attached.
- 2.2 The subdivider shall comply with the requirements of the Beaumont Police Department (transmittal dated September 12, 2001).
- 2.3 The subdivider shall comply with the requirements set forth by the Riverside County Fire Department transmittal, dated September 11, 2001, a copy of which is attached, with the exception of related to phasing and the design of "flag" lots.
- 2.4 The subdivider shall comply with the requirements as set forth by the Beaumont-Cherry Valley Water District.
- 2.5 The subdivider shall comply with the requirements as set forth by the San Geronio Pass Water Agency.
- 2.6 The subdivider shall comply with the requirements as set forth by the Caltrans.
- 2.7 The subdivider shall comply with the requirements as set forth by the Southern California Gas Company.
- 2.8 The subdivider shall comply with the requirement as set forth by the Beaumont Unified School District (transmittal dated September 11, 2001).

3.0 RECORDATION CONDITIONS

Prior to the RECORDATION of any final map, all the following conditions shall be satisfied:

- 3.1 The subdivider shall submit written clearances to the Public Works Director that all pertinent requirements from the following agencies have been met:
 - County Fire Department
 - County Flood Control and Water Conservation District
 - City Police Department
 - City Community and Economic Development Department
- 3.2 All road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Director. Street names shall be subject to the approval of the Public Works Director. Secondary access shall be offered for dedication and improved from the tract map boundary to a City maintained road as approved

TENTATIVE TRACT MAP NO. 30332

Conditions of Approval

PAGE 4 OF 14

- by the Public Works Director prior to recordation. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Director.
- 3.3 All delinquent property taxes, special taxes and assessments shall be paid to the Riverside County Tax Collectors Office.
- 3.4 Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the final map if they are located within the land division boundary. All offers of dedication and conveyances shall be submitted and recorded as directed by the Public Works Director.
- 3.5 Lots created by this subdivision shall comply with the following:
- a. Lots created by this subdivision shall be in conformance with the development standards of the Deutsch Specific Plan and the substantial conformance documentation submitted in conjunction with this subdivision map.
 - b. When lots are crossed by public utility easements, each lot shall have a net usable area of not less than 5,000 square feet, exclusive of the utility easement.
- 3.6 No lots fronting on knuckles, or cul-de-sacs shall have less than thirty-five (35) feet of frontage measured at the property line, with the exception of flag lots as approved by the Director of Planning.
- 3.7 This subdivision may be recorded in phases subject to the following:
- a. Phasing, including phase boundaries and sequencing, shall be subject to Planning Director approval.
 - b. Common open space area improvement phasing, shall be required subject to Planning Director approval.
- 3.8 Consistent with City standards and the Beaumont General Plan, the subdivider is obligated to provide fully improved park space at a ratio of 5 acres per 1,000 population. Said conditions of approval require of park improvements and/or fees, and these requirements shall be applicable on a pro-rata basis for this subdivision. The plans for the required park area shall be approved by the City Council prior to recordation of the final map.
- 3.9 The open space areas described in Condition No. 3.8 and otherwise set forth in the Deutsch Specific Plan, shall, as applicable, be shown as numbered lots on the final map, shall be improved and offered for dedication to the City/CFD or other maintenance entity approved by the Planning Director.
- 3.10 The subdivider shall comply with the following park, open space and parkway landscaping

TENTATIVE TRACT MAP NO. 30332

Conditions of Approval

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conditions for open space areas described in Condition Nos. 3.8:

- a. The subdivider shall post a landscape performance bond or other acceptable security approved by the Planning Director which shall be released concurrently with the assumption of the maintenance responsibility by the City, CFD or other entity approved pursuant to Condition No. 3.9. The bond or security shall include ninety (90) days of landscape maintenance costs.
 - b. The subdivider shall file a plot plan application including detailed landscaping and irrigation plans for the subject area. The plot plan shall require all improvements to be constructed concurrently with the development of the residential lots which are part of this tract.
- 3.11 The subdivider shall convey to the approved landscape maintenance entity fee simple title at no cost to the entity all park and open space areas, free and clear of all liens, taxes, assessment, leases (recorded and unrecorded) and easements, except those easements which in the sole discretion of the entity are acceptable.
- 3.12 The maintenance and management of common open space areas and common facilities shall be conducted as set forth herein and approved by the Director of Planning. All provisions of said condition shall be satisfied prior to map recordation.
- 3.13 A hydrology study, to the satisfaction of the Public Works Director, shall be prepared and approved prior to recordation. Said hydrology study shall be based upon methodology which is acceptable to the Riverside County Flood Control and Water Conservation District, and shall address the potential impacts of the project, as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting any downstream problems.
- 3.14 The subdivider shall be responsible for the provision of a fair share of the necessary roadway, water, sewer and drainage facilities for the orderly implementation of the Deutsch Specific Plan and the existing master plans for these facilities. Prior to recordation, the subdivider shall work with the City and the Public Works Director to establish the necessary financing and implementation measures to ensure the provision of a fair share of such necessary facilities.
- 3.15 The final map shall provide for the establishment of Project and Neighborhood Entry Feature(s), as set forth in the design details submitted in conjunction with the Tentative Tract Map. The final map shall reflect the appropriate corner cut-offs to accommodate the required entry treatments.
- 3.16 Prior to the recordation of the map or any phases thereof, the subdivider shall provide the City with acceptable security to ensure that the commitment entered into by the Deutsch

TENTATIVE TRACT MAP NO. 30332

Conditions of Approval

PAGE 6 OF 14

Company, in an agreement dated March 18, 1993, for provision of sewer service to the "Eighth Street Neighborhood", is met in a timely and reasonable fashion.

- 3.17 Based upon the level of park facilities indicated on Tentative Tract No. 30332, a maximum of 312 lots may be recorded and developed. The recordation of the remaining lots contained within Tentative Tract No. 30332 shall be contingent on the commitment of the subdivider, in a form of security acceptable to the City, ensuring that the provision of parks, based upon City standards, will occur in reasonable proportion to development beyond the initial 312 lots.
- 3.18 Prior to the issuance of the 500th building permit for residential development within this tract, the following conditions shall be fully satisfied:
- a. A Specific Plan Amendment and any necessary associated environmental documentation, as determined by the Director of Planning, covering the entire Deutsch Specific Plan area shall be submitted and processed. No more than 800 residential shall be recorded prior to the approval of the Specific Plan Amendment by the Beaumont City Council.
 - b. A full traffic study, employing the Beaumont Area Traffic Model (BATMAN) shall be submitted for the approval of the Director of Planning. Said traffic study shall identify the on- and off-site transportation improvements required for the project, and shall identify the level of impact (and concomitant level of funding responsibility) of the project on all affected roadway links, intersections and facilities. The study shall also detail the manner and mechanisms in which the project will participate in satisfying these obligations. The applicant shall be responsible for the cost of any amendments necessary to the Circulation Element of the Beaumont Comprehensive General Plan.
 -  c. A full evaluation of necessary backbone infrastructure to accommodate the full Deutsch Specific Plan project, the costs associated with these facilities, and a phasing and implementation plan for these improvements. The applicant shall be responsible, if necessary, for any costs associated with the amendment of the City of Beaumont Sewer Master Plan.
- 3.19. The following changes and modifications to the Tentative Tract Map shall be reflected in the Final Map and in the execution of the project:
- a. The "96' Collector Street (Loop Road) design shall be modified to incorporate a raised, landscaped median with a minimum width of 12 feet, and shall incorporate striped bicycle lanes with a width of 7 feet.
 - b. The "100' Major Highway (14th Street)" design shall be modified to: incorporate meandering sidewalks and a raised, landscaped median with a minimum width of 14

TENTATIVE TRACT MAP NO. 30332

Conditions of Approval

PAGE 7 OF 14

feet; striped bicycle lanes with a width of 7 feet; and the parkway width along the commercial site shall be increased by 8 feet.

- c. The "56' Local Street (Park Spoke Street) design shall indicate that sidewalks shall be placed adjacent to curbs in areas where less than 4 feet of clearance would result between the sidewalk and any adjoining walls or fences.
- d. The "80' Project Entry Road" design shall be modified to incorporate striped bicycle lanes with a width of 7 feet.
- e. The "40.5' Park Frontage Street" design shall be modified to incorporate a striped bicycle lane with a width of 7 feet; and the design of the street shall incorporate the use of stamped concrete embellishments, at a minimum, at the four street intersections, in a manner as approved by the Director of Planning.
- f. A total parkway width of at least 20 feet shall be provided along all commercial street frontages.
- g. Radial rear lot lines, rather than geometric cut-offs, shall be provided along the rears of Lots 439, 497, 730 and 802.

3.20 The subdivider shall submit a complete architectural and landscape architectural design package for the review of the Director of Planning, and for approval by the Planning Commission. Said package shall be developed with the intent of forming the basis for the standards to be included in the Specific Plan Amendment for the entire Deutsch Specific Plan and shall, at a minimum, contain the following elements:

- a. Architectural design parameters for the design and development of residential product types, conceptually specifying colors, materials, roofing, equipment placement and screening and other design details determined to be pertinent by the Director of Planning.
- b. Architectural design parameters for the design and development of the project's commercial areas, conceptually specifying colors, materials, roofing, equipment placement and screening, parking lot designs, loading and truck circulation standards, access considerations and other design details determined to be pertinent by the Director of Planning.
- c. Landscape architectural and irrigation design parameters for the design and development of all landscaped areas, including parkways, medians, commercial setback areas and residential front yards; detailed plans for the proposed five-acre park area; and other design details determined to be pertinent by the Director of Planning.

TENTATIVE TRACT MAP NO. 30332

Conditions of Approval

PAGE 8 OF 14

- d. A plant palette identifying a hierarchy of appropriate planting materials for the project.
- e. Details for all entry monumentation and signage, including a hierarchy of, and specifications for, neighborhood entry statements and details; and signage standards for the commercial area.
- f. Detailed wall and fencing plan for the subdivision, including colors, materials and locational details.

4.0 GRADING CONDITIONS

4.1 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:

- a. The land divider or developer shall submit five (5) prints of a comprehensive grading plan to the Public Works Director which complies with the Uniform Building Code, Chapter 70, the Beaumont Municipal Code and as may be additionally provided for in these conditions.
- b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
- c. Graded land shall be provided with erosion control measures as approved by the Public Works Director.
- g. All residential building pads shall have a minimum depth of 90 feet and pad width of 50 feet exclusive of any slope in excess of two feet in vertical height.

4.2 Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Director for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be installed including, but not limited to, parkway planting, recreation trail, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:

- a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.
- b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

TENTATIVE TRACT MAP NO. 30332

Conditions of Approval

PAGE 9 OF 14

- c. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Director. Utilities shall be placed underground wherever feasible.
 - d. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
 - e. Where street trees cannot be planted within the right-of-way of interior streets and project parkways due to insufficient road right-of-way, they shall be planted outside of the road right-of-way.
 - f. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate.
 - g. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.
 - h. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
- 4.3 Three (3) sets of detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with a processing fee of \$300.00 to the Community and Economic Development Department.
- 4.4 No grading permits shall be issued for any proposed new structures outside the areas shown on the approved tentative map unless otherwise approved by the Planning Director and the Public Works Director.
- 4.5 If grading is proposed for five (5) or more acres or is part of a larger project that will disturb five (5) or more acres it shall require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Grading permits shall not be issued until the Public Works Director has determined that the project has complied with the current City requirements for compliance with the NPDES Construction General Permit.
- 4.6 If the project grading is to be phased, prior to issuance of a grading permit, an overall conceptual grading plan shall be submitted to the Public Works Director and Planning Director for approval. The plan shall be used as a guideline for subsequent detailed grading plans for individual phases of development and shall include the following:
- a. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.

TENTATIVE TRACT MAP NO. 30332

Conditions of Approval

PAGE 10 OF 14

- b. Approximate time frames for grading and identification of areas which may be graded during the higher probability rain months of December through March.
 - c. Preliminary pad and roadway elevations.
 - d. Areas of temporary grading outside of a particular phase.
- 4.7 Driveways shall be designed so as not to exceed a fifteen (15) percent grade.
- 4.8 The subdivider shall provide evidence to the Public Works Director that all off-site grading areas have recorded grading and drainage easements and that maintenance responsibilities have been assigned as approved by the Public Works Director.
- 4.9 A qualified paleontologist shall be retained by the subdivider for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist, the City Public Works Director and the grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The paleontologist shall submit in writing to the Planning Director the results of the initial consultation and details of the fossil recovery plan if recovery was deemed necessary.
- 4.10 The subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit) should any grading be proposed within or along the banks of any natural watercourse. Copies of any agreement shall be submitted to the Public Works Director with the notification.
- 4.11 The subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the alteration of any watercourse or wetland complies with the U.S. Army Corps of Engineers (Corps) Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or alongside the banks of the any watercourse or wetland where the Corps has jurisdiction. Copies of any agreements shall be submitted to the Public Works Director along with the notification.
- 4.12 Grading plans shall be submitted to the Public Works Director for review and approval. The plans shall include an erosion and siltation control element, as necessary, to prevent graded and cleared areas from being eroded, resulting in the transport of sediment into the watercourses and downstream where it may affect downstream properties and habitat. Approval of the grading plans is required to fulfill monitoring requirements of the California Environmental Quality Act (CEQA).

- 4.13 Any grading plans proposing grading adjacent to or within the open space lots shall be submitted to the Planning Director for review and approval.
- 4.14 Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans.
- 4.15 The subdivider shall submit two (2) copies of a soils report to the Public Works Director. The report shall address the soils stability and geologic conditions of the site as approved by the Public Works Director.

5.0 BUILDING CONDITIONS

Prior to the issuance of BUILDING PERMITS, all the following conditions shall be satisfied:

- 5.1 The subdivider shall submit written clearances to the Planning Director that all pertinent requirements from the following agencies have been met:
 - City Public Works Department
 - Beaumont Unified School District
 - San Geronio Pass Water Agency
 - Beaumont-Cherry Valley Water District
- 5.2 Prior to submittal of architectural building plans and wall and fence plans to the Planning Director, an acoustical study shall be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce ambient interior noise levels to 45 Ldn, with particular emphasis on proposed dwelling units located near Highland Springs Avenue. The study shall be submitted to the Planning Director for review with a \$300.00 review fee and the approved recommendations shall be incorporated into the architectural building plans and wall and fence plans.
- 5.3 A detailed wall and fencing plan shall be submitted to and approved by the Planning Director and shall show all project walls and fencing including but not limited to perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be constructed along all side yards adjacent to streets and in locations as approved by the Planning Director.
- 5.4 Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with Planning Director approval.
- 5.5 Building separation between all buildings shall not be less than ten (10) feet. Fireplaces and media niches when connected to fire places may encroach one (1) foot into the side yard

setback. Additional encroachments are allowed as approved by the Planning Director pursuant to an application for a setback adjustment.

- 5.6 All street side yard setbacks shall be a minimum of ten (10) feet.
- 5.7 All front yards shall be provided with landscaping and automatic irrigation systems, as approved by the Planning Director.
- 5.8 All wood fencing shall be treated water resistant paint or with heavy oil stain to match the natural shade.
- 5.9 All utility connections and easements shall be placed underground and shall not encroach into the driveway area unless otherwise approved by the Public Works Director.
- 5.10 A plot plan for all residential buildings, garages and accessory buildings shall be submitted to the Planning Director accompanied by applicable filing fees for a plot plan not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the City of Beaumont. The plot plan shall require the approval of the Planning Commission. The plot plan shall contain the following elements:
 - a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
 - b. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers when feasible (trade names also acceptable).
 - c. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to and visible from public roadways.
 - d. Five (5) sets of photographic or color laser prints (8 X 10 in.) of the sample board and colored elevations shall be submitted for permanent filing.

The plot plan shall require the approval of the Planning Commission prior to issuance of building permits for lots included within the plot plan, including permits for model home complexes. The submittal and approval of plot plans may be phased provided:

- a. A subdivision phasing plan has been submitted to and approved by the Planning Director and Public Works Director.
 - b. A separate plot plan shall be submitted to the Planning Director for each approved tract phase accompanied by the appropriate filing fees.
- 5.11 All residential units shall be served by a minimum of two access points at all times, for proper circulation and emergency vehicle ingress and egress, as approved by the Fire Department.

6.0 FINAL INSPECTION/OCCUPANCY CONDITIONS

Prior to the FINAL BUILDING INSPECTION or issuance of OCCUPANCY PERMITS, whichever occurs first, all the following conditions shall be satisfied:

- 6.1 Decorative block and sound walls shall be constructed subject to the approval of the Public Works Director and Planning Director. A graffiti resistant coating or landscaping shall be provided on all block walls.
- 6.2 Solid wood fences shall be constructed subject to the approval of the Public Works Director and Planning Director.
- 6.3 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans.
- 6.4 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Director and the Public Works Director.
- 6.5 A licensed landscape architect shall provide a Compliance Letter to the Planning Director and the Public Works Director stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans and conditions of approval. The Compliance Letter shall be submitted at least three (3) working days prior to any final building inspection or issuance of any occupancy permits, whichever occurs first.
- 6.6 All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection at the direction of the Planning Director.
- 6.7 All driveways shall be concrete paved.
- 6.8 The required park facilities shall be completed and issued a final building permit inspection consistent with the phasing schedule to be developed in the implementation of the Recordation Conditions set forth herein.

TENTATIVE TRACT MAP NO. 30332

Conditions of Approval

PAGE 14 OF 14

- 6.9 The subdivider shall submit to the Planning Director a duly and completely executed agreement with a CFD or other maintenance entity approved by the Planning Director which demonstrates to the satisfaction of the City Attorney, Planning Director and Public Works Director that the subdivider has provided for the dedication and maintenance of landscaping, irrigation and open space areas. Model homes shall be exempt from this condition.

CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 30332

1.0 - GENERAL

- 1.1 The design of the public infrastructure elements shall conform to the requirements of the City General Plan and the STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, current edition, as required and approved by the Public Works Director.
- 1.2 The following plans and reports shall be prepared by a competent California licensed civil engineer prior to any site development. All required plans shall be drawn in ink at appropriate scales on mylar sheets as approved by the Public Works Director.
 - 1.21 Plans Required:
 - A. Street Plans - Plan/Profile at 1" = 40' (Hor), 1" = 4' (Vert), plus Title/Index and Detail Sheets.
 - B. Rough Grading 1" = 40', and Precise Grading Plan 1" = 30'.
 - C. Water, Sewer and Storm Drain - Plan/Profile at 1" = 40' (Hor), 1" = 4' (Vert), plus Title/Index and Detail Sheets.
 - D. Landscape/Irrigation - Plan 1" = 40'.
 - E. Electrical and Street Lighting Plan 1" = 40'.
 - F. Composite underground Utility Plan at 1" = 100' showing all curbs, sewer, water, and storm drain with valves, utility valves, manholes and service connections. Gas, electric, telephone, and CATV shall be shown schematically based on plans prepared by utility agencies.
 - G. Storm Water Pollution Prevention Plan shall be prepared and approved by the California State Water Quality Control Board, Santa Ana Region prior to grading permit.

Tentative Tract Map No. 30332
Conditions of Approval

1.22 Final Maps shall meet all requirements of the Beaumont Municipal Code, and shall include the following:

- A. All easements within the City of Beaumont's rights of way shall be subordinated to the City of Beaumont.
- B. All easements and rights of way, both existing and as required by the Public Works Director. All off site right of way required shall be acquired by the subdivider pursuant to the subdivision map act and the Beaumont Municipal Code.

1.23 Reports Required:

- A. A preliminary title report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Works Director for review along with the first submittal of the final map for the checking.
- B. A preliminary soils report as prepared by a competent California licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations shall be submitted for review by the Public Works Director along with the first submittal of Street Plans and/or other improvement plans for review. Within the required soils report special attention shall be directed to the ripability of the proposed roadcuts and stability of manufactured slopes.

The geotechnical engineer shall determine the setback requirements to support loading without failures in the soil mass.

- C. Any grading and/or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical engineer who shall obtain all required permits and submit reports on progress and test results to the Public Works Director for review and approval as determined by the City. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the Public Works Director for review and approval, which may require additional tests at the expense of the Subdivider.

Permits to build structures will not be issued until a Report has been submitted by a geotechnical engineer and approved by the Public Works Director attesting to the sufficiency of all building pads to sustain proposed foundation loading.

Tentative Tract Map No. 30332
Conditions of Approval

1.3 Fees Required:

- A. At the time of first submittal of Final map, the Subdivider shall pay to the City of Beaumont all applicable fees based on the requirements of City Resolution No. 1990-44. An Engineer's estimate of construction shall be prepared by the subdivider and approved by the Public Works Director.
- B. At the time of requesting recordation of Final Map, the Subdivider shall provide to the City a cash deposit based on the requirements of City Resolution No. 1990-44. This deposit shall guarantee setting of final survey monumentation within the Parcel Map. Said deposit will be refunded after the Public Works Director verifies that said monumentation has been set in accordance with the Final Map and that any required amended maps and/or certificates of correction have been recorded.
- C. Prior to issuance of any permits to construct any public improvements, the Subdivider shall pay to the City of Beaumont all applicable fees based on the requirements of City of Beaumont Resolution No. 1990-44.
- D. Prior to issuance of any permits to construct any improvements, securities to guarantee completion of construction and payment of labor and materials shall be provided by the subdividers and all assignees and successors to the City in accordance with Chapter 16.36 of the Beaumont Municipal Code.

SECTION TWO - STREET IMPROVEMENTS

- 2.10 Off-site street improvement requirements shall be constructed based on sensitivity analysis contained in the Traffic Study prepared for this development. The Subdivider shall be directly and solely responsible for the mitigation of impacts related to existing traffic levels plus project traffic plus background traffic increases prior to recordation of the final map. The subdivider shall obtain all required right of ways, construct all street improvements at the times required by the Traffic Study and approved by the Public Works Director.
- 2.20 On-site street improvements shall be constructed as follows:
 - 2.21 Typical street sections shown on the Tentative Tract Map for interior streets and Highland Springs Avenue shall be followed. Final sections shall be approved by the Public Works Director prior to first submittal of street improvement plans.
 - 2.22 Pavement structural section shall be designed based on soils tests (R-Valve Tests)

Tentative Tract Map No. 30332
Conditions of Approval

- conducted by an acceptable soils testing laboratory and submitted by a California licensed geotechnical engineer for a Traffic Index as approved by the Public Works Director.
- 2.23 All sidewalks shall have a minimum unobstructed width of four feet, and the location of pedestrian ramps shall be determined by the Public Works Director in accordance with federal and state laws at the time of recordation.
- 2.24 All curb heights, and gutter widths shall be based on requirements as set forth by the Hydrology/Hydraulics Report and approved by the Public Works Director.
- 2.25 All covers for utility manholes, valves, and vaults shall be adjusted to final grade after final paving. Street asphalt concrete pavement may be placed in multiple lifts depending on design asphalt thickness with the final lift placed prior to the first occupancy within that phase of development.
- 2.26 Prior to the time that lumber is deposited on site for approved construction in a specific phase, all curbs and gutters and pavement shall be completed within that phase area and compaction reports for utility trenches and street base shall be approved. Model complexes are excluded from this condition but are required to provide access and fire flow in a manner as approved by the Fire Department.
- 2.27 Streets shall not be paved until all underground utilities are installed. There shall be no intersecting street center lines less than 90° unless otherwise approved by the Public Works Director.
- 2.28 The minimum centerline radius for local streets (50'-60' ROW) shall be 300 feet unless otherwise approved by the Public Works Director.
- 2.29 The minimum centerline radius for collector streets (66' ROW) shall be 550 feet unless otherwise approved by the Public Works Director.
- 2.30 Sleeves for lighting and landscape purposes will be allowed in the public street right-of-way when necessary, subject to the approval of the Public Works Director.

SECTION THREE - SEWER IMPROVEMENTS

- 3.10 The sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant on Fourth Street or a designated lift station in accordance with the Master Sewer Plan.

Tentative Tract Map No. 30332
Conditions of Approval

- 3.20 Sewer mains shall be a minimum diameter of 8" with VCP pipe and fittings unless otherwise approved by the Public Works Director. Service laterals shall be constructed with VCP. No structure shall be occupied until the collection system has been thoroughly cleaned, inspected, tested, and accepted for maintenance by the City Public Works Director. All manhole and cleanout covers within paved areas shall be adjusted to finished grades after paving is completed; and such adjustments shall be done in a manner as to prevent entry of silt and/or debris into the sewer system.

SECTION FOUR - WATER IMPROVEMENTS

- 4.10 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 4.11 All water valves and vault covers within paved areas shall be raised to finish surfaces and painted after paving is completed.
- 4.12 All fire hydrants, air vacs and other above ground water facilities shall be placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc., may be placed within sidewalks or paved areas provided such devices are set flush with finished surfaces as approved by the Public Works Director.

SECTION FIVE - STORM DRAIN IMPROVEMENTS

- 5.10 The Subdivider shall demonstrate by hydraulic calculations that developed flows proposed to be discharged into and through existing or any other storm drain facilities shall not exceed the maximum flows for which said existing facilities are presently designed.
- 5.11 Storm flows may be conveyed in street sections to the extent that tops of curbs shall accommodate a 10-year storm and that right-of-way limits shall accommodate a 100-year storm. If storm flows cannot be adequately conveyed by street section, underground storm drains shall be provided as recommended in the Hydrology/Hydraulics report and approved by the Public Works Director.
- 5.12 All storm drains, catch basins, the storm water runoff structures will be provided with adequate capabilities to filter and retain sediment and grit, oil and grease, to prevent pollution in storm water runoff in compliance with the City of Beaumont's best

Tentative Tract Map No. 30332
Conditions of Approval

Management Practices and the Beaumont Drainage Master Plan for stormwater.

- 5.13 Prior to the recordation of each final map the subdivider shall construct temporary drainage facilities and erosion control as necessary to provide for storm runoff and minimize erosion and silt deposition. The subdivider shall obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board and approved by the Public Works Director.

SECTION SIX - TRAFFIC SAFETY

- 6.10 Prior to the recordation of the final map, the Subdivider shall design and construct a street lighting system to the requirements of the AMERICAN NATIONAL STANDARD PRACTICE FOR ROADWAY LIGHTING. This lighting system shall utilize high-pressure Sodium Vapor lamps.
- 6.11 Street name signs, and traffic control devices shall be constructed in accordance with approved plans. Traffic control devices shall be required for construction work for on-site and off-site locations. Street names for this Tract shall be submitted to the Public Works Director for approval.
- 6.12 During construction, temporary traffic control devices shall be constructed as deemed necessary by the City Public Works Director at locations where construction traffic disrupts normal traffic. Such measures and devices shall include but not limited to: flagmen, barricades, portable electric traffic signals and street sweeping.

SECTION SEVEN - ONSITE IMPROVEMENTS

- 7.10 All lots shall be designed and graded to drain to fronting streets. No lot shall drain onto any property adjacent to the Tract. Lots shall be protected from storm runoff as approved by the Public Works Director.
- 7.11 All lots shall be provided with driveway approaches per City Standard Drawings. Sewer and water service pipelines shall be placed outside of driveway areas unless otherwise approved by the Public Works Director.
- 7.12 The tops of all cut slopes shall be located at least two feet from rear yard property lines. Retaining walls shall be utilized where required by Public Works Director to ensure that unusable and non-visible slopes are not created at the sides or rear of any lot, and that there is a minimum "Flat" area of five feet width in all side yards.

Tentative Tract Map No. 30332
Conditions of Approval

SECTION EIGHT - PARK AND LANDSCAPING

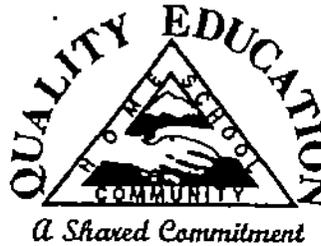
- 8.10 Prior to the recordation of the final map for any phase of development, the Subdivider shall prepare final improvement plans for the landscaping and irrigation of parks, landscaped areas, and all open spaces. Said plans be prepared by a California licensed Landscape Architect and shall be subject to the review and approval of the Public Works Director and Planning Director.

Sincerely,
CITY OF BEAUMONT

John R. Wilder
Assistant Director of Public Works

BEAUMONT UNIFIED SCHOOL DISTRICT

BOARD OF TRUSTEES
MR. BILL GREENWOOD
MR. WILLARD LOVE
DR. JOHN MACHISIC
MS. P. J. RUPERT
DR. JACK SMITH



JOHN WOOD
District Superintendent
ROBERT GUILLEN
Deputy Superintendent

September 11, 2001

Mr. Ernest Egger
City of Beaumont
550 E. Sixth Street
Beaumont, CA 92223

RE: Tract 30332

Dear Mr. Egger:

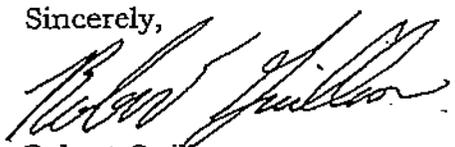
In review of the Tentative Tract Map 30332 for eight hundred sixty-seven (867) single residential units, the District will subject the project to adherence to the current mitigation fees or the District's School Facilities Mitigation Policy adopted February 22, 1993. The Cooperative Agreement the District has with the City is still being utilized.

The tentative map does not follow the previous "Land Use Plan" of the Deutsch Specific Plan dated February 19, 1991. The previous plan had a junior high school and an elementary school included within the project area.

As we have stated before, the Beaumont Unified School District recognizes the many benefits from orderly and well-planned development of the area within its District boundaries. Therefore, there is strong support for comprehensive planning as exhibited through parcels TTM No. 30332 and the rest of the Deutsch Specific Plan. The subdivision of property into residential sites will increase the need for school facilities. The Beaumont Unified School District will look forward to and expect to work very closely with the project applicant and the City of Beaumont in the planning for required educational services and facilities which may result from this residential development.

The Beaumont Unified School District supports the tentative track map proposed. Pardee Construction will need to provide suitable sites prior to final approval. This project will be subject to the current mitigation fee, unless the District has agreed to utilize the previous mentioned agreement. Should you require any additional information in relation to this matter, please feel free to contact me at 845-1631, ext. 323 or ext. 328.

Sincerely,


Robert Guillen
Deputy Superintendent

09/11/01
7:26

Riverside County LMS
CONDITIONS OF APPROVAL

Page:

Library Conditions

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE.999

MAP-#50-BLUE DOT REFLECTORS

DRAFT

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE.999

MAP*-#16-HYDRANT/SPACING

DRAFT

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE.999

MAP-#46-WATER PLANS

DRAFT

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE.999

MAP-#53-ECS-WTR PRIOR/COMBUS

DRAFT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE.999

MAP-#47-SECONDARY ACCESS

DRAFT

The applicant or developer shall provide a alternate or secondary access as approved by the County Transportation Department. - FOR EACH PHASE

09/11/01
7:26

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

Library Conditions

50. PRIOR TO MAP RECORDATION

50.FIRE.999 MAP-#9-MITIGATION UNIT/LOT

DRAFT

The applicant or developer shall deposit with the Riverside County Fire Department, a check or money order in the sum of \$400.00 per lot/unit as mitigation for fire protection impacts.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE.999 MAP-#50A- FH, WATER

DRAFT

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Fire hydrant(s) system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Verification **INSPECTION OF** **THE** fire hydrant/water tank installation will need to be given **BY** the Riverside County Fire Department. Contact the fire department for verification guidelines.

RECEIVED



RIVERSIDE COUNTY FIRE DEPARTMENT

In cooperation with the
California Department of Forestry and Fire Protection

Fire Protection Planning and Engineering Services
4000 Lemon Street, 2nd Floor • Riverside, California 92501 • (909) 955-4777 • Fax (909) 955-4886

Tom Thistle
Fire Chief

DATE: 9-6-01 RE: BMT-TR 30332 PLANNER: _____

The Riverside County Fire Department requests an amended map with the following changes prior to issuance of letter of conditions:

Proudly serving the
unincorporated
areas of Riverside
County and the
Cities of:

- Banning
- Beaumont
- Calimesa
- Canyon Lake
- Coschella
- Desert Hot Springs
- Indian Wells
- Ilwaco
- Lake Elsinore
- La Quinta
- Marcos Valley
- Palm Desert
- Perris
- Rancho Mirage
- San Jacinto
- Temecula

Board of Supervisors

Bob Buser,
District 1

John Tavaglione,
District 2

Jim Venable,
District 3

Wilson,
District 4

Tom Mullen,
District 5

- _____ Show vicinity map with 1996 or later Thomas Brothers coordinates
- _____ List all utility companies
- _____ Driveway width not shown/incorrect minimum width _____
- _____ Driveway grade not shown/incorrect maximum grade 15%
- _____ Driveway surface not shown/incorrect, show asphalt or concrete
- _____ Driveway radius not shown/incorrect. Contact Fire Dept. for guideline handout
- _____ Fire Dept. turnaround not shown/incorrect. Contact Fire Dept. for guideline handout
- _____ Fire Dept. turnout not shown/incorrect. Contact Fire Dept. for guideline handout
- _____ Occup. classification per 1997 UBC not shown/incorrect for bldg(s) _____
- _____ Type construction per 1997 UBC not shown/incorrect for bldg(s) _____
- _____ Show square footage per floor, mezzanines and total for building, for each building shown
- _____ Label all buildings as proposed or existing. Label existing building either to remain or to be removed
- _____ Floor plans and elevations needed for buildings
- _____ Show all bus zones, loading, unloading zones, etc
- _____ Show location and size in gallons for all above/underground fuel tanks, waste oil, LPG and chemical tanks. (If no tanks state on plans)
- _____ Medians must be setback 35 feet from face of curb and minimum 20 feet driving width each side of medium.

___ Gate width and/or type of gate not shown or incorrect. Gate must be a minimum ___ feet in width, automatic and/or manual with a Rapid Entry System(s). Gate must be setback 35 feet from face of curb/road right of way. (If no gates state on plans)

___ Project will require water service from a public water supply

___ Cul-de-sac length too long for High Fire Hazard area maximum length 660 feet

___ Cul-de-sac exceeds maximum length of 1320 feet

___ Cul-de-sac length too long for State Responsibility Area maximum length 800 feet.

Primary and secondary access not shown/incorrect **SHALL BE PROVIDED FOR EACH PHASE**

___ Driveways must take their access from a public or private street. NOT an easement

___ Vehicular access required within 150 feet of any portion of any building as measured along approved vehicular travel ways. Access shall be a minimum 24 feet in width, asphalt or concrete surface

___ State on plans if this is a "SHELL BUILDING NO TENANT".

___ A Fire Protection Engineers Report shall be submitted for review and approval, prior to conditioning of the project.

___ Fire flow letter was faxed/mailed on date: ___ to ___
Letter must be returned to fire Dept. prior to conditioning of project.

Other PH-6-RE-DESIGN LOTS-766-1066-PH-5
PH-4-LOT-521-448 / PH-2-LOT-39

RE-DESIGN THESE LOTS FIRE DEPT DOES NOT SUPPORT LOTS THAT RESEMBLE FLAG LOTS

All question regarding these corrections contact the Fire Department Planning Section at 909-955-4777.

- FOR EACH MAP PLACE PHASE #'S ON EXHIBIT - ~~RAVIAZRAH~~

- TR30332-1
- TR30332-2
- TR30332-3
- TR30332-4
- TR30332

CITY OF BEAUMONT
 550 EAST 6TH STREET
 BEAUMONT CALIFORNIA 92223
 (909) 769-8520
 (909) 769-8526 FAX

PLANNING DEPARTMENT
 PROJECT REVIEW TRANSMITTAL SHEET

ASSESS PCL NO.:	TRACT MAP /PARCEL MAP NO.:	
406-170-011/419-020-017/419-020-018.	30332	
BEAUMONT CASE NO.	DATE:	RETURN COMMENTS BY:
01-TM-03	8/27/01	9/11/01

LOCATION:
 Highland Springs Road approximately 1/2 mile North of 8th Street

- TO:
- | | |
|---|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> City Engineer <input checked="" type="checkbox"/> Riv. County Fire Dept w/ check <input type="checkbox"/> Riv. County Flood Control w/check <input type="checkbox"/> Riverside County Health <input type="checkbox"/> Riv. Co. Road Dept <input type="checkbox"/> Riv Co. Planning Dept Tm#1 <input checked="" type="checkbox"/> Southern California Edison <input checked="" type="checkbox"/> Southern California Gas Company <input checked="" type="checkbox"/> Cal Trans | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Beaumont Unified School Dist. <input checked="" type="checkbox"/> Beaumont Cherry Valley Water Dist. <input checked="" type="checkbox"/> Beau CV Rec & Parks Dist. <input checked="" type="checkbox"/> Beaumont Library <input checked="" type="checkbox"/> Beaumont Police Department <input checked="" type="checkbox"/> Beaumont Building and Safety <input checked="" type="checkbox"/> Beaumont City Manager <input type="checkbox"/> Beaumont Newspaper / Record Gazz <input type="checkbox"/> Other _____ |
|---|--|

BRIEF DESCRIPTION OF PROJECT:
 The map represents the first request of Tentative Map Entitlement of the Approved Deutsch Specific Plan. This Map consists of 246 Acres within the overall project acreage of 1139 Acres.

Please review the attached tentative map/documents and return your comments or Conditions of Approval NO LATER THAN the date noted above. If additional time is needed, please so state in your recommendations or contact the Planning Director by telephone. There is no need to return the exhibit, you may keep it in your files. Should you have any questions, please do not hesitate to contact this department (909) 769-8520. Mailing Address: City of Beaumont, Planning Department, 550 E. 6th Street, Beaumont, Ca 92223

COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)

STREETS EXITING ONTO HIGHLAND SPRINGS NEED STANDARD CONTROLS - LEFT TURNS INTO PROJECT FROM HIGHLAND SPRINGS NEED TURN POCKETS - TURN POCKET FOR RT TURNS WOULD BE HELD AS SOON AS STREET IS 50MPH (SB) 55MPH (NB)

Submitted by: DATRICK A SAMA Title: PLANNING DIRECTOR Date: 9/12/01
 Signature: *[Handwritten Signature]*

AGREEMENT REGARDING PROPOSED ANNEXATION

I. BACKGROUND

- In the Spring of 1992, with the help of Beaumont Mayor Jan Leja, county residents were contacted by the Deutsch Company to discuss the subject of annexation.
- A core group of county residents became the Annexation Feasibility Ad-hoc Committee and began to explore with the City and Deutsch representatives, the potential for annexing the county area adjacent to the Deutsch property to the City of Beaumont.
- At the request of the Ad-hoc Committee, three (3) general information meetings were held in July of 1993 to solicit input from interested county residents and confirm community concerns related to annexation.
- Through these meetings the following concerns were identified.
 - The cost and timing of connection to City sewer system.
 - Impact of existing City utility tax.
 - City acceptance of current uses not currently allowed by City zoning.
 - Future plans for the improvement of Eighth Street and American Avenue.
 - Assurances that City and landowner commitments will be kept.
- The Ad-hoc Committee concluded that if these concerns could be satisfactorily resolved, annexation would be acceptable.
- The City and the Deutsch Company agreed to consider and address the concerns raised by the Ad-hoc Committee and a Memorandum of Understanding (MOU) was signed. Based on this MOU, a petition was carried by Ad-hoc Committee members which confirmed community support for annexation if a formal agreement could be reached.

II. AGREEMENT

City of Beaumont (City), Ad-hoc Committee and the Deutsch Company advocate the independent annexation of the area bordered by American Avenue, Eighth Street and Xenia (county area) based on the following conditions:

1. Connection to the City Sewer System

The Deutsch Company and its successors agree to provide access for all property owners within the affected area to the City sewer system at no cost to the property owner. The Deutsch Company will be completely responsible for the following:

- All engineering work required to construct sewer hook-up for each property.
- All physical construction required to connect each property to main sewer line.
- Construction of main sewer line to provide access to City system.
- Payment of City sewer connection fees for each property owner at rates adopted in the City at the time this Agreement is signed. The City agrees to waive any increase in the current fees.

The Deutsch Company agrees that all plans for sewer hook-up for the county area will be included in the first part of the first residential phase of development of the Deutsch property in the City of Beaumont.

The Deutsch Company agrees that access to the City sewer will be constructed for residents of the county area as a part of the first residential phase of development of the Deutsch property in the City of Beaumont.

The City agrees to allow homeowners to hook-up to City sewer service when constructed by the Deutsch Company.

2. Zoning

The City agrees to accept all uses currently allowed under county zoning by adopting appropriate City zoning for the annexed area. The Ad-hoc Committee will be allowed to review and comment on proposed language for the pre-zoning agreement required for a completed annexation of the county area.

3. American Avenue and Eighth Street

The Deutsch Company and the City acknowledge the Ad-hoc Committee's strong concerns regarding future plans to widen Eighth Street and to realign American Avenue. The City agrees to form and participate in a task force of affected property owners to work cooperatively on all plans and decisions concerning the future of these two streets. The City agrees to meet with the task force when the traffic study is initiated.

III. CONDITIONS OF IMPLEMENTATION

The Deutsch Company, City and Ad-hoc Committee agree that implementation of this Agreement is based on the following:

- Successful completion of the current process to annex the Deutsch property to the City of Beaumont.
- Successful completion of the proceedings now being initiated by the Ad-hoc Committee and the City to annex the county area to the City of Beaumont. (See Attachment A)
- The Deutsch Company will offer sewer hook-up to property owners in the county area only one (1) time. This will be at the time of construction of the first residential development on the Deutsch property in the City of Beaumont.

The parties have executed this Agreement on the 8th day
of March, 1993.

By: Alex Deutsch
Alex Deutsch

The Deutsch Company
2444 Wilshire Blvd.
Santa Monica, CA 90403

AD-HOC COMMITTEE

By: Martha GaRey
Martha GaRey

By: Laura Grunwald
Laura Grunwald

By: Norman W. Grunwald
Norm Grunwald

By: Bill Russell
Bill Russell

By: Tina Russell
Tina Russell

By: Earl Woodley
Earl Woodley

By: Virginia Woodley
Virginia Woodley

BEAUMONT CITY COUNCIL

By: Jan Leja
Mayor Leja

By: Norman Brey
Council Member Brey

By: Donald W. McLaughlin
Council Member McLaughlin

By: Frank J. Parrott
Council Member Parrott

By: Mark Russo
Council Member Russo

To: City of Beaumont

Jan. 25, 1993

Re: Annexation

We the undersigned, acting as Ad Hoc committee for the residents of the county area affected by the Deutsch Annexation Project, ask that the City of Beaumont start annexation procedures.

Harmon W. Humebold
Earl Woodley
D. O. Kelly
Bill Bussard
Virginia Woodley
Dorothy
Lana Humebold

" ATTACHMENT A "

Tentative Tract
Map No. 31468
(Planning Areas 8-26)

EXHIBIT A

**CITY OF BEAUMONT
SUBDIVISION
CONDITIONS OF APPROVAL**

**TENTATIVE TRACT MAP NO. 31468
APN: 406-170-013; 419-020-015, 025
PARDEE CONSTRUCTION COMPANY**

**CITY COUNCIL
APPROVAL DATE:**

May 4, 2004

1.0 STANDARD CONDITIONS

- 1.1 The following conditions of approval are for **TENTATIVE TRACT NO. 31468**, and consist of Conditions 1.1 through 1.13, Conditions 2.1 through 2.7, Conditions 3.1 through 3.19, Conditions 4.1 through 4.15, Conditions 5.1 through 5.12, Conditions 6.1 through 6.9; and pages 1 through 12, inclusive.
- 1.2 The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **TENTATIVE TRACT NO. 31468 and Environmental Impact Report No. 90-2, and the Addendum thereto**, which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
- 1.3 The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
- 1.4 Notwithstanding provisions in the Development Agreement contrary thereto, this conditionally approved tentative map will expire two (2) years after the original approval date, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development agreement. Action on a minor change and/or revised map request will not extend the time limits of the tentative map. The City Council approval date on the original tentative map is May 4, 2004.
- 1.5 The final map shall be prepared by a licensed land surveyor or registered civil engineer subject to all the requirements of the State of California Subdivision Map Act and The Beaumont Municipal Code.

TENTATIVE TRACT MAP NO. 31468

Conditions of Approval

PAGE 2 OF 12

- 1.6 Within ten (10) days of approval by the City Council ten(10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Planning Director prior to release of the final conditions of approval. The amended map shall be in substantial conformance with Exhibit B.
- 1.7 Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal, listed in Ordinance No. 506.
- 1.8 The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Director.
- 1.9 The properties contained within Tentative Tract No.31468 are part of the Sundance Specific Plan, approved by the Beaumont City Council on May 4, 2004. The provisions and criteria of the Sundance Specific Plan shall control and guide the development of Tentative Tract No. 31468.
- 1.10 An Environmental Report was prepared and certified for the Deutsch Specific Plan, an Addendum was prepared for the subsequent amendment entitled Sundance Specific Plan, and a series of mitigation measures were adopted by the City Council to mitigate the potential environmental impacts of the project. All of the mitigation measures set forth in the subject environmental document are herewith established as conditions of approval for Tentative Tract No. 31468.
- 1.11 Execution of the project will necessitate the conducting of mitigation monitoring by the City to ensure that all of the mitigation measures set forth in the Mitigated Negative Declaration are systematically implemented. The subdivider shall fund the mitigation monitoring requirements by paying an amount equal to the City's actual contracting cost for such services, plus a 15 percent administrative charge.
- 1.12 Tentative Tract No. 31468 has been found to be substantially in conformance with the Sundance Specific Plan. It is required as part of the conditions of approval set forth herein, that an amendment to said Specific Plan shall be submitted and processed, and said amendment shall include and accurately reflect the configuration of Tentative Tract No. 31468.
- 1.13 The recommendations and mitigation measures contained in the Traffic Impact Analysis prepared by Urban Crossroads, dated July 22, 2003, shall be incorporated into the design on the Final Map and subsequent development plans, and shall be fully implemented in the construction of the project, and the respective phases in which the project may be developed.

TENTATIVE TRACT MAP NO. 31468

Conditions of Approval

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2.0 AGENCY CONDITIONS

- 2.1 The subdivider shall comply with the requirements set forth in the City Public Works Director conditions, a copy of which is attached.
- 2.2 The subdivider shall comply with the requirements of the Beaumont Police Department.
- 2.3 The subdivider shall comply with the requirements of the Riverside County Fire Department.
- 2.4 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 2.5 The subdivider shall comply with the requirements as set forth by the Caltrans.
- 2.6 The subdivider shall comply with the requirements of the Southern California Gas Company.
- 2.7 The subdivider shall comply with the requirement as set forth by the Beaumont Unified School District.

3.0 RECORDATION CONDITIONS

Prior to the RECORDATION of any final map, all the following conditions shall be satisfied:

- 3.1 The subdivider shall submit written clearances to the Public Works Director that all pertinent requirements from the following agencies have been met:
 - County Fire Department
 - County Flood Control and Water Conservation District
 - City Police Department
 - City Community and Economic Development Department
- 3.2 All road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Director. Street names shall be subject to the approval of the Public Works Director. Secondary access shall be offered for dedication and improved from the tract map boundary to a City maintained road as approved by the Public Works Director prior to recordation. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Director.
- 3.3 All delinquent property taxes, special taxes and assessments shall be paid to the Riverside County Tax Collectors Office.
- 3.4 Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the final map if they are located within the land division boundary. All offers of

TENTATIVE TRACT MAP NO. 31468

Conditions of Approval

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dedication and conveyances shall be submitted and recorded as directed by the Public Works Director.

- 3.5 Lots created by this subdivision shall comply with the following:
- a. Lots created by this subdivision shall be in conformance with the development standards of the Sundance Specific Plan and the substantial conformance documentation submitted in conjunction with this subdivision map.
 - b. When lots are crossed by public utility easements, each lot shall have a net usable area of not less than 3,000 square feet, exclusive of the utility easement.
- 3.6 No lots fronting on knuckles, or cul-de-sacs shall have less than twenty-five (25) feet of frontage measured at the property line, with the exception of flag lots as approved by the Director of Planning.
- 3.7 This subdivision may be recorded in phases subject to the following:
- a. Phasing, including phase boundaries and sequencing, shall be subject to Planning Director approval.
 - b. Common open space area improvement phasing, shall be required subject to Planning Director approval.
- 3.8 Consistent with City standards and the Beaumont General Plan, the subdivider is obligated to provide fully improved park space at a ratio of 5 acres per 1,000 population. Said conditions of approval require of park improvements and/or fees, and these requirements shall be applicable on a pro-rata basis for this subdivision as set forth in the conditions of approval for the Sundance Specific Plan. The plans for the required park area shall be approved by the City Council prior to recordation of the final map.
- 3.9 The open space areas described in Condition No. 3.8 and otherwise set forth in the Sundance Specific Plan, shall, as applicable, be shown as numbered lots on the final map, shall be improved and offered for dedication to the City/CFD or other maintenance entity approved by the Planning Director.
- 3.10 The subdivider shall comply with the following park, open space and parkway landscaping conditions for open space areas described in Condition Nos. 3.8:
- a. The subdivider shall post a landscape performance bond or other acceptable security approved by the Planning Director which shall be released concurrently with the assumption of the maintenance responsibility by the City, CFD or other entity approved pursuant to Condition No. 3.9. The bond or security shall include ninety (90) days of landscape maintenance costs.

TENTATIVE TRACT MAP NO. 31468

Conditions of Approval

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- b. The subdivider shall file a plot plan application including detailed landscaping and irrigation plans for the subject area. The plot plan shall require all improvements to be constructed concurrently with the development of the residential lots which are part of this tract.

- 3.11 The subdivider shall convey to the approved landscape maintenance entity fee simple title at no cost to the entity all park and open space areas, free and clear of all liens, taxes, assessment, leases (recorded and unrecorded) and easements, except those easements which in the sole discretion of the entity are acceptable.

- 3.12 The maintenance and management of common open space areas and common facilities shall be conducted as set forth herein and approved by the Director of Planning. All provisions of said condition shall be satisfied prior to map recordation.

- 3.13 A hydrology study, to the satisfaction of the Public Works Director, shall be prepared and approved prior to recordation. Said hydrology study shall be based upon methodology which is acceptable to the Riverside County Flood Control and Water Conservation District, and shall address the potential impacts of the project, as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting any downstream problems.

- 3.14 The subdivider shall be responsible for the provision of a fair share of the necessary roadway, water, sewer and drainage facilities for the orderly implementation of the Sundance Specific Plan and the existing master plans for these facilities. Prior to recordation, the subdivider shall work with the City and the Public Works Director to establish the necessary financing and implementation measures to ensure the provision of a fair share of such necessary facilities.

- 3.15 The final map shall provide for the establishment of Project and Neighborhood Entry Feature(s), as set forth in the design details contained in the Sundance Specific Plan. The final map shall reflect the appropriate corner cut-offs to accommodate the required entry treatments.

- 3.16 The following changes and modifications to the Tentative Tract Map shall be reflected in the Final Map and in the execution of the project:
 - a. A total landscaped parkway width of a least 20 feet shall be provided along all commercial street frontages and along Oak Valley Parkway.

 - b. If determined to be feasible, proposed Lots 472 and 473 shall be redesigned to face proposed street "QQ".

- 3.17 The applicant shall provide a further detailed transportation study, for the approval and acceptance of the Director of Planning, illustrating the incremental phasing of transportation

TENTATIVE TRACT MAP NO. 31468

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improvements in conjunction with the phased development of the project. The objective of this analysis shall be to evaluate the Levels of Service (LOS) and function of the circulation system as the project is developed, and to ensure the proper management of traffic until all required improvements are completed at the conclusion of the project.

- 3.18 An analysis shall be conducted to ensure that no lot shall face any street, or any portion of street, which is projected to experience traffic levels of greater than 1,200 vehicular trips per day (ADT).
- 3.19 Cherry Avenue shall be improved with a 40-foot curb-to-curb section between Eighth Street on the south, and Arnelle Street on the north.

ANTONELLI

4.0 GRADING CONDITIONS

- 4.1 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:
 - a. The land divider or developer shall submit five (5) prints of a comprehensive grading plan to the Public Works Director which complies with the Uniform Building Code, Chapter 70, the Beaumont Municipal Code and as may be additionally provided for in these conditions.
 - b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
 - c. Graded land shall be provided with erosion control measures as approved by the Public Works Director.
 - b. All residential building pads shall have a minimum depth of ⁷⁰~~90~~ feet and pad width of ⁴⁷~~50~~ feet exclusive of any slope in excess of two feet in vertical height.
- 4.2 Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Director for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be installed including, but not limited to, parkway planting, recreation trail, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:
 - a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.
 - b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

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Conditions of Approval

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- c. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Director. Utilities shall be placed underground wherever feasible.
 - d. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
 - e. Where street trees cannot be planted within the right-of-way of interior streets and project parkways due to insufficient road right-of-way, they shall be planted outside of the road right-of-way.
 - f. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate.
 - g. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.
 - h. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
- 4.3 Three (3) sets of detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with a processing fee of \$300.00 to the Community and Economic Development Department.
- 4.4 No grading permits shall be issued for any proposed new structures outside the areas shown on the approved tentative map unless otherwise approved by the Planning Director and the Public Works Director.
- 4.5 If grading is proposed for five (5) or more acres or is part of a larger project that will disturb five (5) or more acres it shall require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Grading permits shall not be issued until the Public Works Director has determined that the project has complied with the current City requirements for compliance with the NPDES Construction General Permit.
- 4.6 If the project grading is to be phased, prior to issuance of a grading permit, an overall conceptual grading plan shall be submitted to the Public Works Director and Planning Director for approval. The plan shall be used as a guideline for subsequent detailed grading plans for individual phases of development and shall include the following:
- a. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.

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- b. Approximate time frames for grading and identification of areas which may be graded during the higher probability rain months of December through March.
 - c. Preliminary pad and roadway elevations.
 - d. Areas of temporary grading outside of a particular phase.
- 4.7 Driveways shall be designed so as not to exceed a fifteen (15) percent grade.
- 4.8 The subdivider shall provide evidence to the Public Works Director that all off-site grading areas have recorded grading and drainage easements and that maintenance responsibilities have been assigned as approved by the Public Works Director.
- 4.9 A qualified paleontologist shall be retained by the subdivider for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist, the City Public Works Director and the grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The paleontologist shall submit in writing to the Planning Director the results of the initial consultation and details of the fossil recovery plan if recovery was deemed necessary.
- 4.10 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit) should any grading be proposed within or along the banks of any natural watercourse. Copies of any agreement shall be submitted to the Public Works Director with the notification.
- 4.11 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the alteration of any watercourse or wetland complies with the U.S. Army Corps of Engineers (Corps) Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or alongside the banks of the any watercourse or wetland where the Corps has jurisdiction. Copies of any agreements shall be submitted to the Public Works Director along with the notification.
- 4.12 Grading plans shall be submitted to the Public Works Director for review and approval. The plans shall include an erosion and siltation control element, as necessary, to prevent graded and cleared areas from being eroded, resulting in the transport of sediment into the watercourses and downstream where it may affect downstream properties and habitat. Approval of the grading plans is required to fulfill monitoring requirements of the California Environmental Quality Act (CEQA).

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- 4.13 Any grading plans proposing grading adjacent to or within the open space lots shall be submitted to the Planning Director for review and approval.
- 4.14 Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans.
- 4.15 The subdivider shall submit two (2) copies of a soils report to the Public Works Director. The report shall address the soils stability and geologic conditions of the site as approved by the Public Works Director.

5.0 BUILDING CONDITIONS

Prior to the issuance of BUILDING PERMITS, all the following conditions shall be satisfied:

- 5.1 The subdivider shall submit written clearances to the Planning Director that all pertinent requirements from the following agencies have been met:
 - City Public Works Department
 - Beaumont Unified School District
 - Beaumont-Cherry Valley Water District
- 5.2 Prior to submittal of architectural building plans and wall and fence plans to the Planning Director, an acoustical study shall be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce ambient interior noise levels to 45 Ldn, with particular emphasis on proposed dwelling units located near Highland Springs Avenue, Starlight Avenue and Oak Valley Parkway. The study shall be submitted to the Planning Director for review with a \$300.00 review fee and the approved recommendations shall be incorporated into the architectural building plans and wall and fence plans.
- 5.3 A detailed wall and fencing plan shall be submitted to and approved by the Planning Director and shall show all project walls and fencing including but not limited to perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be constructed along all side or other yards adjacent to streets, or which are plainly visible, and in locations as may be required by the Planning Director.
- 5.4 Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with Planning Director approval.
- 5.5 Building separation between all buildings shall not be less than ten (10) feet. Fireplaces and media niches when connected to fire places may encroach two (2) feet into the side yard

TENTATIVE TRACT MAP NO. 31468

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- setback. Additional encroachments are allowed as approved by the Planning Director pursuant to an application for a setback adjustment.
- 5.6 All street side yard setbacks shall be a minimum of ten (10) feet.
- 5.7 All front yards shall be provided with landscaping and automatic irrigation systems, as approved by the Planning Director.
- 5.8 All wood fencing shall be treated water resistant paint or with heavy oil stain to match the natural shade.
- 5.9 All utility connections and easements shall be placed underground and shall not encroach into the driveway area unless otherwise approved by the Public Works Director.
- 5.10 A plot plan for all residential buildings, garages and accessory buildings shall be submitted to the Planning Director accompanied by applicable filing fees for a plot plan not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the City of Beaumont. The plot plan shall require the approval of the Planning Commission. The plot plan shall contain the following elements:
- a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
 - b. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers when feasible (trade names also acceptable).
 - c. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to and visible from public roadways.
 - d. Five (5) sets of photographic or color laser prints (8 X 10 in.) of the sample board and colored elevations shall be submitted for permanent filing.
- 5.11 For any development in Planning Areas 8, 25, 31 and 35, the subdivider shall submit a complete architectural and landscape architectural design package for the review of the Director of Planning, and for approval by the Planning Commission, inclusive of the items set forth in Condition 5.10 and the following:

TENTATIVE TRACT MAP NO. 31468

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- a. Landscape architectural and irrigation design parameters for the design and development of all landscaped areas, including parkways, medians, and residential front, side and rear yards; and other design details determined to be pertinent by the Director of Planning.
 - b. Detailed wall and fencing plan for the subdivision, including colors, materials and locational details.
- 5.12 All residential units shall be served by a minimum of two access points at all times, for proper circulation and emergency vehicle ingress and egress, as approved by the Fire Department.

6.0 FINAL INSPECTION/OCCUPANCY CONDITIONS

Prior to the FINAL BUILDING INSPECTION or issuance of OCCUPANCY PERMITS, which ever occurs first, all the following conditions shall be satisfied:

- 6.1 Decorative block and sound walls shall be constructed subject to the approval of the Public Works Director and Planning Director. A graffiti resistant coating or landscaping shall be provided on all block walls.
- 6.2 Solid wood fences shall be constructed subject to the approval of the Public Works Director and Planning Director.
- 6.3 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans.
- 6.4 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Director and the Public Works Director.
- 6.5 A licensed landscape architect shall provide a Compliance Letter to the Planning Director and the Public Works Director stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans and conditions of approval. The Compliance Letter shall be submitted at least three (3) working days prior to any final building inspection or issuance of any occupancy permits, whichever occurs first.
- 6.6 All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection at the direction of the Planning Director.
- 6.7 All driveways shall be concrete paved.

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Conditions of Approval
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- 6.8 The required park facilities shall be completed and issued a final building permit inspection consistent with the phasing schedule to be developed in the implementation of the Recordation Conditions set forth herein.
- 6.9 The subdivider shall submit to the Planning Director a duly and completely executed agreement with a CFD or other maintenance entity approved by the Planning Director which demonstrates to the satisfaction of the City Attorney, Planning Director and Public Works Director that the subdivider has provided for the dedication and maintenance of landscaping, irrigation and open space areas. Model homes shall be exempt from this condition.



Tom Tisdale
Fire Chief

RIVERSIDE COUNTY FIRE DEPARTMENT

In cooperation with the

California Department of Forestry and Fire Protection

4080 Lemon St., 2nd FL P.O. Box 1549, Riverside, Ca. 92502-1549 * (909) 955-4777 * (909) 955-4886
Fire Protection Planning and Engineering Service Section

Proudly serving the
unincorporated
areas of Riverside
County and the
Cities of:

- Banning
- ♦
- Beaumont
- ♦
- Calimesa
- ♦
- Canyon Lake
- ♦
- Cocchella
- ♦
- Desert Hot Springs
- ♦
- Indian Wells
- ♦
- Imperial
- ♦
- Lake Elsinore
- ♦
- La Quinta
- ♦
- Moreno Valley
- ♦
- Palm Desert
- ♦
- Peris
- ♦
- Rancho Mirage
- ♦
- San Jacinto
- ♦
- Temecula

Board of Supervisors

- Bob Butler, District 1
- John Tavaglione, District 2
- Jim Venable, District 3
- Steve Wilson, District 4
- Marion Valley, District 5

FAX COVER SHEET

TO: CITY OF BEAUMONT FAXNO: _____

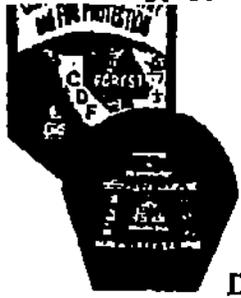
ATTN: _____ FROM: CECILIA

DATE: 4-27-04 NO. OF PAGES: 4

RE: BMT - TR 31468 - FILE DEPT

CORRECTIONS

3-23-03/emm



FIRE DEPARTMENT

In cooperation with the

California Department of Forestry and Fire Protection

4080 Lemon St., 2nd FL, P.O. Box 1549, Riverside, Ca. 92502-1549 * (909) 955-4777 * (909) 955-4888
Fire Protection Planning and Engineering Service Section

Tom Tisdale
Fire Chief

DATE: 4-27-04 RE: BMF-TR 31468 PLANNER: _____

The Riverside County Fire Department requests an amended map with the following changes prior to issuance of letter of conditions:

Proudly serving the unincorporated areas of Riverside County and the Cities of:

- Banning
- Beaumont
- Calimesa
- Canyon Lake
- Coachella
- Desert Hot Springs
- Indian Wells
- Idaho
- Lake Elsinore
- La Quinta
- Loreno Valley
- Man Desert
- Menifee
- Monte Mirage
- Orin Jacinto
- Temecula

and of Supervisors

- Bob Buser, District 1
- John Tavaglione, District 2
- John Benfield, District 3
- Wilson, District 4
- Don Ashby, District 5

- _____ Show vicinity map with 2003 or later Thomas Brothers coordinates
- _____ List all utility companies
- _____ Driveway width not shown/incorrect minimum width _____
- _____ Driveway grade not shown/incorrect maximum grade 15%
- _____ Driveway surface not shown/incorrect, show asphalt or concrete
- _____ Driveway radius not shown/incorrect. Contact Fire Dept. for guideline handout
- _____ Fire Dept. turnaround not shown/incorrect. Contact Fire Dept. for guideline handout
- _____ Fire Dept. turnout not shown/incorrect. Contact Fire Dept. for guideline handout
- _____ Occup. classification per 2001 CBC not shown/incorrect for bldg(s) _____
- _____ Type construction per 2001 CBC not shown/incorrect for bldg(s) _____
- _____ Show square footage per floor, mezzanines and total for building, for each building shown
- _____ Label all buildings as proposed or existing. Label existing building either to remain or to be removed
- _____ Floor plans and elevations needed for buildings
- _____ Show all bus zones, loading, unloading zones, etc
- _____ Show location and size in gallons for all above/underground fuel tanks, waste oil, LPG and chemical tanks. (If no tanks state on plans)
- ✓ Medians must be setback 35 feet from face of curb and minimum 20 feet driving width each side of medium.

5
4
3
2
1

739-0458

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(909) 769-8520
(909) 769-8526 FAX

KAP

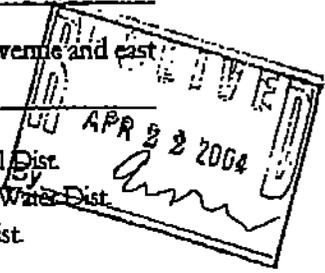
PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL SHEET

ASSESS MCL NO.: 419-020-036,015,025,024,406-170-013, 007, 008 TRACT MAP / PARCEL MAP NO.: Tentative Tract Nos. 31893, 31468, 69, 70

BEAUMONT CASE NO.: 03-TM-10, 04-TM-01, 02, 03 DATE: 3/08/2004 RETURN COMMENTS BY: 4/06/2004

LOCATION:
Located on the northeastern portion of Beaumont just west of Highland Springs Avenue and east of Cherry Avenue in between Eighth Street and Brookside Avenue.

- TO:
- City Engineer
 - Riv. County Fire Dept w/ check
 - Riv. County Flood Control w/check
 - Riverside County Health
 - Riv. Co. Road Dept.
 - Riv Co. Planning Dept. Tm#1
 - Southern California Edison
 - Southern California Gas Company
 - Cal Trans
 - Verizon
 - Beaumont Unified School Dist.
 - Beaumont Cherry Valley Water Dist.
 - Beau CV Rec & Parks Dist.
 - Beaumont Library
 - Beaumont Police Department
 - Beaumont Building and Safety
 - Beaumont City Manager
 - Beaumont Newspaper / Record Gaz
 - Economic Development Director
 - Other _____



BRIEF DESCRIPTION OF PROJECT:

Tentative Tract No. 31893 will re-divide the portion north of Oak Valley Parkway originally shown on Tentative Map No. 30332 into 5,000 and 6,000 square foot lots.

Tentative Tract No. 31468 will subdivide the property into 164.54 acres for residential; 65.80 acres for open space and park lots; 53.18 acres for school lots; 27.63 acres for commercial lots.

Tentative Tract No. 31469 will subdivide the property into 170.8 acres for residential; 70.03 acres for parks, schools, and open space lots.

Tentative Tract No. 31470 will subdivide the property into 136.14 acres for residential; 47.17 acres for open space, schools, and park lots.

A-1713304

Please review the attached tentative map/documents and return your comments or Conditions of Approval NO LATER THAN the date noted above. If additional time is needed, please so state in your recommendations or contact the Planning Director by telephone. There is no need to return the exhibit, you may keep it in your files. Should you have any questions, please do not hesitate to contact this department (909) 769-8520. Mailing Address: City of Beaumont, Planning Department, 550 E. 6th Street, Beaumont, Ca 92223

am
4-23-04

COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)

BMT-TR 31468

Submitted by: _____ Title: _____ Date: _____
Signature: _____

CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 31468

1.0 - GENERAL

- 1.1 The design of the public infrastructure elements shall conform to the requirements of the City General Plan and the STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, current edition, as required and approved by the Public Works Director.
- 1.2 The following plans and reports shall be prepared by a competent California licensed civil engineer prior to any site development. All required plans shall be drawn in ink at appropriate scales on mylar sheets as approved by the Public Works Director.
 - 1.21 Plans Required:
 - A. Street Plans - Plan/Profile at 1" = 40' (Hor), 1" = 4' (Vert), plus Title/Index and Detail Sheets.
 - B. Rough Grading 1" = 40', and Precise Grading Plan 1" = 30'.
 - C. Water, Sewer and Storm Drain - Plan/Profile at 1" = 40' (Hor), 1" = 4' (Vert), plus Title/Index and Detail Sheets.
 - D. Landscape/Irrigation - Plan 1" = 40'.
 - E. Electrical and Street Lighting Plan 1" = 40'.
 - F. Composite underground Utility Plan at 1" = 100' showing all curbs, sewer, water, and storm drain with valves, utility valves, manholes and service connections. Gas, electric, telephone, and CATV shall be shown schematically based on plans prepared by utility agencies.
 - G. Storm Water Pollution Prevention Plan shall be prepared and approved by the California State Water Quality Control Board, Santa Ana Region prior to grading permit.

Tentative Tract Map No. 31468
Conditions of Approval

1.22 Final Maps shall meet all requirements of the Beaumont Municipal Code, and shall include the following:

- A. All easements within the City of Beaumont's rights of way shall be subordinated to the City of Beaumont.
- B. All easements and rights of way, both existing and as required by the Public Works Director. All off site right of way required shall be acquired by the subdivider pursuant to the subdivision map act and the Beaumont Municipal Code.

1.23 Reports Required:

- A. A preliminary title report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Works Director for review along with the first submittal of the final map for the checking.
- B. A preliminary soils report as prepared by a competent California licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations shall be submitted for review by the Public Works Director along with the first submittal of Street Plans and/or other improvement plans for review. Within the required soils report special attention shall be directed to the ripability of the proposed roadcuts and stability of manufactured slopes.

The geotechnical engineer shall determine the setback requirements to support loading without failures in the soil mass.

- C. Any grading and/or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical engineer who shall obtain all required permits and submit reports on progress and test results to the Public Works Director for review and approval as determined by the City. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the Public Works Director for review and approval, which may require additional tests at the expense of the Subdivider.

Permits to build structures will not be issued until a Report has been submitted by a geotechnical engineer and approved by the Public Works Director attesting to the sufficiency of all building pads to sustain proposed

Tentative Tract Map No. 31468
Conditions of Approval

foundation leading.

1.3 Fees Required:

- A. At the time of first submittal of Final map, the Subdivider shall pay to the City of Beaumont all applicable fees based on the requirements of City Resolution No. 1990-44. An Engineer's estimate of construction shall be prepared by the subdivider and approved by the Public Works Director.
- B. At the time of requesting recordation of Final Map, the Subdivider shall provide to the City a cash deposit based on the requirements of City Resolution No. 1990-44. This deposit shall guarantee setting of final survey monumentation within the Parcel Map. Said deposit will be refunded after the Public Works Director verifies that said monumentation has been set in accordance with the Final Map and that any required amended maps and/or certificates of correction have been recorded.
- C. Prior to issuance of any permits to construct any public improvements, the Subdivider shall pay to the City of Beaumont all applicable fees based on the requirements of City of Beaumont Resolution No. 1990-44.
- D. Prior to issuance of any permits to construct any improvements, securities to guarantee completion of construction and payment of labor and materials shall be provided by the subdividers and all assignees and successors to the City in accordance with Chapter 16.36 of the Beaumont Municipal Code.

SECTION TWO - STREET IMPROVEMENTS

- 2.10 Off-site street improvement requirements shall be constructed based on sensitivity analysis contained in the Traffic Study prepared for this development. The Subdivider shall be directly and solely responsible for the mitigation of impacts related to existing traffic levels plus project traffic plus background traffic increases prior to recordation of the final map. The subdivider shall obtain all required right of ways, construct all street improvements at the times required by the Traffic Study and approved by the Public Works Director.
- 2.20 On-site street improvements shall be constructed as follows:
- 2.21 Typical street sections shown on the Tentative Tract Map for interior streets and Highland Springs Avenue shall be followed. Final sections shall be approved by the Public Works Director prior to first submittal of street improvement plans.

Tentative Tract Map No. 31468
Conditions of Approval

- 2.22 Pavement structural section shall be designed based on soils tests (R-Valve Tests) conducted by an acceptable soils testing laboratory and submitted by a California licensed geotechnical engineer for a Traffic Index as approved by the Public Works Director.
- 2.23 All sidewalks shall have a minimum unobstructed width of five feet, and the location of pedestrian ramps shall be determined by the Public Works Director in accordance with federal and state laws at the time of recordation.
- 2.24 All curb heights and gutter widths shall be based on requirements as set forth by the Hydrology/Hydraulics Report and approved by the Public Works Director.
- 2.25 All covers for utility manholes, valves, and vaults shall be adjusted to final grade after final paving. Street asphalt concrete pavement may be placed in multiple lifts depending on design asphalt thickness with the final lift placed prior to the first occupancy within that phase of development.
- 2.26 Prior to the time that lumber is deposited on site for approved construction in a specific phase, all curbs and gutters and pavement shall be completed within that phase area and compaction reports for utility trenches and street base shall be approved. Model complexes are excluded from this condition but are required to provide access and fire flow in a manner as approved by the Fire Department.
- 2.27 Streets shall not be paved until all underground utilities are installed. Final paving cap shall not occur until all residential units are complete. There shall be no intersecting street center lines less than 90° unless otherwise approved by the Public Works Director.
- 2.28 The minimum centerline radius for local streets (50'-60' ROW) shall be 300 feet unless otherwise approved by the Public Works Director.
- 2.29 The minimum centerline radius for collector streets (66' ROW) shall be 550 feet unless otherwise approved by the Public Works Director.
- 2.30 Sleeves for lighting and landscape purposes will be allowed in the public street right-of-way when necessary, subject to the approval of the Public Works Director.

SECTION THREE - SEWER IMPROVEMENTS

- 3.10 The sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant on Fourth Street or a designated lift

Tentative Tract Map No. 31468
Conditions of Approval

station in accordance with the Master Sewer Plan.

- 3.20 Sewer mains shall be a minimum diameter of 8" with VCP pipe and fittings unless otherwise approved by the Public Works Director. Service laterals shall be constructed with VCP. No structure shall be occupied until the collection system has been thoroughly cleaned, inspected, tested, and accepted for maintenance by the City Public Works Director. All manhole and cleanout covers within paved areas shall be adjusted to finished grades after paving is completed; and such adjustments shall be done in a manner as to prevent entry of silt and/or debris into the sewer system.

SECTION FOUR - WATER IMPROVEMENTS

- 4.10 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 4.11 All water valves and vault covers within paved areas shall be raised to finish surfaces and painted after paving is completed.
- 4.12 All fire hydrants, air vacs and other above ground water facilities shall be placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc., may be placed within sidewalks or paved areas provided such devices are set flush with finished surfaces as approved by the Public Works Director.

SECTION FIVE - STORM DRAIN IMPROVEMENTS

- 5.10 The Subdivider shall demonstrate by hydraulic calculations that developed flows proposed to be discharged into and through existing or any other storm drain facilities shall not exceed the maximum flows for which said existing facilities are presently designed.
- 5.11 Storm flows may be conveyed in street sections to the extent that tops of curbs shall accommodate a 10-year storm and that right-of-way limits shall accommodate a 100-year storm. If storm flows cannot be adequately conveyed by street section, underground storm drains shall be provided as recommended in the Hydrology/Hydraulics report and approved by the Public Works Director.

Tentative Tract Map No. 31468
Conditions of Approval

- 5.12 All storm drains, catch basins, the storm water runoff structures will be provided with adequate capabilities to filter and retain sediment and grit, oil and grease, to prevent pollution in storm water runoff in compliance with the City of Beaumont's best Management Practices and the Beaumont Drainage Master Plan for stormwater.
- 5.13 Prior to the recordation of each final map the subdivider shall construct temporary drainage facilities and erosion control as necessary to provide for storm runoff and minimize erosion and silt deposition. The subdivider shall obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board and approved by the Public Works Director.

SECTION SIX - TRAFFIC SAFETY

- 6.10 Prior to the recordation of the final map, the Subdivider shall design and construct a street lighting system to the requirements of the AMERICAN NATIONAL STANDARD PRACTICE FOR ROADWAY LIGHTING. This lighting system shall utilize high-pressure Sodium Vapor lamps.
- 6.11 Street name signs, and traffic control devices shall be constructed in accordance with approved plans. Traffic control devices shall be required for construction work for on-site and off-site locations. Street names for this Tract shall be submitted to the Public Works Director for approval.
- 6.12 During construction, temporary traffic control devices shall be constructed as deemed necessary by the City Public Works Director at locations where construction traffic disrupts normal traffic. Such measures and devices shall include but not limited to: flagmen, barricades, portable electric traffic signals and street sweeping.

SECTION SEVEN - ONSITE IMPROVEMENTS

- 7.10 All lots shall be designed and graded to drain to fronting streets. No lot shall drain onto any property adjacent to the Tract. Lots shall be protected from storm runoff as approved by the Public Works Director.
- 7.11 All lots shall be provided with driveway approaches per City Standard Drawings. Sewer and water service pipelines shall be placed outside of driveway areas unless otherwise approved by the Public Works Director.
- 7.12 The tops of all cut slopes shall be located at least two feet from rear yard property

Tentative Tract Map No. 31468
Conditions of Approval

lines. Retaining walls shall be utilized where required by Public Works Director to ensure that unusable and non-visible slopes are not created at the sides or rear of any lot, and that there is a minimum "Flat" area of five feet width in all side yards.

SECTION EIGHT - PARK AND LANDSCAPING

8.10 Prior to the recordation of the final map for any phase of development, the Subdivider shall prepare final improvement plans for the landscaping and irrigation of parks, landscaped areas, and all open spaces. Said plans be prepared by a California licensed Landscape Architect and shall be subject to the review and approval of the Public Works Director and Planning Director.

Sincerely,
CITY OF BEAUMONT


John R. Wilder
Assistant Director of Public Works

**Tentative Tract
Map No. 31469**

**5/4/2004 Approval
10/14/2014 Substantial Conformance
Review #1, #13-1765
9/8/2016 Substantial Conformance
Review #2, #16-3393**

(Planning Areas 27, 29, 35-39, 42-47_(portion))

EXHIBIT A

**CITY OF BEAUMONT
SUBDIVISION
CONDITIONS OF APPROVAL**

**TENTATIVE TRACT MAP NO. 31469
APN: 406-170-013
PARDEE CONSTRUCTION COMPANY**

**CITY COUNCIL
APPROVAL DATE:**

May 4, 2004

1.0 STANDARD CONDITIONS

- 1.1 The following conditions of approval are for **TENTATIVE TRACT NO. 31469**, and consist of Conditions 1.1 through 1.13, Conditions 2.1 through 2.7, Conditions 3.1 through 3.18, Conditions 4.1 through 4.15, Conditions 5.1 through 5.12, Conditions 6.1 through 6.9; and pages 1 through 12, inclusive.
- 1.2 The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **TENTATIVE TRACT NO. 31469 and Environmental Impact Report No. 90-2, and the Addendum thereto**, which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
- 1.3 The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
- 1.4 Notwithstanding provisions in the Development Agreement contrary thereto, this conditionally approved tentative map will expire two (2) years after the original approval date, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development agreement. Action on a minor change and/or revised map request will not extend the time limits of the tentative map. The City Council approval date on the original tentative map is May 4, 2004.
- 1.5 The final map shall be prepared by a licensed land surveyor or registered civil engineer subject to all the requirements of the State of California Subdivision Map Act and The Beaumont Municipal Code.

TENTATIVE TRACT MAP NO. 31469

Conditions of Approval

PAGE 2 OF 12

- 1.6 Within ten (10) days of approval by the City Council ten(10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Planning Director prior to release of the final conditions of approval. The amended map shall be in substantial conformance with Exhibit B.
- 1.7 Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal, listed in Ordinance No. 506.
- 1.8 The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Director.
- 1.9 The properties contained within Tentative Tract No.31469 are part of the Sundance Specific Plan, approved by the Beaumont City Council on May 4, 2004. The provisions and criteria of the Sundance Specific Plan shall control and guide the development of Tentative Tract No 31469.
- 1.10 An Environmental Report was prepared and certified for the Deutsch Specific Plan, an Addendum was prepared for the subsequent amendment entitled Sundance Specific Plan, and a series of mitigation measures were adopted by the City Council to mitigate the potential environmental impacts of the project. All of the mitigation measures set forth in the subject environmental document are herewith established as conditions of approval for Tentative Tract No. 31468.
- 1.11 Execution of the project will necessitate the conducting of mitigation monitoring by the City to ensure that all of the mitigation measures set forth in the Mitigated Negative Declaration are systematically implemented. The subdivider shall fund the mitigation monitoring requirements by paying an amount equal to the City's actual contracting cost for such services, plus a 15 percent administrative charge.
- 1.12 Tentative Tract No. 31469 has been found to be substantially in conformance with the Sundance Specific Plan. It is required as part of the conditions of approval set forth herein, that an amendment to said Specific Plan shall be submitted and processed, and said amendment shall include and accurately reflect the configuration of Tentative Tract No. 31468.
- 1.13 The recommendations and mitigation measures contained in the Traffic Impact Analysis prepared by Urban Crossroads, dated July 22, 2003, shall be incorporated into the design of the Final Map and subsequent development plans, and shall be fully implemented in the construction of the project, and the respective phases in which the project may be developed.

2.0 AGENCY CONDITIONS

- 2.1 The subdivider shall comply with the requirements set forth in the City Public Works Director conditions, a copy of which is attached.
- 2.2 The subdivider shall comply with the requirements of the Beaumont Police Department.
- 2.3 The subdivider shall comply with the requirements of the Riverside County Fire Department.
- 2.4 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 2.5 The subdivider shall comply with the requirements as set forth by the Caltrans.
- 2.6 The subdivider shall comply with the requirements of the Southern California Gas Company.
- 2.7 The subdivider shall comply with the requirement as set forth by the Beaumont Unified School District.

3.0 RECORDATION CONDITIONS

Prior to the RECORDATION of any final map, all the following conditions shall be satisfied:

- 3.1 The subdivider shall submit written clearances to the Public Works Director that all pertinent requirements from the following agencies have been met:
 - County Fire Department
 - County Flood Control and Water Conservation District
 - City Police Department
 - City Community and Economic Development Department
- 3.2 All road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Director. Street names shall be subject to the approval of the Public Works Director. Secondary access shall be offered for dedication and improved from the tract map boundary to a City maintained road as approved by the Public Works Director prior to recordation. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Director.
- 3.3 All delinquent property taxes, special taxes and assessments shall be paid to the Riverside County Tax Collectors Office.

TENTATIVE TRACT MAP NO. 31469

Conditions of Approval

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- 3.4 Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the final map if they are located within the land division boundary. All offers of dedication and conveyances shall be submitted and recorded as directed by the Public Works Director.
- 3.5 Lots created by this subdivision shall comply with the following:
 - a. Lots created by this subdivision shall be in conformance with the development standards of the Sundance Specific Plan and the substantial conformance documentation submitted in conjunction with this subdivision map.
 - b. When lots are crossed by public utility easements, each lot shall have a net usable area of not less than 3,500 square feet, exclusive of the utility easement.
- 3.6 No lots fronting on knuckles, or cul-de-sacs shall have less than thirty-five (35) feet of frontage measured at the property line, with the exception of flag lots as approved by the Director of Planning.
- 3.7 This subdivision may be recorded in phases subject to the following:
 - a. Phasing, including phase boundaries and sequencing, shall be subject to Planning Director approval.
 - b. Common open space area improvement phasing, shall be required subject to Planning Director approval.
- 3.8 Consistent with City standards and the Beaumont General Plan, the subdivider is obligated to provide fully improved park space at a ratio of 5 acres per 1,000 population. Said conditions of approval require of park improvements and/or fees, and these requirements shall be applicable on a pro-rata basis for this subdivision as set forth in the conditions of approval for the Sundance Specific Plan. The plans for the required park area shall be approved by the City Council prior to recordation of the final map.
- 3.9 The open space areas described in Condition No. 3.8 and otherwise set forth in the Sundance Specific Plan, shall, as applicable, be shown as numbered lots on the final map, shall be improved and offered for dedication to the City/CFD or other maintenance entity approved by the Planning Director.
- 3.10 The subdivider shall comply with the following park, open space and parkway landscaping conditions for open space areas described in Condition Nos. 3.8:
 - a. The subdivider shall post a landscape performance bond or other acceptable security approved by the Planning Director which shall be released concurrently with the assumption of the maintenance responsibility by the City, CFD or other entity

TENTATIVE TRACT MAP NO. 31469

Conditions of Approval

PAGE 5 OF 12

approved pursuant to Condition No. 3.9. The bond or security shall include ninety (90) days of landscape maintenance costs.

- b. The subdivider shall file a plot plan application including detailed landscaping and irrigation plans for the subject area. The plot plan shall require all improvements to be constructed concurrently with the development of the residential lots which are part of this tract.
- 3.11 The subdivider shall convey to the approved landscape maintenance entity fee simple title at no cost to the entity all park and open space areas, free and clear of all liens, taxes, assessment, leases (recorded and unrecorded) and easements, except those easements which in the sole discretion of the entity are acceptable.
 - 3.12 The maintenance and management of common open space areas and common facilities shall be conducted as set forth herein and approved by the Director of Planning. All provisions of said condition shall be satisfied prior to map recordation.
 - 3.13 A hydrology study, to the satisfaction of the Public Works Director, shall be prepared and approved prior to recordation. Said hydrology study shall be based upon methodology which is acceptable to the Riverside County Flood Control and Water Conservation District, and shall address the potential impacts of the project, as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting any downstream problems.
 - 3.14 The subdivider shall be responsible for the provision of a fair share of the necessary roadway, water, sewer and drainage facilities for the orderly implementation of the Sundance Specific Plan and the existing master plans for these facilities. Prior to recordation, the subdivider shall work with the City and the Public Works Director to establish the necessary financing and implementation measures to ensure the provision of a fair share of such necessary facilities.
 - 3.15 The final map shall provide for the establishment of Project and Neighborhood Entry Feature(s), as set forth in the design details contained in the Sundance Specific Plan. The final map shall reflect the appropriate corner cut-offs to accommodate the required entry treatments.
 - 3.16 The following changes and modifications to the Tentative Tract Map shall be reflected in the Final Map and in the execution of the project:
 - a. A total landscaped parkway width of a least 20 feet shall be provided along all commercial street frontages and along Cougar Way.
 - 3.17 The applicant shall provide a further detailed transportation study, for the approval and acceptance of the Director of Planning, illustrating the incremental phasing of transportation

TENTATIVE TRACT MAP NO. 31469

Conditions of Approval

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improvements in conjunction with the phased development of the project. The objective of this analysis shall be to evaluate the Levels of Service (LOS) and function of the circulation system as the project is developed, and to ensure the proper management of traffic until all required improvements are completed at the conclusion of the project.

- 3.18 An analysis shall be conducted to ensure that no lot shall face any street, or any portion of street, which is projected to experience traffic levels of greater than 1,200 vehicular trips per day (ADT).

4.0 GRADING CONDITIONS

- 4.1 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:

- a. The land divider or developer shall submit five (5) prints of a comprehensive grading plan to the Public Works Director which complies with the Uniform Building Code, Chapter 70, the Beaumont Municipal Code and as may be additionally provided for in these conditions.
- b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
- c. Graded land shall be provided with erosion control measures as approved by the Public Works Director.
- b. All residential building pads shall have a minimum depth of ⁷⁰~~56~~ feet and pad width of ⁴⁷~~56~~ feet exclusive of any slope in excess of two feet in vertical height.

- 4.2 Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Director for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be installed including, but not limited to, parkway planting, recreation trail, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:

- a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.
- b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

TENTATIVE TRACT MAP NO. 31469

Conditions of Approval

PAGE 7 OF 12

- c. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Director. Utilities shall be placed underground wherever feasible.
 - d. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
 - e. Where street trees cannot be planted within the right-of-way of interior streets and project parkways due to insufficient road right-of-way, they shall be planted outside of the road right-of-way.
 - f. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate.
 - g. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.
 - h. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
- 4.3 Three (3) sets of detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with a processing fee of \$300.00 to the Community and Economic Development Department.
- 4.4 No grading permits shall be issued for any proposed new structures outside the areas shown on the approved tentative map unless otherwise approved by the Planning Director and the Public Works Director.
- 4.5 If grading is proposed for five (5) or more acres or is part of a larger project that will disturb five (5) or more acres it shall require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Grading permits shall not be issued until the Public Works Director has determined that the project has complied with the current City requirements for compliance with the NPDES Construction General Permit.
- 4.6 If the project grading is to be phased, prior to issuance of a grading permit, an overall conceptual grading plan shall be submitted to the Public Works Director and Planning Director for approval. The plan shall be used as a guideline for subsequent detailed grading plans for individual phases of development and shall include the following:
- a. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.

TENTATIVE TRACT MAP NO. 31469

Conditions of Approval

PAGE 8 OF 12

- b. Approximate time frames for grading and identification of areas which may be graded during the higher probability rain months of December through March.
 - c. Preliminary pad and roadway elevations.
 - d. Areas of temporary grading outside of a particular phase.
- 4.7 Driveways shall be designed so as not to exceed a fifteen (15) percent grade.
- 4.8 The subdivider shall provide evidence to the Public Works Director that all off-site grading areas have recorded grading and drainage easements and that maintenance responsibilities have been assigned as approved by the Public Works Director.
- 4.9 A qualified paleontologist shall be retained by the subdivider for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist, the City Public Works Director and the grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The paleontologist shall submit in writing to the Planning Director the results of the initial consultation and details of the fossil recovery plan if recovery was deemed necessary.
- 4.10 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit) should any grading be proposed within or along the banks of any natural watercourse. Copies of any agreement shall be submitted to the Public Works Director with the notification.
- 4.11 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the alteration of any watercourse or wetland complies with the U.S. Army Corps of Engineers (Corps) Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or alongside the banks of the any watercourse or wetland where the Corps has jurisdiction. Copies of any agreements shall be submitted to the Public Works Director along with the notification.
- 4.12 Grading plans shall be submitted to the Public Works Director for review and approval. The plans shall include an erosion and siltation control element, as necessary, to prevent graded and cleared areas from being eroded, resulting in the transport of sediment into the watercourses and downstream where it may affect downstream properties and habitat. Approval of the grading plans is required to fulfill monitoring requirements of the California Environmental Quality Act (CEQA).

TENTATIVE TRACT MAP NO. 31469

Conditions of Approval

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- 4.13 Any grading plans proposing grading adjacent to or within the open space lots shall be submitted to the Planning Director for review and approval.
- 4.14 Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans.
- 4.15 The subdivider shall submit two (2) copies of a soils report to the Public Works Director. The report shall address the soils stability and geologic conditions of the site as approved by the Public Works Director.

5.0 BUILDING CONDITIONS

Prior to the issuance of BUILDING PERMITS, all the following conditions shall be satisfied:

- 5.1 The subdivider shall submit written clearances to the Planning Director that all pertinent requirements from the following agencies have been met:
 - City Public Works Department
 - Beaumont Unified School District
 - Beaumont-Cherry Valley Water District
- 5.2 Prior to submittal of architectural building plans and wall and fence plans to the Planning Director, an acoustical study shall be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce ambient interior noise levels to 45 Ldn, with particular emphasis on proposed dwelling units located near Starlight Avenue and Cougar Way. The study shall be submitted to the Planning Director for review with a \$300.00 review fee and the approved recommendations shall be incorporated into the architectural building plans and wall and fence plans.
- 5.3 A detailed wall and fencing plan shall be submitted to and approved by the Planning Director and shall show all project walls and fencing including but not limited to perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be constructed along all side or other yards adjacent to streets, or which are plainly visible, and in locations as may be required by the Planning Director.
- 5.4 Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with Planning Director approval.
- 5.5 Building separation between all buildings shall not be less than ten (10) feet. Fireplaces and media niches when connected to fire places may encroach two (2) feet into the side yard

TENTATIVE TRACT MAP NO. 31469

Conditions of Approval

PAGE 10 OF 12

setback. Additional encroachments are allowed as approved by the Planning Director pursuant to an application for a setback adjustment.

- 5.6 All street side yard setbacks shall be a minimum of ten (10) feet.
- 5.7 All front yards shall be provided with landscaping and automatic irrigation systems, as approved by the Planning Director.
- 5.8 All wood fencing shall be treated water resistant paint or with heavy oil stain to match the natural shade.
- 5.9 All utility connections and easements shall be placed underground and shall not encroach into the driveway area unless otherwise approved by the Public Works Director.
- 5.10 A plot plan for all residential buildings, garages and accessory buildings shall be submitted to the Planning Director accompanied by applicable filing fees for a plot plan not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the City of Beaumont. The plot plan shall require the approval of the Planning Commission. The plot plan shall contain the following elements:
 - a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
 - b. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers when feasible (trade names also acceptable).
 - c. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to and visible from public roadways.
 - d. Five (5) sets of photographic or color laser prints (8 X 10 in.) of the sample board and colored elevations shall be submitted for permanent filing.
- 5.11 For any development in Planning Areas 8, 25, 31 and 35, the subdivider shall submit a complete architectural and landscape architectural design package for the review of the Director of Planning, and for approval by the Planning Commission, inclusive of the items set forth in Condition 5.10 and the following:

TENTATIVE TRACT MAP NO. 31469

Conditions of Approval

PAGE 11 OF 12

- a. Landscape architectural and irrigation design parameters for the design and development of all landscaped areas, including parkways, medians, and residential front, side and rear yards; and other design details determined to be pertinent by the Director of Planning.
 - b. Detailed wall and fencing plan for the subdivision, including colors, materials and locational details.
- 5.12 All residential units shall be served by a minimum of two access points at all times, for proper circulation and emergency vehicle ingress and egress, as approved by the Fire Department.

6.0 FINAL INSPECTION/OCCUPANCY CONDITIONS

Prior to the FINAL BUILDING INSPECTION or issuance of OCCUPANCY PERMITS, which ever occurs first, all the following conditions shall be satisfied:

- 6.1 Decorative block and sound walls shall be constructed subject to the approval of the Public Works Director and Planning Director. A graffiti resistant coating or landscaping shall be provided on all block walls.
- 6.2 Solid wood fences shall be constructed subject to the approval of the Public Works Director and Planning Director.
- 6.3 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans.
- 6.4 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Director and the Public Works Director.
- 6.5 A licensed landscape architect shall provide a Compliance Letter to the Planning Director and the Public Works Director stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans and conditions of approval. The Compliance Letter shall be submitted at least three (3) working days prior to any final building inspection or issuance of any occupancy permits, whichever occurs first.
- 6.6 All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection at the direction of the Planning Director.
- 6.7 All driveways shall be concrete paved.

TENTATIVE TRACT MAP NO. 31469

Conditions of Approval

PAGE 12 OF 12

- 6.8 The required park facilities shall be completed and issued a final building permit inspection consistent with the phasing schedule to be developed in the implementation of the Recordation Conditions set forth herein.

- 6.9 The subdivider shall submit to the Planning Director a duly and completely executed agreement with a CFD or other maintenance entity approved by the Planning Director which demonstrates to the satisfaction of the City Attorney, Planning Director and Public Works Director that the subdivider has provided for the dedication and maintenance of landscaping, irrigation and open space areas. Model homes shall be exempt from this condition.



Tom Tisdale
Fire Chief

RIVERSIDE COUNTY
FIRE DEPARTMENT

In cooperation with the
California Department of Forestry and Fire Protection

4080 Lemon St., 2nd FL. P.O. Box 1549, Riverside, Ca. 92502-1549 * (909) 955-4777 * (909) 955-4886
Fire Protection Planning and Engineering Service Section

Proudly serving the
unincorporated
areas of Riverside
County and the
Cities of

- Banning
- ♦
- Beaumont
- ♦
- Calimesa
- ♦
- Canyon Lake
- ♦
- Cucamonga
- ♦
- Desert Hot Springs
- ♦
- Indian Wells
- ♦
- to
- ♦
- Lake Elsinore
- ♦
- La Quinta
- ♦
- Morongo Valley
- ♦
- Palmdale
- ♦
- Perris
- ♦
- Rancho Mirage
- ♦
- San Jacinto
- ♦
- Temecula

- Board of Supervisors
- Bob Bester, District 1
- John Favaglione, District 2
- Jim Venable, District 3
- D. Wilson, District 4
- Marion Ashley, District 5

FAX COVER SHEET

TO: CITY OF BEAUMONT FAX NO: _____

ATTN: _____ FROM: CECILIA

DATE: 4-28-04 NO. OF PAGES: 4

RE: BMT-TL 31469- FIRE DEPT.
COLLECTIONS

3-22-03/emm

739-0458 #21

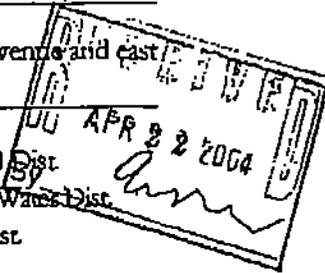
CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(909) 769-8520
(909) 769-8526 FAX

PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL SHEET

ASSESS PCL NO.: 419-020-036,015,025,024,406-170-013, 007, 008 TRACT MAP / PARCEL MAP NO.: Tentative Tract Nos. 31893, 31468, 69, 70
BEAUMONT CASE NO.: 03-TM-10, 04-TM-01, 02, 03 DATE: 3/08/2004 RETURN COMMENTS BY: 4/06/2004

LOCATION:
Located on the northeastern portion of Beaumont just west of Highland Springs Avenue and east of Cherry Avenue in between Eighth Street and Brookside Avenue.

- TO:
- City Engineer
 - Riv. County Fire Dept w/ check
 - Riv. County Flood Control w/check
 - Riverside County Health
 - Riv. Co. Road Dept.
 - Riv Co. Planning Dept Tm#1
 - Southern California Edison
 - Southern California Gas Company
 - Cal Trans
 - Verizon
 - Beaumont Unified School Dist
 - Beaumont Chery Valley Water Dist
 - Beau CV Rec & Parks Dist
 - Beaumont Library
 - Beaumont Police Department
 - Beaumont Building and Safety
 - Beaumont City Manager
 - Beaumont Newspaper / Record Gaz
 - Economic Development Director
 - Other



ATT 3305

BRIEF DESCRIPTION OF PROJECT:

Tentative Tract No. 31893 will re-divide the portion north of Oak Valley Parkway originally shown on Tentative Map No. 30332 into 5,000 and 6,000 square foot lots.
Tentative Tract No. 31468 will subdivide the property into 164.54 acres for residential; 65.80 acres for open space and park lots; 53.18 acres for school lots; 27.63 acres for commercial lots.
Tentative Tract No. 31469 will subdivide the property into 170.8 acres for residential; 70.03 acres for parks, schools, and open space lots.
Tentative Tract No. 31470 will subdivide the property into 136.14 acres for residential; 47.17 acres for open space, schools, and park lots.

an
4-23-04

Please review the attached tentative map/documents and return your comments or Conditions of Approval NO LATER THAN the date noted above. If additional time is needed, please so state in your recommendations or contact the Planning Director by telephone. There is no need to return the exhibit, you may keep it in your files. Should you have any questions, please do not hesitate to contact this department (909) 769-8520. Mailing Address: City of Beaumont, Planning Department, 550 E. 6th Street, Beaumont, Ca 92223

COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)

BMT-TR 31469

369/460

Submitted by: _____ Title: _____ Date: _____
Signature: _____

REC 4/28/04

RIVERSIDE COUNTY FIRE DEPARTMENT

In cooperation with the
California Department of Forestry and Fire Protection

4080 Lemon St., 2nd FL P.O. Box 1549, Riverside, Ca. 92502-1549 * (909) 955-4777 * (909) 955-4886
Fire Protection Planning and Engineering Service Section



Tam Tisdale
Fire Chief

DATE: 4-28-04 RE: 31M-TR31469 PLANNER: _____

The Riverside County Fire Department requests an amended map with the following changes prior to issuance of letter of conditions:

Proudly serving the unincorporated areas of Riverside County and the Cities of:

- Janning
- Imperial
- Calimesa
- Canyon Lake
- Coachella
- Desert Hot Springs
- Indian Wells
- Indio
- Lake Elsinore
- La Quinta
- Mojave Valley
- Imperial Desert
- Menifee
- San Jacinto
- Temecula
- City of Supervisors
- District 1
- District 2
- District 3
- District 4
- District 5

- Show vicinity map with 2003 or later Thomas Brothers coordinates
- List all utility companies
- Driveway width not shown/incorrect minimum width _____
- Driveway grade not shown/incorrect maximum grade 15%
- Driveway surface not shown/incorrect, show asphalt or concrete
- Driveway radius not shown/incorrect. Contact Fire Dept. for guideline handout
- Fire Dept. turnaround not shown/incorrect. Contact Fire Dept. for guideline handout
- Fire Dept. turnout not shown/incorrect. Contact Fire Dept. for guideline handout
- Occup. classification per 2001 CBC not shown/incorrect for bldg(s) _____
- Type construction per 2001 CBC not shown/incorrect for bldg(s) _____
- Show square footage per floor, mezzanines and total for building, for each building shown
- Label all buildings as proposed or existing. Label existing building either to remain or to be removed
- Floor plans and elevations needed for buildings
- Show all bus zones, loading, unloading zones, etc
- Show location and size in gallons for all above/underground fuel tanks, waste oil, LPG and chemical tanks. (If no tanks state on plans)
- Medians must be setback 35 feet from face of curb and minimum 20 feet driving width each side of medium.

___ Gate width and/or type of gate not shown or incorrect. Gate must be a minimum ___ feet in width, automatic and/or manual with a Rapid Entry System(s). Gate must be setback 35 feet from face of curb/road right of way. (If no gates state on plans)

___ Project will require water service from a public water supply

___ Cul-de-sac length too long for High Fire Hazard area maximum length 660 feet

___ Cul-de-sac exceeds maximum length of 1320 feet

___ Cul-de-sac length too long for State Responsibility Area maximum length 800 feet.

___ Primary and secondary access not shown/incorrect

___ Driveways must take their access from a public or private street. NOT an easement

___ Vehicular access required within 150 feet of any portion of any building as measured along approved vehicular travel ways. Access shall be a minimum 24 feet in width, asphalt or concrete surface

___ State on plans if this is a "SHELL BUILDING NO TENANT"≡

___ A Fire Protection Engineers Report shall be submitted for review and approval, prior to conditioning of the project.

___ Fire flow letter was faxed/mailed on date: ___ to ___
Letter must be returned to fire Dept. prior to conditioning of project.

✓ Other RE-DESIGN PARCEL 620-601-510-~~800~~
FIRE DEPT DOES NOT SUPPORT FLAG LOTS

All question regarding these corrections contact the Fire Department Planning Section at 909-955-4777.

CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 31469

1.0 - GENERAL

- 1.1 The design of the public infrastructure elements shall conform to the requirements of the City General Plan and the STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, current edition, as required and approved by the Public Works Director.
- 1.2 The following plans and reports shall be prepared by a competent California licensed civil engineer prior to any site development. All required plans shall be drawn in ink at appropriate scales on mylar sheets as approved by the Public Works Director.
 - 1.21 Plans Required:
 - A. Street Plans - Plan/Profile at 1" = 40' (Hor), 1" = 4' (Vert), plus Title/Index and Detail Sheets.
 - B. Rough Grading 1" = 40', and Precise Grading Plan 1" = 30'.
 - C. Water, Sewer and Storm Drain - Plan/Profile at 1" = 40' (Hor), 1" = 4' (Vert), plus Title/Index and Detail Sheets.
 - D. Landscape/Irrigation - Plan 1" = 40'.
 - E. Electrical and Street Lighting Plan 1" = 40'.
 - F. Composite underground Utility Plan at 1" = 100' showing all curbs, sewer, water, and storm drain with valves, utility valves, manholes and service connections. Gas, electric, telephone, and CATV shall be shown schematically based on plans prepared by utility agencies.
 - G. Storm Water Pollution Prevention Plan shall be prepared and approved by the California State Water Quality Control Board, Santa Ana Region prior to grading permit.

Tentative Tract Map No. 31469
Conditions of Approval

1.22 Final Maps shall meet all requirements of the Beaumont Municipal Code, and shall include the following:

- A. All easements within the City of Beaumont's rights of way shall be subordinated to the City of Beaumont.
- B. All easements and rights of way, both existing and as required by the Public Works Director. All off site right of way required shall be acquired by the subdivider pursuant to the subdivision map act and the Beaumont Municipal Code.

1.23 Reports Required:

- A. A preliminary title report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Works Director for review along with the first submittal of the final map for the checking.
- B. A preliminary soils report as prepared by a competent California licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations shall be submitted for review by the Public Works Director along with the first submittal of Street Plans and/or other improvement plans for review. Within the required soils report special attention shall be directed to the ripability of the proposed roadcuts and stability of manufactured slopes.

The geotechnical engineer shall determine the setback requirements to support loading without failures in the soil mass.

- C. Any grading and/or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical engineer who shall obtain all required permits and submit reports on progress and test results to the Public Works Director for review and approval as determined by the City. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the Public Works Director for review and approval, which may require additional tests at the expense of the Subdivider.

Permits to build structures will not be issued until a Report has been submitted by a geotechnical engineer and approved by the Public Works Director attesting to the sufficiency of all building pads to sustain proposed

Tentative Tract Map No. 31469
Conditions of Approval

foundation leading.

1.3 Fees Required:

- A. At the time of first submittal of Final map, the Subdivider shall pay to the City of Beaumont all applicable fees based on the requirements of City Resolution No. 1990-44. An Engineer's estimate of construction shall be prepared by the subdivider and approved by the Public Works Director.
- B. At the time of requesting recordation of Final Map, the Subdivider shall provide to the City a cash deposit based on the requirements of City Resolution No. 1990-44. This deposit shall guarantee setting of final survey monumentation within the Parcel Map. Said deposit will be refunded after the Public Works Director verifies that said monumentation has been set in accordance with the Final Map and that any required amended maps and/or certificates of correction have been recorded.
- C. Prior to issuance of any permits to construct any public improvements, the Subdivider shall pay to the City of Beaumont all applicable fees based on the requirements of City of Beaumont Resolution No. 1990-44.
- D. Prior to issuance of any permits to construct any improvements, securities to guarantee completion of construction and payment of labor and materials shall be provided by the subdividers and all assignees and successors to the City in accordance with Chapter 16.36 of the Beaumont Municipal Code.

SECTION TWO - STREET IMPROVEMENTS

- 2.10 Off-site street improvement requirements shall be constructed based on sensitivity analysis contained in the Traffic Study prepared for this development. The Subdivider shall be directly and solely responsible for the mitigation of impacts related to existing traffic levels plus project traffic plus background traffic increases prior to recordation of the final map. The subdivider shall obtain all required right of ways, construct all street improvements at the times required by the Traffic Study and approved by the Public Works Director.
- 2.20 On-site street improvements shall be constructed as follows:
- 2.21 Typical street sections shown on the Tentative Tract Map for interior streets and Cherry Avenue shall be followed with Cherry Avenue being improved from Brookside Avenue to 8th Street. Final sections shall be approved by the Public Works

Tentative Tract Map No. 31469
Conditions of Approval

Director prior to first submittal of street improvement plans.

- 2.22 Pavement structural section shall be designed based on soils tests (R-Value Tests) conducted by an acceptable soils testing laboratory and submitted by a California licensed geotechnical engineer for a Traffic Index as approved by the Public Works Director.
- 2.23 All sidewalks shall have a minimum unobstructed width of five feet, and the location of pedestrian ramps shall be determined by the Public Works Director in accordance with federal and state laws at the time of recordation.
- 2.24 All curb heights and gutter widths shall be based on requirements as set forth by the Hydrology/Hydraulics Report and approved by the Public Works Director.
- 2.25 All covers for utility manholes, valves, and vaults shall be adjusted to final grade after final paving. Street asphalt concrete pavement may be placed in multiple lifts depending on design asphalt thickness with the final lift placed prior to the first occupancy within that phase of development.
- 2.26 Prior to the time that lumber is deposited on site for approved construction in a specific phase, all curbs and gutters and pavement shall be completed within that phase area and compaction reports for utility trenches and street base shall be approved. Model complexes are excluded from this condition but are required to provide access and fire flow in a manner as approved by the Fire Department.
- 2.27 Streets shall not be paved until all underground utilities are installed. Final paving cap shall not occur until all residential units are complete. There shall be no intersecting street center lines less than 90° unless otherwise approved by the Public Works Director.
- 2.28 The minimum centerline radius for local streets (50'-60' ROW) shall be 300 feet unless otherwise approved by the Public Works Director.
- 2.29 The minimum centerline radius for collector streets (66' ROW) shall be 550 feet unless otherwise approved by the Public Works Director.
- 2.30 Sleeves for lighting and landscape purposes will be allowed in the public street right-of-way when necessary, subject to the approval of the Public Works Director.

Tentative Tract Map No. 31469
Conditions of Approval

SECTION THREE - SEWER IMPROVEMENTS

- 3.10 The sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant on Fourth Street or a designated lift station in accordance with the Master Sewer Plan.
- 3.20 Sewer mains shall be a minimum diameter of 8" with VCP pipe and fittings unless otherwise approved by the Public Works Director. Service laterals shall be constructed with VCP. No structure shall be occupied until the collection system has been thoroughly cleaned, inspected, tested, and accepted for maintenance by the City Public Works Director. All manhole and cleanout covers within paved areas shall be adjusted to finished grades after paving is completed; and such adjustments shall be done in a manner as to prevent entry of silt and/or debris into the sewer system.

SECTION FOUR - WATER IMPROVEMENTS

- 4.10 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 4.11 All water valves and vault covers within paved areas shall be raised to finish surfaces and painted after paving is completed.
- 4.12 All fire hydrants, air vacs and other above ground water facilities shall be placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc., may be placed within sidewalks or paved areas provided such devices are set flush with finished surfaces as approved by the Public Works Director.

SECTION FIVE - STORM DRAIN IMPROVEMENTS

- 5.10 The Subdivider shall demonstrate by hydraulic calculations that developed flows proposed to be discharged into and through existing or any other storm drain facilities shall not exceed the maximum flows for which said existing facilities are presently designed.
- 5.11 Storm flows may be conveyed in street sections to the extent that tops of curbs shall accommodate a 10-year storm and that right-of-way limits shall accommodate a 100-year storm. If storm flows cannot be adequately conveyed by street section, underground storm drains shall be provided as recommended in the Hydrology/Hydraulics report and approved by the Public Works Director.

Tentative Tract Map No. 31469
Conditions of Approval

- 5.12 All storm drains, catch basins, the storm water runoff structures will be provided with adequate capabilities to filter and retain sediment and grit, oil and grease, to prevent pollution in storm water runoff in compliance with the City of Beaumont's best Management Practices and the Beaumont Drainage Master Plan for stormwater.
- 5.13 Prior to the recordation of each final map the subdivider shall construct temporary drainage facilities and erosion control as necessary to provide for storm runoff and minimize erosion and silt deposition. The subdivider shall obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board and approved by the Public Works Director.

SECTION SIX - TRAFFIC SAFETY

- 6.10 Prior to the recordation of the final map, the Subdivider shall design and construct a street lighting system to the requirements of the AMERICAN NATIONAL STANDARD PRACTICE FOR ROADWAY LIGHTING. This lighting system shall utilize high-pressure Sodium Vapor lamps.
- 6.11 Street name signs, and traffic control devices shall be constructed in accordance with approved plans. Traffic control devices shall be required for construction work for on-site and off-site locations. Street names for this Tract shall be submitted to the Public Works Director for approval.
- 6.12 During construction, temporary traffic control devices shall be constructed as deemed necessary by the City Public Works Director at locations where construction traffic disrupts normal traffic. Such measures and devices shall include but not limited to: flagmen, barricades, portable electric traffic signals and street sweeping.

SECTION SEVEN - ONSITE IMPROVEMENTS

- 7.10 All lots shall be designed and graded to drain to fronting streets. No lot shall drain onto any property adjacent to the Tract. Lots shall be protected from storm runoff as approved by the Public Works Director.
- 7.11 All lots shall be provided with driveway approaches per City Standard Drawings. Sewer and water service pipelines shall be placed outside of driveway areas unless otherwise approved by the Public Works Director.
- 7.12 The tops of all cut slopes shall be located at least two feet from rear yard property

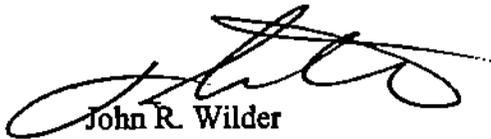
Tentative Tract Map No. 31469
Conditions of Approval

lines. Retaining walls shall be utilized where required by Public Works Director to ensure that unusable and non-visible slopes are not created at the sides or rear of any lot, and that there is a minimum "Flat" area of five feet width in all side yards.

SECTION EIGHT - PARK AND LANDSCAPING

- 8.10 Prior to the recordation of the final map for any phase of development, the Subdivider shall prepare final improvement plans for the landscaping and irrigation of parks, landscaped areas, and all open spaces. Said plans be prepared by a California licensed Landscape Architect and shall be subject to the review and approval of the Public Works Director and Planning Director.

Sincerely,
CITY OF BEAUMONT



John R. Wilder
Assistant Director of Public Works

EXHIBIT A

**CITY OF BEAUMONT SUBDIVISION
CONDITIONS OF APPROVAL**

**TENTATIVE TRACT MAP NO. 31469
SUBSTANTIAL CONFORMANCE REVIEW #1
APN: 406-170-013
PARDEE CONSTRUCTION COMPANY**

**CITY COUNCIL
APPROVAL DATE:
May 4, 2004**

**SUBSTANTIAL CONF.
REVIEW #1
October 14, 2014**

**(SUBSTANTIAL CONFORMANCE REVIEW #1 Appl. #13-1765
(10-14-14))**

7. SUBSTANTIAL CONFORMANCE REVIEW #1 CONDITIONS (*per City Review 10-14-14)

***If there are any conflicting Conditions between this review and the prior review(s), the greater of the two standards shall prevail as determined by the Planning Director**

7.1 If deemed necessary by the Director of Planning, within thirty (30) days of approval by the Planning Commission (or under the Substantial Conformance Review) ten (10) copies of an Amended Per Final Conditions set of the following Exhibits shall be submitted to the Planning Director and Public Works Director for review approval.

Exhibit "A" - Site Plan
Exhibit "B" - Grading and Erosion Control Plans
Exhibit "C" - Landscape and Irrigation Plans
Exhibit "D" - Wall and Fence Plans

7.2 In the event that significant Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be retained to assess the finding. Work on the overall project may continue during this assessment period. If a Treatment Plan or cultural resources management plan is required, the developer shall be required to have the archaeologist consult with the relevant Native American authority regarding the disposition of any found artifacts.

Tentative Tract No. 31469
Conditions of Approval – Substantial Conf. #1
Page 2

- 7.3 If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7070.
- 7.4 The recommendations and mitigation measures contained in the Deutch/Sundance Specific Plan EIR, Mitigation Monitoring Program; Traffic Impact Analysis and subsequent studies shall be incorporated into the design of the Final Map and subsequent development plans, and shall be fully implemented in the construction of the project, and the respective phases in which the project may be developed.
- 7.5 An Environmental Impact Report EIR was prepared and certified for the Deutch/Sundance Specific Plan Specific Plan, Addendum(s) were prepared for the subsequent amendment and a series of mitigation measures were adopted by the City Council to mitigate the potential impacts of the project. All of the mitigation measures set forth in the subject environmental document are herewith established as conditions of approval for Tentative Tract No. 31469. **Within 90 Days of the date of this review, a comparative analysis shall be provided to staff to confirm that all Mitigation Measures are being adhered to and implemented where appropriate. Please contact the Planning and Neighborhood Services Department for further information.**
- 7.6 Tentative Tract No. 31469 has been found to be substantially in conformance with the Deutch/Sundance Specific Plan.
- 7.7 The subdivider shall comply with the requirements set forth in the City Public Works Director conditions, a copy of which is attached hereto.
- 7.8 The subdivider shall comply with the requirements of the Beaumont Police Department.
- 7.9 The subdivider shall comply with the requirements set forth by the City of Beaumont Fire Department.
- 7.10 The subdivider shall comply with the requirements as set forth by the Beaumont-Cherry Valley Water District.
- 7.11 The subdivider shall comply with the requirements set forth by Caltrans.
- 7.12 The subdivider shall comply with the requirements as set forth by the Southern California Gas Company.

Tentative Tract No. 31469
Conditions of Approval – Substantial Conf. #1
Page 3

- 7.13 The subdivider shall comply with the requirement as set forth by the Beaumont Unified School District.
- 7.14 The subdivider shall submit written clearances to the Public Works Director that all pertinent requirements from the following agencies have been met:
- City Fire Department
City Police Department
City Community and Economic Development Department
Beaumont Cherry Valley Water District
Beaumont Unified School District
- 7.15 All public road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Director. Street names shall be subject to the approval of the Planning Director. Secondary access shall be offered for dedication and improved from the tract map boundary to a City maintained road as approved by the Public Works Director prior to recordation. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Director.
- 7.16 All sewer, storm drain and other public utility crossings in side and rear yards to be located in fee title lots and not easements.
- 7.17 The subdivider is obligated to provide fully improved park space at a ratio of number of residences x 3.2 persons per household x 5 acres per 1,000 population. Said conditions of approval require park improvements and/or fees (\$4 per square foot of required park area), and these requirements shall be applicable on a pro-rata basis for the Sundance/Deutsch Specific Plan.
- 7.18 The subdivider shall comply with the following park, open space and parkway landscaping conditions for open-space areas described in Condition No. 7.20.
- a. The subdivider shall post a landscape performance bond or other acceptable security approved by the Planning Director which shall be released concurrently with the assumption of the maintenance responsibility by the City, Homeowners' Association or other entity approved pursuant to Condition 7.21. The bond or security shall include ninety (90) days of landscape maintenance costs.

Tentative Tract No. 31469
Conditions of Approval – Substantial Conf. #1
Page 4

- b. The subdivider shall file a Minor Plot Plan application including detailed landscaping and irrigation plans for the subject area. The Minor Plot Plan shall require all improvements to be constructed concurrently with the development of the residential lots are part of this tract. The areas identified for park facilities shall be completed prior to completion of any one phase or 25% of the lots, whichever comes first.
- 7.19 Open Space areas, water quality basins, and other common facilities shall be maintained and owned as approved by the Director of Planning, prior to map recordation. All provisions of said condition shall be satisfied prior to map recordation.
- 7.20 A total of 20 final, blue-line, final maps shall be submitted to the Public Works Department for final distribution to the agencies.
- 7.21 All perimeter walls and/or walls that front streets must be block wall. Tubular Steel may be considered where appropriate. No wood fencing shall be permitted in this tract.
- 7.22 Covenants, Conditions and Restrictions (CC&R's) shall be prepared for the approval of the Planning Director for this subdivision, and after approval shall be recorded. The CC&R's shall provide for the establishment of a Homeowners' Association (HOA) which shall be responsible for maintaining all interior common elements.
- 7.23 The maintenance and management of common open-space shall be conducted as set forth herein and approved by the Director of Planning and by a Homeowners' Association (HOA). All provisions of the said condition shall be satisfied prior to map recordation.
- 7.24 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:
 - a. The land divider or developer shall submit five (5) prints of a comprehensive grading plan to the Public Works Director which complies with the 2014 or later amendments to the California Building Code and Beaumont Municipal Code.
 - b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
 - c. Graded land shall be provided with erosion control measures as approved by the Public Works Director.

Tentative Tract No. 31469
Conditions of Approval – Substantial Conf. #1
Page 5

- d. All residential building pads shall have a minimum depth of seventy (70) feet and forty-seven (47) exclusive of any slope in excess of two feet in vertical height, consistent with the Specific Plan.
- 7.25 All proposed landscaping shall adhere to the standards set forth under the Beaumont Municipal Code 17.06 and consistent with standards set forth in the Sundance Specific Plan.
- 7.26 All trees proposed within 10 feet of any Right-of-Way shall provide for a 36” deep root barrier.
- 7.27 Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans. All street improvement plans and lot grading for residential lots shall indicate and install under sidewalk/curb core draining with a minimum of 2 outlets per lot unless otherwise approved by the Planning Director and Public Works Director.
- 7.28 Detailed grading plans shall fully implement the conceptual details submitted for the treatment of significant slope areas (in excess of 20 feet vertical height) and shall implement techniques regarding contour and landform grading, landscaping and the creation of organic pockets of landscaping which emulates natural conditions.
- 7.29 All residences must have illuminated address numbers.
- 7.30 Roofing materials shall be in the form of tile roofing.
- 7.31 Street Improvement Plans shall be prepared to the satisfaction of the Planning Director. Additionally Street Lighting in accordance with the City of Beaumont Outdoor Lighting ordinance shall be submitted in conjunction with the Street Improvement Plans. Street Lights shall also be reviewed and approved by the planning and Building Department with appropriate fees paid. All Mailbox clusters shall have appropriate lighting as approved by the City.
- 7.32 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans. All walls and fences shall be constructed subject to the approval of the Planning Director. There shall be no future wood fencing proposed in conjunction with this review of this subdivision map. All fencing shall be masonry, vinyl, or of a tubular steel material.
- 7.33 All lighting shall be in compliance with the City's Outdoor Lighting Ordinance. The Ordinance governs all outdoor lighting, pole mount, wall or building mount, landscape lighting and Parks. Front and rear porch lighting are included on Residential Standards.

Tentative Tract No. 31469
Conditions of Approval – Substantial Conf. #1
Page 6

- 7.34 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized on all slopes greater than 3 feet in height, as approved by the Planning Director and the Public Works Director.
- 7.35 Access roads, street improvements, all agency requirements, parking areas and security lighting shall be constructed in accordance with approved improvement plans and specifications.
- 7.36 Clearance shall be obtained from the Beaumont Fire Department, and all fire protection improvements shall be in place as approved by the Fire Chief.
- 7.37 The required park facilities shall be completed or improved at a later date subject payment of future improvement fees and issued a final building permit inspection consistent with the phasing schedule to be developed in the implementation of the Recorded Conditions herein.

CITY OF BEAUMONT POLICE DEPARTMENT

CONDITIONS OF APPROVAL

PLANNING APPLICATION NO#: Substantial Conformance #13-1765 & -66

SUBJECT: Revision #1 – TTM 31469 & 70

DATE: 10/14/14

SITE ADDRESS: Cougar Way and Starlight Avenue

1. Prior to issuance of a building permit, the applicant shall be required to obtain approval of a construction site safety plan by the Beaumont Police Department providing adequate security measures such as lights, video cameras, locks, alarms, trained security personnel, fencing, etc. The nature of the measures will depend on the specific requirements of the site, and may vary with the different stages of construction. The applicant shall be responsible for the compliance of all sub-contractor working on site.
2. The applicant shall provide an afterhours emergency contact that is available to respond to the construction site. This should be current at all stages of construction.
3. At the time the Street Improvement and Striping Plans are submitted to the City of Beaumont, the Beaumont Police Department shall have the opportunity to review these plans prior to approval.

City of Beaumont Fire Department

Fire Protection / Planning Department

550 E. 6TH Street, Beaumont CA 92223

FIRE REVIEW PLANNING CASE CONDITIONS OF APPROVAL

CASE# 13-1765: Revision #1.Existing approved TTM 31469

APN # 408-090-020 through-030 & Por.-031

SUBJECT: Substantial Conformance Tract Map 31469 Revision #1

DATE: 12/02/13

CONTACT: Pardee Homes

PHONE # 310-475-3525

SITE ADDRESS: SE corner of Brookside Ave and Cherry Ave.

Specific Condition:

- 1. A 13-D fire sprinkler system shall be installed in each home. Plans shall be submitted by a licensed C-16 contractor to the Fire Prevention Bureau for review and approval.**
- 2. Underground fire line plans shall be submitted to the Fire Prevention Bureau for review and approval, prior to Mylar's being printed.**
- 3. Provide a title block on the Mylar's saying, " City of Beaumont Fire Division".**
- 4. Fire department access is required from Cherry Ave and (Cougar Way) to street 'A' or Cherry Ave to street 'O' and/or street 'K' up to the models. Provide a phasing plan for approval, to be able to pull building permits for the first 50 homes.**
- 5. Fire department access from Highland Springs and Cherry Ave shall be connected prior to phase finals of 31470 & 31469.**
- 6. Standard Conditions below apply.**

Standard Conditions:

With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with City of Beaumont/Riverside County Ordinances and/or recognize fire protection standards:

F1. FIRE FINAL - and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code, California Fire Code, and other related codes which are in force at the time of building plan submittal.

F2. FIRE FLOW REQUIREMENTS - The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B, Table B105.1. The applicant/developer shall provide documentation to show that a water system exists, and is capable of delivering 1,000 GPM for 2 hour(s) for duration at 20-PSI residual operating pressure must be available before any combustible material is placed on the job site. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. California Fire Code 2010.

F3. SUPER FIRE HYDRANTS - Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 – 2 1/2") shall be located be located not less than 25 feet or more than 200 feet from any portion of the building as measured along approved emergency vehicular travel ways, and spaced no more than the required spacing per Appendix C, table C105.1 in feet apart in any direction. The fire flow shall be available from any adjacent fire hydrant(s) in the system. CFC Chapter 5, section 503.1.1 and Appendix B table – B105.1

F4. ALL WEATHER ACCESS ROAD - Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved fire department emergency vehicular access road (all weather surface) capable of sustaining an imposed load of 80,000 lbs. Road shall be provided prior to construction, based on street standards approved by the public works director and the Fire Prevention Bureau. CFC Chapter 5, section 503.2.3

F5. 15 % GRADE - Prior to construction, all roads, driveways and private roads shall not exceed 15 percent grade. Add: Grade transitions shall not exceed Riverside County Fire Department apparatus maximum approach and departure angles as determined by the Fire Chief. RVC Fire Ordinance # 787.6 CFC Chapter 5, section 503.2.7

F6. PHASING - If construction is phased, each phase shall provide an approved emergency vehicular access for fire protection prior to any building construction. CFC Chapter 5, section 501.4

F7. DEAD ENDS - Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. CFC Chapter 5, section 503.2.5

F8. U/G WATER PLANS - Prior to issuance of permits, the applicant/developer shall furnish (3) copies of the water system plans to the Fire Prevention Bureau for review. Plans shall be in accordance with Appendix B and Appendix C and section 508.1 of the CFC 2010:

- * Signed by a registered civil engineer or certified fire protection engineer.
- * Contain a Fire Prevention Bureau approval signature block.
- * Conform to hydrant type, location, spacing of new and existing hydrants, and a minimum fire flow required as determined by the Fire Prevention Bureau.
- * The post indicator valve and fire department connection shall be located to the front access side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access, and within 200 feet of an approved fire hydrant, and within 50 of an approved roadway or driveway or otherwise approved by the Fire Chief.
- * Guard posts or other approved means may be required to protect fire department inlet connections from vehicular damage. RVC Fire Ordinance 787.6 section 912.2.1
- * After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants shall be installed, and made serviceable prior to and during the time of construction, and accepted by the City of Beaumont Fire Prevention Bureau. CFC Chapter 5, 508, and the National Fire Protection Association 24 sec 1-4.1
- * Existing fire hydrants on public streets are allowed to be available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. CFC, Appendix A, & B and NFPA 24 section 1-4.1

F9. BLUE DOT REFLECTOR - Prior to issuance of Certificate of Occupancy or building final, "Blue Reflective Markers" shall be installed on private streets, public streets, and driveways to identify fire hydrant locations in accordance with City & RVC Fire Ordinance 787.6 specifications.

F10. RESIDENTIAL NUMBERS - Prior to issuance of Certificate of Occupancy or building final, all residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numerals shall be not less than four **(4)** inches in height. CFC Chapter 5, section 505.1

F11. ROOFING - Prior to Certificate of Occupancy or building final, all structures shall have fire retardant roofing materials (Class **A & B** roofs) as described in section 1504 of the CBC.

F12. FUEL MOD PLANS - Prior to issuance of building permits, fuel modification plans "Hazardous Fire Area" shall be submitted to the Fire Prevention Bureau for review and approval for all open space areas adjacent to the Wildland vegetation interface. Any building constructed on lots

created by this land division shall comply with the special construction provision. RVC Ordinance 787.6

F13. PAVED ACCESS- - Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards.

F14. FIRE SPRINKLERS - Prior to issuance of Certificate of Occupancy or building final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans (3) sets shall be submitted to the Fire Prevention Bureau for approval prior to installation. No person shall remove or modify any fire protection system installed or maintained under the provisions of the California Fire Code without the approval by the Fire Chief. A Licensed C-16 contractor shall do all the work and/or certification. CFC Chapter 9, section 901.3.1, 903.1 & CBC Chapter 9, section 903.1.1

F15. SAFETY PRECAUTIONS - Approval of the safety precautions for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals for specific operations or processes associated with such construction, alteration or demolition. Structure, facilities and conditions which in the opinion of the fire code official, constitute a distinct hazard to life or property. The fire code official is authorized to order the posting of signs in a conspicuous location in each structure. The posting of signs shall not be obscured, removed, defaced, mutilated, or destroyed.

F16. FIRE DEPARTMENT INSPECTION APPROVAL - Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such construction or work shall remain accessible and exposed for inspection purposes until approved.

F17. AUTHORITY TO INSPECT - The Fire Prevention Bureau shall maintain the authority to inspect as often as necessary for buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.

F18. ALTERATIONS - Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation.

F19. MEDIAN CROSSOVERS - Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be

made to construct a median-crossover at all locations determined by the Fire Chief and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer.

F20. SINGLE FAMILY DWELLINGS - Approved fire prevention standard fire hydrants (6" x 4" x 2 – 2 1/2") shall be located at each intersection of all residential streets and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant. Minimum fire flow shall be **1,000 GPM** for 2 hours at 20 PSI. Fire flow and flow duration for dwellings in excess of 3,600 square feet shall not be less than that specified in Appendix B, Table B 105.1, RVC 787.6 & CFC Chapter 5, and Appendix C, Table C 105.1

F21. ACCESS/ROAD LENGTH - No cul-de-sac or dead end road length shall exceed one thousand three hundred-twenty (**1,320**) feet in length. In any hazard fire area of Riverside County, no dead-end or cul-de-sac road shall exceed six hundred-sixty (**660**) feet in length. The Fire Chief, based on city street standards shall determine minimum turning radius for fire apparatus based upon fire apparatus manufacture specifications. Riverside County Ordinance **787.6**, CFC Chapter 5, section 503.2.5

F22. BUILDING OPENINGS - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building where ground ladder access is the only means to reach the highest point on the building from the exterior. Obstructions will not be placed as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787.6

Please call if you have questions: (951)-572-3225

**Thank you,
Richard Horner
Assistant Fire Marshal
City of Beaumont Fire Services**

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8518
(951) 769-8526 FAX

PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESSOR PARCEL NO.

408-090-020 through -030 & Por. -031

BEAUMONT CASE NO.

Substantial Conformance #13-1765

DATE

11/18/2013

RETURN COMMENTS BY:

12/2/2013

(Revision #1) – Existing Approved TTM 31469
within the Sundance Specific Plan

LOCATION

SE Corner of Brookside Ave and Cherry Avenue

TRANSMITTED TO:

Beaumont Public Works
Beaumont Fire Department
Beaumont Police Department

Beaumont Unified School Dist.
Economic Development
Beaumont Building and Safety

BRIEF DESCRIPTION OF PROJECT

Substantial Conformance – Sundance Tentative Tract Map 31469 – Revision #1

- Modification of Planning Areas 42, 43, 44, 45, 46 & 47 in relation to the existing Tentative Tract Map. Please refer to the attached detailed summary and letter from the applicant for a detailed description of the modifications proposed.

The Specific Plan and Associated Environmental Impact Report (EIR) remain current for this application.

Please review the attached tentative map/documents and return your comments or Conditions of Approval NO LATER THAN the date noted above. If additional time is needed, please so state in your recommendations or contact the Planning Director by telephone. There is no need to return the exhibit; you may keep it in your files. Should you have any questions, please do not hesitate to contact this department (951) 769-8518. Mailing Address: City of Beaumont, Planning Department, 550 E. 6th Street, Beaumont, CA 92223

COMMENTS RECOMMENDED CONDITIONS OF APPROVAL (COMMENTS MAY BE ATTACHED TO

ASSET PLEASE PROVIDE IN A TEXT FORMAT ALL COMMENTS DESCRIBED DIRECTLY ON THE ATTACHED ENCLOSED PLANS. THANKS

The Beaumont Unified School District does not object to this project, but would like to remind the builder that the project is subject to school facility fees—the current rate for residential building is \$3.28 per square foot. However, this rate is subject to annual changes, so please check with District for current rates. Staff also encourages the developer to continue to work closely with the District to ensure that future facility needs are met.

Submitted by: Lisa Tarrats for Alice Grundman Title: Sub. Dir. of Facilities Date: 12/2/13

Signature: Lisa Tarrats

City of Beaumont
Planning Department
550 East 6th Street
Beaumont, CA 92223
(951) 769-8518

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8518
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PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESSOR PARCEL NO.:

408-090-020 through -030 & Por. -031

BEAUMONT CASE NO.

Substantial Conformance #13-1765

DATE:

2/25/2014

RETURN COMMENTS BY:

3/18/2014

(Revision #1) – Existing Approved TTM 31469
within the Sundance Specific Plan

LOCATION:

SE Corner of Brookside Ave and Cherry Avenue

Resubmittal

TRANSMITTED TO:

Beaumont Public Works
Beaumont Fire Department
Beaumont Police Department

Beaumont Unified School Dist.
Economic Development
Beaumont Building and Safety

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COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)

ALSO, PLEASE PROVIDE IN A TEXT FORMAT ALL COMMENTS DENOTED DIRECTLY ON THE ATTACHED/ENCLOSED PLANS - THANKS

NO COMMENTS

Submitted by: *Keith A. Hower* Title: *CRU* Date: *3-19-14*

Signature: _____

[Handwritten Signature]

APR 1 11 3

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8518
(951) 769-8526 FAX

P: PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESSOR PARCEL NO.:
408-090-020 through -030 & Por. -031

BEAUMONT CASE NO.	DATE:	RETURN COMMENTS BY:
Substantial Conformance #13-1765	11/18/2013	12/2/2013

(Revision #1) – Existing Approved TTM 31469
within the Sundance Specific Plan

LOCATION:
SE Corner of Brookside Ave and Cherry Avenue

TRANSMITTED TO:

FP: Beaumont Public Works	Beaumont Unified School Dist.
Beaumont Fire Department	Economic Development
Beaumont Police Department	Beaumont Building and Safety

BRIEF DESCRIPTION OF PROJECT:

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ALSO, PLEASE PROVIDE IN A **TEXT FORMAT** ALL COMMENTS DENOTED DIRECTLY ON THE ATTACHED/ENCLOSED PLANS - THANKS

SEE ATTACHED.

Submitted by: Ponce Yambut Title: _____ Date: 12/2/13
Signature: _____



City of Beaumont

550 E. 6th Street

Beaumont, CA 92223

(951) 769-8520

FAX (951) 769-8526

Email: cityhall@ci.beaumont.ca.us

www.ci.beaumont.ca.us

December 02, 2013

Project: Substantial Conformance #13-1765 Revision #1 of Existing Approved
TTM 31469

Comments:

✓ DONE/CORRECTED

Sheet 1 of 4:

- ✓ 1. Missing street typical section for Brookside Avenue.
- ✓ 2. Label all streets.

Sheet 2,3 & 4

- ✓ 1. Label all streets.

From: Ponce Yambot
Public Works

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8518
(951) 769-8526 FAX

PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESSOR PARCEL NO.:

408-090-020 through -030 & Por. -031

BEAUMONT CASE NO.

Substantial Conformance #13-1765

DATE:

2/25/2014

RETURN COMMENTS BY:

3/18/2014

(Revision #1) – Existing Approved TTM 31469
within the Sundance Specific Plan

LOCATION:

SE Corner of Brookside Ave and Cherry Avenue

Resubmittal

TRANSMITTED TO:

Beaumont Public Works

Beaumont Fire Department

Beaumont Police Department

Beaumont Unified School Dist.

Economic Development

Beaumont Building and Safety

BRIEF DESCRIPTION OF PROJECT:

Substantial Conformance – Sundance Tentative Tract Map 31469 – Revision #1

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COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)

ALSO, PLEASE PROVIDE IN A TEXT FORMAT ALL COMMENTS DENOTED DIRECTLY ON THE ATTACHED/ENCLOSED PLANS - THANKS

PS. REVISE EXHIBIT PER COMMENTS ON CP 3/14/14

Submitted by:

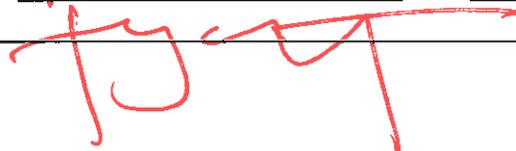
PUBLIC WORKS

Title:

Date:

3/14/14

Signature:



CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8518
(951) 769-8526 FAX

PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESSOR PARCEL NO.

408-090-020 through -030 & Por. 031

BEAUMONT CASE NO.

Substantial Conformance #13-1765

DATE

11/18/2013

RETURN COMMENTS BY

12/2/2013

(Revision #1) – Existing Approved TTM 31469
within the Sundance Specific Plan

LOCATION:

SE Corner of Brookside Ave and Cherry Avenue

TRANSMITTED TO

Beaumont Public Works

Beaumont Fire Department

Beaumont Police Department

Beaumont Unified School Dist.
Economic Development
Beaumont Building and Safety

BRIEF DESCRIPTION OF PROJECT

Substantial Conformance – Sundance Tentative Tract Map 31469 – Revision #1

- Modification of Planning Areas 42, 43, 44, 45, 46 & 47 in relation to the existing Tentative Tract Map. Please refer to the attached detailed summary and letter from the applicant for a detailed description of the modifications proposed.

The Specific Plan and Associated Environmental Impact Report (EIR) remain current for this application.

Please review the attached tentative map/documents and return your comments or Conditions of Approval **NO LATER THAN** the date noted above. If additional time is needed, please so state in your recommendations or contact the Planning Director by telephone. There is no need to return the exhibit; you may keep it in your files. Should you have any questions, please do not hesitate to contact this department (951) 769-8518. Mailing Address: City of Beaumont, Planning Department, 550 E. 6th Street, Beaumont, Ca 92223

COMMENTS, RECOMMENDED CONDITIONS OF APPROVAL (COMMENTS MAY BE ATTACHED)

ALSO PLEASE PROVIDE IN A **TEXT FORMAT** ALL COMMENTS DIRECTLY ON THE ATTACHED ENCLOSED PLANS. **THANKS**

The Beaumont Unified School District does not object to this project, but would like to remind the builder that the project is subject to school facility fees—the current rate for residential building is \$3.28 per square foot. However, this rate is subject to annual changes, so please check with District for current rates. Staff also encourages the developer to continue to work closely with the District to ensure that future facility needs are met.

Submitted by: Lisa Tarrats for Alice Grundman Title: Sub. Dir. of Facilities Date: 12/2/13

Signature: Lisa Tarrats

Digitally signed by Lisa Tarrats
DN: cn=Lisa Tarrats, ou=Planning Department, o=City of Beaumont, email=lisa.tarrats@beaumontca.gov



3300 East Guasti Road, Suite 100
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February 25, 2014

Mr. Chris Tracy
Planning Director
City of Beaumont
550 East 6th Street
Beaumont, CA 92223

Subject: Sundance Specific Plan TTMs 31469 & 31470 Resubmittal for Substantial Conformance Determination Request

Dear Chris,

Enclosed are the Revised Tentative Tract Map Nos. 31469 and 31470 that have been revised and corrected since their previous submittal on Oct. 23, 2013, based on comments received from city staff, including pursuant to discussions held with staff at the meeting at the city on February 7, 2014. Copies of the Substantial Conformance Determination Request letter and matrix we had previously submitted on October 23, 2013. We are also returning to the City the comment prints of the revised TTM's, which we previously received from you, when we resubmit the hard copies of the corrected revised maps.

We have revised and corrected the maps as requested pursuant to the following:

1. A bus turnout has been added to Sheet 3 of revised TTM 31469 on northbound Cherry Avenue, just north of Cougar Way, as discussed at our Feb. 7, 2013 meeting with City staff. This bus turnout meets Riverside County standards.
2. A bus turnout has been added to Sheet 3 of revised TTM 31469 on westbound Cougar Way, just west of proposed Street "C" and the Sundance PA 41 school site, as discussed at our Feb. 7, 2014 meeting with City staff. This bus turnout meets a modified Riverside County standard, as discussed at the Feb. 7 meeting, by utilizing the proposed 8' wide shoulder lane on Cougar Way and extending 4' into the parkway area. This allows Cougar Way to still have two 12' wide vehicle travel lanes in each direction if warranted.
3. A partial section of Orchard Heights Ave. has been added to Sheet 1 of revised TTM 31469 as discussed at our Feb. 7, 2014 meeting with City staff. The section shows a 4' wide sidewalk and 1' wide landscape strip within Lot 995 adjacent to the project proposed perimeter wall.
4. A note on the future realignment of the proposed northerly extension of Starlight Avenue has been added to both TTMs 31469 and 31470 as previously discussed. This note also references a future bus turnout on northbound Starlight Ave. as part of the future realignment as also discussed.
5. The comments on the attached comment letters from City Public Works on both TTMs 31469 and 31470 have been addressed, as well as the comments on the map prints we received back from the City. No other comment sheets/letters we received from the City required any further corrections to the maps.

Please review this material and inform us of the City's determination in this matter. Let me know if there is anything more you would like us to submit to complete the Substantial Conformance Determination process, as noted above. Thank you for your continued assistance on this matter.



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February 25, 2014

Mr. Chris Tracy
Planning Director
City of Beaumont
550 East 6th Street
Beaumont, CA 92223

Subject: Sundance Specific Plan TTM's 31469 & 31470 Resubmittal for Substantial Conformance Determination Request

Dear Chris,

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5. The comments on the attached comment letters from City Public Works on both TTM's 31469 and 31470 have been addressed, as well as the comments on the map prints we received back from the City. No other comment sheets/letters we received from the City required any further corrections to the maps.

Please review this material and inform us of the City's determination in this matter. Let me know if there is anything more you would like us to submit to complete the Substantial Conformance Determination process, as noted above. Thank you for your continued assistance on this matter.



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October 23, 2013

Ms. Rebecca Deming
Planning Director
City of Beaumont
550 East 6th Street
Beaumont, CA 92223

**Subject: Substantial Conformity Determination Request Sundance Specific Plan and TTMs
31469 & 31470, Beaumont, CA**

Dear Rebecca,

On behalf of Pardee Homes, we are submitting for your consideration a request for Substantial Conformity Determination in regards to proposed minor revisions to approved Tentative Tract Map Nos. 31469 and 31470 located in the north half, Planning Areas 40-47, of the approved Sundance Specific Plan in the City of Beaumont. The subject maps were previously approved by the City on May 4, 2004 and the Sundance Specific Plan was approved by the City on May 4, 2004 and amended again on May 2, 2006. Please find enclosed for your review and consideration revised Tentative Tract Map Nos. 31469 and 31470 dated Oct. 7, 2013 reflecting minor revisions as proposed. Listed below is a brief description of the minor revisions reflected on the enclosed maps and attached is a matrix providing a comparison of the proposed minor revisions to the 2013 maps and the existing approved 2006 Specific Plan and approved 2004 Tentative Tract Maps:

PA 40: The size of this residential planning area remains the same size as previously approved. The revised map proposes 122 single-family lots in this PA, three lots fewer than previously approved. The lot sizes have been adjusted in the west half of the PA, with the average lot size as proposed at 8,830 sq. ft. over the entire PA, which is still greater than the minimum average lot size of 7,000 sq. ft. required by the Specific Plan for this PA. The revised density for the PA is 3.72 du/ac., which is still below the maximum 4.2 du/ac allowed by the Specific Plan. A park site lot has been added within the west side of this PA also.

PA 41: This planning area remains a proposed future school site if the Beaumont Unified School District chooses to acquire it. The PA's location and size remains the same at 12 acres as previously approved.

PA 42: This residential planning area has been increased in size by 11.2% from that previously approved in the Specific Plan, which is within the parameters allowed by the SP. The revised map proposes 154 single-family lots in this PA, one lot fewer than previously approved. The revised lot sizes are at an average of 8,140 sq. ft. for the PA, which is still greater than the minimum average lot size of 6,000 sq. ft. required by the Specific Plan for this PA. The revised density for the PA is 4.0 du/ac., which is still below the maximum 4.9 du/ac allowed by the Specific Plan.

PA 43: This residential planning area has been increased in size by just over 1% from that previously approved in the Specific Plan. The revised map proposes 101 single-family lots in this PA, four lots more than previously approved, which is within the parameters allowed by the Specific Plan. The revised lot sizes are at an average of 6,240 sq. ft. for the PA, which is still greater than the minimum

average lot size of 5,200 sq. ft. required by the Specific Plan for this PA. The revised density for the PA is 5.16 du/ac., which is still below the maximum 5.6 du/ac allowed by the SP.

PA 44: This residential planning area has been increased in size, including with perimeter roadways adjacent to the PA 44 park as proposed. The increase to the PA area is does not exceed 15% from that previously approved in the Specific Plan, when the adjacent roadways are excluded, which is within the parameters allowed by the SP. The revised map proposes 29 single-family lots in this PA, five lots more than previously approved, which is within the parameters allowed by the Specific Plan. The revised lot sizes are at an average of 6,470 sq. ft. for the PA, which is still greater than the minimum average lot size of 6,000 sq. ft. required by the SP for this PA. The revised density for the PA is 4.9 du/ac., which does not exceed the maximum 4.9 du/ac allowed by the Specific Plan.

PA 45: This park site planning area has been moved east slightly and centered with the residential planning areas around it, similar to other park sites within the Specific Plan area. This park site PA was increased in size from 3 acres to 3.7 acres.

PA 46: This residential planning area has been increased in size by less 1% from that previously approved in the Specific Plan. The revised map proposes 104 single-family lots in this PA, ten lots more than previously approved, which is within the parameters allowed by the Specific Plan. The revised lot sizes are at an average of 10,730 sq. ft. for the PA, which is still greater than the minimum average lot size of 10,000 sq. ft. required by the Specific Plan for this PA. The revised density for the PA is 3.17 du/ac., which is still below the maximum 3.2 du/ac allowed by the SP.

PA 47: This residential planning area has been decreased in size by 15% from that previously approved in the Specific Plan, which is within the parameters allowed by the SP. The revised map proposes 113 single-family lots in this PA, seventeen lots less than previously approved. The revised lot sizes are at an average of 11,400 sq. ft. for the PA, which is still greater than the minimum average lot size of 10,000 sq. ft. required by the Specific Plan for this PA. The revised density for the PA is 3.1 du/ac., which is still below the maximum 3.2 du/ac allowed by the Specific Plan.

Pad elevations in PAs 40-47 have been adjusted a minor amount in relationship to the proposed revised lot configurations and to reduce future grading and earthwork movement and achieve earthwork balance.

PAs 30-39: There are no revisions to these planning areas located south of Cougar Way and north of the Edison easement, except for minor pad elevation adjustments (approximately 0.5 ft.) to reduce future grading and earthwork movement and to achieve earthwork balance.

Great care has been taken as described above and in the attached matrix to maintain the proposed revisions on the attached maps within the allowed parameters of substantial conformance and the Minor/Administrative Amendments provisions of Section VI.C.2 of the adopted Sundance Specific Plan. The total of 4,325 residential units currently proposed in the Sundance Specific Plan does not exceed the maximum allowed 4,450 units previously approved in the Specific Plan as indicated in the attached matrix. Please review this material and inform us of the City's determination in this matter. Please contact me at your convenience upon review of the proposal. I can be reached at (909) 974-4909 or emailed at hleslie@rbf.com.

Respectfully Submitted,



Chip Leslie, Senior Associate
RBF Consulting

Cc: Pardee Homes, Mike Taylor; Greg Hohman

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8518
(951) 769-8526 FAX

PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESSOR PARCEL NO.:

408-090-013 through -019 & Por. -031

BEAUMONT CASE NO.

Substantial Conformance #13-1766

DATE:

2/25/2014

RETURN COMMENTS BY:

3/18/2014

(Revision #1) – Existing Approved TIM 31470
within the Sundance Specific Plan

LOCATION:

NW Corner of (future) Cougar Way and Highland Springs Avenue

TRANSMITTED TO:

Southern California Edison
Southern California Gas Company
Verizon

Beaumont Cherry Valley Water Dist.
RC Waste Management (no plans)
Regional Water Quality Control Board

BRIEF DESCRIPTION OF PROJECT:

Substantial Conformance – Sundance Tentative Tract Map 31470 – Revision #1

- Modification of Planning Areas 40 & 41 in relation to the existing Tentative Tract Map. Please refer to the attached detailed summary and letter from the applicant for a detailed description of the modifications proposed.

The Specific Plan and Associated Environmental Impact Report (EIR) remain current for this application.

Please review the attached tentative map/documents and return your comments or Conditions of Approval NO LATER THAN the date noted above. If additional time is needed, please so state in your recommendations or contact the Planning Director by telephone. There is no need to return the exhibit; you may keep it in your files. Should you have any questions, please do not hesitate to contact this department (951) 769-8518. Mailing Address: City of Beaumont, Planning Department, 550 E. 6th Street, Beaumont, Ca 92223

COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)

ALSO, PLEASE PROVIDE IN A TEXT FORMAT ALL COMMENTS DENOTED DIRECTLY ON THE ATTACHED/ENCLOSED PLANS - THANKS

Submitted by: _____ Title: _____ Date: _____

Signature: _____

**Sundance Specific Plan
and Tentative Tract Map Nos. 31469 & 31470 Minor Revisions
Substantial Conformance Review & Comparison
October 23, 2013**

Specific Plan Planning Areas (Subject to revision in 2013 TTMs)	Approved 2006 Specific Plan and Approved 2004 TTMs 31469 & 31470*				Proposed 2013 Minor Revisions to TTMs 31469 & 31470			
	Land Use/ Density	PA Min. Avg. Lot Size per SP	PA Area	Anticipated Dwelling Units/Lots (per Table 4 of SP)	Land Use/ Density	Actual PA Avg. Lot Size per 2013 TTMs	PA Area	Proposed Dwelling Units/Lots
PA 40	Res. Low - 7,000 4.2 du/ac max.	7,000 sf	32.43 ac	125	Same as 2006 SP (Actual TTM PA density: 3.72 du/ac)	8,830 sf (not incl. proposed new 1.37 ac park lot)	32.79 ac (Essentially the same size as 2004 TTM. 1.1% increase from 2006 SP**. Park lot added.)	122 (decrease from 2006 SP and 2004 TTM)
PA 41	School Site	12 acres	12 acres	--	Same as 2006 SP	12 acres	12 acres	--
PA 42	Res. Low - 6,000 4.9 du/ac max.	6,000 sf	34.0 ac	154	Same as 2006 SP. (Actual TTM PA density: 4.0 du/ac)	8,140 sf	37.8 ac (11.2% increase from 2006 SP**)	154 (decrease from 2006 SP and 2004 TTM)
PA 43	Res. Low-Med. 5.6 du/ac max.	5,200 sf	19.34 ac	97	Same as 2006 SP. (Actual TTM PA density: 5.16 du/ac)	6,240 sf	19.56 ac (1.14% increase from 2006 SP**)	101 (4% increase from 2006 SP** and 2004 TTM)
PA 44	Res. Low - 6,000 4.9 du/ac max.	6,000 sf	5.0 ac	24 (per 2006 SP, not incl. in 2004 TTM)	Same as 2006 SP. (Actual TTM PA density: 4.9 du/ac)	6,470 sf	5.92 ac (approx. 15% increase from 2006 SP**, not incl. PA perimeter streets)	29 (20% increase from 2006 SP** and 2004 TTM)
PA 45	Park	3 acres	3 acres	--	Same as 2006 SP	3.7 acres	3.7 acres (23.3% increase from 2006 SP for park)	--
PA 46	Res. Very Low 3.2 du/ac max.	10,000 sf	32.76 ac	94	Same as 2006 SP. (Actual TTM PA density: 3.17 du/ac)	10,730 sf	32.8 ac (0.1% increase from 2006 SP**)	104 (10% increase from 2006 SP** and 2004 TTM)
PA 47	Res. Very Low 3.2 du/ac max.	10,000 sf	42.67 ac	130	Same as 2006 SP. (Actual TTM PA density: 3.11 du/ac)	11,400 sf	36.28 ac (15% decrease from 2006 SP**)	113 (decrease from 2006 SP and 2004 TTM)
Subtotals			181.2 ac	624			180.85 ac****	623
					Total Dwelling Units Anticipated per 2006 SP: 4,326*****			
								Total Dwelling Units Anticipated per 2006 SP for PAs 1-39 and per 2013 TTMs for PAs 40-47: 4,325

Notes:
 **Sundance Specific Plan and TTMs 31469 and 31470 were originally approved in 2004. The Sundance Specific Plan was amended in 2006.
 ***Section V.I.C.2 of 2006 Sundance Specific Plan allows up to a 15% increase or decrease in a PA area as a Minor/Administrative Amendment.
 ****Sections V.B.8b and V.I.B.2 of 2006 Sundance Specific Plan allows, by Minor/Administrative Amendment, up to a 20% increase in the anticipated number of dwelling units in a PA (per Table 4 in the SP), as long as the total number of dwelling units in the SP does not exceed 4,450 dv's.
 *****Difference in total acres due to recalculation of planning areas, including open space and streets.
 *****Per Table 4, Residential Land Uses, in the 2006 Sundance Specific Plan, allowing for 279 du in PA 25 as approved subsequent to 2006.

**Sundance Specific Plan Substantial Conformance Proposal
Adjusted Land Use Tables
October 23, 2013**

**Table 3
Land Use Summary**

Land Use	Acres	Percent
Residential	886.5887.5	74%
Parks/Open Space	143	12%
Commercial	13.5	1%
HOA RV-Storage Yard (Semi-private)	10	1%
Institutional (Schools)	60	5%
Backbone Streets	8281	7%
Total	1,195	100%

**Table 4
Residential Land Uses**

Land Use	PA	Acres	Minimum Lot Size	Anticipated DU	Maximum DU Per PA ¹
Very Low Density 3.2 DU/AC Max.	46	32.8032.76	min. avg. 10,000 sq. ft. 95 x 105	10494	104
	47	36.2842.67	min. avg. 10,000 sq. ft. 80 x 125	113130	116436
	48	37.46	95 x 105	112	119
Sub-Total		106.54112.89		329336	na
Low Density – 7,000 4.2 DU/AC Max.	1	52.40	70 x 100	214	220
	2	31.60	70 x 100	131	132
	16	28.12	70 x 100	113	118
	18	28.12	70 x 100	110	118
	33	40.57	70 x 100	165	170
	39	20.55	70 x 100	79	86
	40	32.7932.43	min. avg. 7,000 sq. ft. 70 x 100	122425	137
Sub-Total		234.15233.79		934937	na
Low Density – 6,000 4.9 DU/AC Max.	3	31.20	60 x 100	152	152
	4	50.0	60 x 100	218	245
	5	21.0	60 x 100	101	102
	19	34.29	60 x 100	159	168
	20	5.0	60 x 100	23	24
	22	28.34	60 x 100	132	138
	34	39.1	60 x 100	177	191
	38	27.34	60 x 100	123	133
	42	37.834.0	min. avg. 6,000 sq. ft. 60 x 100	154	185466
	44	5.925.0	min. avg. 6,000 sq. ft. 60 x 100	2924	2924
Sub-Total		280.0275.27		1,2684,263	na
Low-Medium Density 5.6 DU/AC Max.	6	23.9	50 x 105	130	133
	9	12.33	50 x 105	68	69
	17	14.26	50 x 105	79	79
	23	29.26	50 x 105	155	163
	30	40.15	50 x 105	208	224
	36	18.17	50 x 105	92	101
	43	19.5649.34	50 x 105	10107	109408
Sub-Total		157.63167.44		833829	na
Medium Density 7.5 DU/AC Max.	31	25.39	47 x 72	187	190
	35	27.68	47 x 72	197	207
Sub-Total		53.07		384	na
High Density 12.0 DU/AC Max.	8	15.74	NA	188	188
	24	14.0	NA	110	110
	25	25.32	NA	279277	303
Sub-Total		55.06		577676	na
TOTAL		886.45887.49		4,3244,325	na
RESIDENTIAL LAND USES			Maximum Allowed Dwelling Units : 4,450		

¹ Maximum DUs per P.A. are calculated by individual planning areas (acres times maximum density allowed per P.A.) and rounded down to the nearest whole unit. The total number of dwelling units developed in the Specific Plan area is not to exceed 4,450 DU. Development of DU's in excess of the Anticipated DU's in any planning area, up to the Maximum DU, is subject to the regulations set forth in Section V.B.8., Unit Transfers, of this Specific Plan.

**Table 5
Parks and Open Space Summary**

Land Use Description	Planning Area	Acreage
Neighborhood Park	7	5.0
	21	3.0
	32	5.0
	37	3.0
	45	3.73.0
	Sub-Total	<u>19.719.0</u>
Community Park/Detention Basin	11	<u>16.416.2</u>
	14	24.0
	26A	5.19.7
	Community Center (26B)	2.6
	Sub-Total	<u>48.149.9</u>
Landscape Detention Basin	NA	6.9
	Sub-Total	6.9
Landscape Trail Corridors, Drainage Channels, <u>Well site, and</u> Entryway Open Space	NA	<u>25.924.9</u>
	Sub-Total	<u>25.924.9</u>
Semi-Passive Park/Open Space	PA 27	16.6
	PA 28	26.0
	Sub-Total	42.6
Parks and Open Space Total Acreage		<u>143.2143.3</u>

Note: In addition to the above, a 1.37 acre neighborhood park is proposed in PA 40 and included in the acreage of that planning area in Table 4.

**Table 6
Educational Land Uses**

Facility Type	Number Proposed	Planning Areas	Gross Acres
Elementary School	3	12,15,41	36.2
Junior High School	1	13	24.0
Total	4		60.2

Note: The elementary school sites are a minimum 12 acres each.

CITY OF BEAUMONT
PLANNING DEPARTMENT

DATE: September 8, 2016

RE: Substantial Conformance #16-3393

LOCATION: Vesting Tentative Tract Map 31469

In review of the above project, the Planning Department finds the following:
The current Vesting Tentative Tract Map 31469 (16-3393) is in substantial conformance with the Council Approved Tentative Tract Map.

The Beaumont Planning Department hereby approves your request for Substantial Conformance subject to the previously approved conditions and the following added/Amended Conditions.

5.10 A minor plot plan for all residential buildings, garages and accessory buildings for residential products (Production and Model Complex) shall be submitted to the Planning Department accompanied by applicable filing fees for a minor plot plan not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the City of Beaumont. The minor plot plan shall be subject to the approval of Planning Department and shall contain the following elements:

- a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
- b. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers when feasible (trade names also acceptable).
- c. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. All residential structures shall be provided with "four-sided" architectural features. With respect to residential structures, this may take the form of edge trim on all exterior doors or windows, or other methods as approved by the Planning Department. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to and visible from parks, walkways, public roadways, and other common areas.
- d. Preliminary wall and fencing plan for the subdivision, including colors, materials and location details.
- e. Preliminary Front Yard Typical Landscaping
- f. Five (5) sets of photographic or color laser prints (8 X 10 in.) of the colors and material and colored elevations shall be submitted for permanent filing.

8.0 SUBSTANTIAL CONFORMANCE REVIEW Application #16-3393

8.1 All street improvement plans and lot grading for residential lots shall indicate and install under sidewalk/curb core draining with a minimum of 2 outlets per lot unless otherwise approved by the Planning Director and Public Works Director.

8.2 All Community Mailboxes shall be maintained by the Homeowners association for that area.

8.3 All plans prepared for City of Beaumont approval shall include, once approved, a pdf scan of the approved plans and a GIS/CAD file in the standards as forth by the City.

If there are any conflicting Conditions between this review and the prior reviews, the greater of the two standards shall prevail as determined by the Planning Department.

Rebecca Deming
Community Development Director

CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT

DATE: Sept. 7, 2016

RE: Substantial Conformance #16-3393

LOCATION: Vesting Tentative Tract Map 31469 (Revision 2)

In review of the above project, the Public Works Department finds the following:
The current Vesting Tentative Tract Map 31469 (Revision 2) is in conformance with the previous Conditions of Approval.

7.7 "The subdivider shall comply with the requirements set forth in the City Public Works Director conditions.....".

Not withstanding:

Section Two – Street Improvements

2.21.1 Construction of half street improvements, 32 foot width, to Cherry Avenue, are in substantial conformance

Section Five – Storm Drain Improvements

5.13 Drainage facilitiesto provide for runoff and minimize erosion and silt deposition. Grading and lining of the storm channel adjacent to Cherry Avenue, as specified, must be completed.

E. J. Shaw
Staff Engineer

City of Beaumont Fire Department

Fire Protection / Planning Department

550 E. 6TH Street, Beaumont CA 92223

FIRE REVIEW PLANNING CASE CONDITIONS OF APPROVAL

CASE# 16-3393, TTM 31469 Revisions

APN # 408-090-020 through-30&Por.-31

SUBJECT: Sundance Specific Plan Minor Revision #2

DATE: 9/11/16

CONTACT: Michael Baker International

PHONE # (949)-472-3505 office

SITE ADDRESS: Sundance Specific Plan (North)

Specific Condition:

- 1. Underground fire line plans shall be submitted to the fire department, for review and approval for fire hydrant spacing and type prior to signing Mylar's.**
- 2. Provide a title block on the set of Mylar's saying, 'City of Beaumont Fire Department'.**
- 3. All residential homes shall have fire sprinklers. Plans shall be submitted to the fire department for review and approval prior to installation.**
- 4. More than one road is required if it is determined that access by a single road may be insufficient due to terrain, location, travel distance, potential fire or life safety hazards, or other factors that could limit access or if vehicle congestion, or weather conditions could impair access points. CFC 2013**
- 5. Supplementary access points shall be located to facilitate evacuation and emergency operations and minimize congestion or obstruction during an emergency incident.**
- 6. Industry standards: A minimum of two vehicle access points is required for any development containing 150 or more residential units.**
- 7. The fire code official shall be the only authority authorized to designate fire apparatus access roads and fire lanes and to modify the minimum fire lane access widths for fire or rescue operations." RVC Ord-787.7**
- 8. The fire code official has reviewed the revisions for this project; this will help support an evacuation during an emergency operation, and would be required to help emergency vehicle faster response times.**

Standard Conditions:

With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with City of Beaumont/Riverside County Ordinances and/or recognize fire protection standards:

F1. FIRE FINAL - and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code, California Fire Code, and other related codes which are in force at the time of building plan submittal.

F2. FIRE FLOW REQUIREMENTS - The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B, Table B105.1. The applicant/developer shall provide documentation to show that a water system exists, and is capable of delivering 1,000 GPM for 2 hour(s) for duration at 20-PSI residual operating pressure must be available before any combustible material is placed on the job site. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. California Fire Code 2013.

F3. SUPER FIRE HYDRANTS - Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 – 2 1/2") shall be located not less than 25 feet or more than 200 feet from any portion of the building as measured along approved emergency vehicular travel ways, and spaced no more than the required spacing per Appendix C, table C105.1 in feet apart in any direction. The fire flow shall be available from any adjacent fire hydrant(s) in the system. CFC Chapter 5, section 503.1.1 and Appendix B table – B105.1

F4. ALL WEATHER ACCESS ROAD - Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved fire department emergency vehicular access road (all weather surface) capable of sustaining an imposed load of 80,000 lbs. Road shall be provided prior to construction, based on street standards approved by the public works director and the Fire Prevention Bureau. CFC Chapter 5, section 503.2.3

F5. 24 FOOT WIDTH, 15 FOOT VERTICAL - Prior to construction and issuance of building permits, fire apparatus access roads shall have an unobstructed width of not less than 24 feet or as approved by the Fire Prevention Bureau and an unobstructed vertical clearance of not less than 15 feet. CFC Chapter 5, section 503.2.1 & RVC Fire Ordinance 787.6

F6. 15 % GRADE - Prior to construction, all roads, driveways and private roads shall not exceed 15 percent grade. Add: Grade transitions shall not exceed Riverside County Fire Department apparatus maximum approach and departure angles as determined by the Fire Chief. RVC Fire Ordinance # 787.6 CFC Chapter 5, section 503.2.7

F7. PHASING - If construction is phased, each phase shall provide an approved emergency vehicular access for fire protection prior to any building construction. CFC Chapter 5, section 501.4

F8. DEAD ENDS - Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. CFC Chapter 5, section 503.2.5

F9. U/G WATER PLANS - Prior to issuance of permits, the applicant/developer shall furnish **(3)** copies of the water system plans to the Fire Prevention Bureau for review. Plans shall be in accordance with Appendix B and Appendix C and section 508.1 of the CFC 2010:

- * Signed by a registered civil engineer or certified fire protection engineer.

- * Contain a Fire Prevention Bureau approval signature block.

- * Conform to hydrant type, location, spacing of new and existing hydrants, and a minimum fire flow required as determined by the Fire Prevention Bureau.

- * The post indicator valve and fire department connection shall be located to the front access side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access, and within 200 feet of an approved fire hydrant, and within 50 of an approved roadway or driveway or otherwise approved by the Fire Chief.

- * Guard posts or other approved means may be required to protect fire department inlet connections from vehicular damage. RVC Fire Ordinance 787.6 section 912.2.1

- * After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants shall be installed, and made serviceable prior to and during the time of construction, and accepted by the City of Beaumont Fire Prevention Bureau. CFC Chapter 5, 508, and the National Fire Protection Association 24 sec 1-4.1

- * Existing fire hydrants on public streets are allowed to be available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. CFC, Appendix A, & B and NFPA 24 section 1-4.1

F10. BLUE DOT REFLECTOR - Prior to issuance of Certificate of Occupancy or building final, "Blue Reflective Markers" shall be installed on private streets, public streets, and driveways to identify fire hydrant locations in accordance with City & RVC Fire Ordinance 787.6 specifications.

F11. RESIDENTIAL NUMBERS - Prior to issuance of Certificate of Occupancy or building final, all residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numerals shall be not less than four **(4)** inches in height. CFC Chapter 5, section 505.1

F12. ROOFING - Prior to Certificate of Occupancy or building final, all structures shall have fire retardant roofing materials (Class **A & B** roofs) as described in section 1504 of the CBC.

F13. PAVED ACCESS- - Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards.

F14. ANGLE APPROACH - The angle of approach and departure for any means of Fire Department access shall not exceed 1 foot drop in 20 feet, and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ. CFC Chapter 5, section 503.2.7

F15. FIRE SPRINKLERS - Prior to issuance of Certificate of Occupancy or building final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans (3) sets shall be submitted to the Fire Prevention Bureau for approval prior to installation. No person shall remove or modify any fire protection system installed or maintained under the provisions of the California Fire Code without the approval by the Fire Chief. A Licensed C-16 contractor shall do all the work and/or certification. CFC Chapter 9, section 901.3.1, 903.1 & CBC Chapter 9, section 903.1.1

F16. SAFETY PRECAUTIONS - Approval of the safety precautions for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals for specific operations or processes associated with such construction, alteration or demolition. Structure, facilities and conditions which in the opinion of the fire code official, constitute a distinct hazard to life or property. The fire code official is authorized to order the posting of signs in a conspicuous location in each structure. The posting of signs shall not be obscured, removed, defaced, mutilated, or destroyed.

F17. FIRE DEPARTMENT INSPECTION APPROVAL - Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such construction or work shall remain accessible and exposed for inspection purposes until approved.

F18. AUTHORITY TO INSPECT - The Fire Prevention Bureau shall maintain the authority to inspect as often as necessary for buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be

corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.

F19. ALTERATIONS - Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation.

F20. MEDIAN CROSSOVERS - Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Chief and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer.

F21. GATES – All exterior security/emergency access gates shall be electronically operated and be provided with a Knox key switch for access by emergency personnel, that includes the Police Department's "E" key. Contact Beaumont Police Department at 951-769-8500 for any questions. Gate entrances shall be at least two feet wider than the width of the traffic lane (s) serving that gate. Any gate providing access from a road to a driveway shall be located at least **35 feet** from the roadway, and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40 foot turning radius will be required. CFC Chapter 5, section 503.6

F22. KNOX SWITCH - Gate (s) shall be opened by a Fire Department Knox Switch, and all gates shall be a minimum of **24 feet** in width. Automatic gates shall be equipped with emergency backup power.

F23. MULTI-FAMILY RESIDENCE - Prior to issuance of Certificate of Occupancy or building final, all multi-family residences shall display the address in a visible location on the street side of the building, and shall be clearly distinguishable from the fire apparatus access road. The building numerals shall be a minimum of twelve (**12**) inches in height and individual dwelling units shall be not less than four (**4**) inches in height, and shall contrast with their background. The address shall be illuminated as approved by the Fire Department. CFC Chapter 5, section 505.1 & RVC Ordinance 787.7

F24. SINGLE FAMILY DWELLINGS - Approved fire prevention standard fire hydrants (6" x 4" x 2 – 2 1/2") shall be located at each intersection of all residential streets and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant. Minimum fire flow shall be **1,000 GPM** for 2 hours at 20 PSI. Fire flow and flow

duration for dwellings in excess of 3,600 square feet shall not be less than that specified in Appendix B, Table B 105.1, RVC 787.7 & CFC Chapter 5, and Appendix C, Table C 105.1

F25. ACCESS/ROAD LENGTH - No cul-de-sac or dead end road length shall exceed one thousand three hundred-twenty (**1,320**) feet in length. In any hazard fire area of Riverside County, no dead-end or cul-de-sac road shall exceed six hundred-sixty (**660**) feet in length. The Fire Chief, based on city street standards shall determine minimum turning radius for fire apparatus based upon fire apparatus manufacture specifications. Riverside County Ordinance 787.7, CFC Chapter 5, section 503.2.5

F26. BUILDING OPENINGS - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building where ground ladder access is the only means to reach the highest point on the building from the exterior. Obstructions will not be placed as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787.7

Please call if you have questions:



Richard Horner

Fire Safety Specialist/Office of the Fire Marshal

CAL FIRE/Riverside County Fire Department

Direct: 951-572-3225 | Mobile: 951-400-2259

550 E. 6th Street, Beaumont CA 92223

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The Office of the Fire Marshal is committed to provide professional fire and life safety engineering, permitting and inspection services for our citizens and emergency responders through exemplary customer service, leadership, education, analysis, innovation and partnership with the development and business community.

**Tentative Tract
Map No. 31470**

**5/4/2004 Approval
10/14/2014 Substantial Conformance
Review #1, #13-1766
9/8/2016 Substantial Conformance
Review #2, #16-3394**

(Planning Areas 28, 30-34, 40, 41, 51)

EXHIBIT A

**CITY OF BEAUMONT
SUBDIVISION
CONDITIONS OF APPROVAL**

**TENTATIVE TRACT MAP NO. 31470
APN: 406-170-007, 008, 013; 419-020-024
PARDEE CONSTRUCTION COMPANY**

**CITY COUNCIL
APPROVAL DATE:**

May 4, 2004

1.0 STANDARD CONDITIONS

- 1.1 The following conditions of approval are for **TENTATIVE TRACT NO. 31470**, and consist of Conditions 1.1 through 1.13, Conditions 2.1 through 2.7, Conditions 3.1 through 3.18, Conditions 4.1 through 4.15, Conditions 5.1 through 5.12, Conditions 6.1 through 6.9; and pages 1 through 12, inclusive.
- 1.2 The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **TENTATIVE TRACT NO. 31470 and Environmental Impact Report No. 90-2, and the Addendum thereto**, which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
- 1.3 The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
- 1.4 Notwithstanding provisions in the Development Agreement contrary thereto, this conditionally approved tentative map will expire two (2) years after the original approval date, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development agreement. Action on a minor change and/or revised map request will not extend the time limits of the tentative map. The City Council approval date on the original tentative map is May 4, 2004.
- 1.5 The final map shall be prepared by a licensed land surveyor or registered civil engineer subject to all the requirements of the State of California Subdivision Map Act and The Beaumont Municipal Code.

TENTATIVE TRACT MAP NO. 31470

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- 1.6 Within ten (10) days of approval by the City Council ten(10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Planning Director prior to release of the final conditions of approval. The amended map shall be in substantial conformance with Exhibit B.
- 1.7 Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal, listed in Ordinance No. 506.
- 1.8 The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Director.
- 1.9 The properties contained within Tentative Tract No.31470 are part of the Sundance Specific Plan, approved by the Beaumont City Council on May 4, 2004. The provisions and criteria of the Sundance Specific Plan shall control and guide the development of Tentative Tract No 31470.
- 1.10 An Environmental Report was prepared and certified for the Deutsch Specific Plan, an Addendum was prepared for the subsequent amendment entitled Sundance Specific Plan, and a series of mitigation measures were adopted by the City Council to mitigate the potential environmental impacts of the project. All of the mitigation measures set forth in the subject environmental document are herewith established as conditions of approval for Tentative Tract No. 31470.
- 1.11 Execution of the project will necessitate the conducting of mitigation monitoring by the City to ensure that all of the mitigation measures set forth in the Mitigated Negative Declaration are systematically implemented. The subdivider shall fund the mitigation monitoring requirements by paying an amount equal to the City's actual contracting cost for such services, plus a 15 percent administrative charge.
- 1.12 Tentative Tract No. 31470 has been found to be substantially in conformance with the Sundance Specific Plan. It is required as part of the conditions of approval set forth herein, that an amendment to said Specific Plan shall be submitted and processed, and said amendment shall include and accurately reflect the configuration of Tentative Tract No. 31470.
- 1.13 The recommendations and mitigation measures contained in the Traffic Impact Analysis prepared by Urban Crossroads, dated July 22, 2003, shall be incorporated into the design of the Final Map and subsequent development plans, and shall be fully implemented in the construction of the project, and the respective phases in which the project may be developed.

2.0 AGENCY CONDITIONS

- 2.1 The subdivider shall comply with the requirements set forth in the City Public Works Director conditions, a copy of which is attached.
- 2.2 The subdivider shall comply with the requirements of the Beaumont Police Department.
- 2.3 The subdivider shall comply with the requirements of the Riverside County Fire Department.
- 2.4 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 2.5 The subdivider shall comply with the requirements as set forth by the Caltrans.
- 2.6 The subdivider shall comply with the requirements of the Southern California Gas Company.
- 2.7 The subdivider shall comply with the requirement as set forth by the Beaumont Unified School District.

3.0 RECORDATION CONDITIONS

Prior to the RECORDATION of any final map, all the following conditions shall be satisfied:

- 3.1 The subdivider shall submit written clearances to the Public Works Director that all pertinent requirements from the following agencies have been met:
 - County Fire Department
 - County Flood Control and Water Conservation District
 - City Police Department
 - City Community and Economic Development Department
- 3.2 All road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Director. Street names shall be subject to the approval of the Public Works Director. Secondary access shall be offered for dedication and improved from the tract map boundary to a City maintained road as approved by the Public Works Director prior to recordation. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Director.
- 3.3 All delinquent property taxes, special taxes and assessments shall be paid to the Riverside County Tax Collectors Office.
- 3.4 Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the final map if they are located within the land division boundary. All offers of

TENTATIVE TRACT MAP NO. 31470

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dedication and conveyances shall be submitted and recorded as directed by the Public Works Director.

- 3.5 Lots created by this subdivision shall comply with the following:
- a. Lots created by this subdivision shall be in conformance with the development standards of the Sundance Specific Plan and the substantial conformance documentation submitted in conjunction with this subdivision map.
 - b. When lots are crossed by public utility easements, each lot shall have a net usable area of not less than 3,000 square feet, exclusive of the utility easement.
- 3.6 No lots fronting on knuckles, or cul-de-sacs shall have less than thirty-five (35) feet of frontage measured at the property line, with the exception of flag lots as approved by the Director of Planning.
- 3.7 This subdivision may be recorded in phases subject to the following:
- a. Phasing, including phase boundaries and sequencing, shall be subject to Planning Director approval.
 - b. Common open space area improvement phasing, shall be required subject to Planning Director approval.
- 3.8 Consistent with City standards and the Beaumont General Plan, the subdivider is obligated to provide fully improved park space at a ratio of 5 acres per 1,000 population. Said conditions of approval require of park improvements and/or fees, and these requirements shall be applicable on a pro-rata basis for this subdivision as set forth in the conditions of approval for the Sundance Specific Plan. The plans for the required park area shall be approved by the City Council prior to recordation of the final map.
- 3.9 The open space areas described in Condition No. 3.8 and otherwise set forth in the Sundance Specific Plan, shall, as applicable, be shown as numbered lots on the final map, shall be improved and offered for dedication to the City/CFD or other maintenance entity approved by the Planning Director.
- 3.10 The subdivider shall comply with the following park, open space and parkway landscaping conditions for open space areas described in Condition Nos. 3.8:
- a. The subdivider shall post a landscape performance bond or other acceptable security approved by the Planning Director which shall be released concurrently with the assumption of the maintenance responsibility by the City, CFD or other entity approved pursuant to Condition No. 3.9. The bond or security shall include ninety (90) days of landscape maintenance costs.

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- b. The subdivider shall file a plot plan application including detailed landscaping and irrigation plans for the subject area. The plot plan shall require all improvements to be constructed concurrently with the development of the residential lots which are part of this tract.

- 3.11 The subdivider shall convey to the approved landscape maintenance entity fee simple title at no cost to the entity all park and open space areas, free and clear of all liens, taxes, assessment, leases (recorded and unrecorded) and easements, except those easements which in the sole discretion of the entity are acceptable.

- 3.12 The maintenance and management of common open space areas and common facilities shall be conducted as set forth herein and approved by the Director of Planning. All provisions of said condition shall be satisfied prior to map recordation.

- 3.13 A hydrology study, to the satisfaction of the Public Works Director, shall be prepared and approved prior to recordation. Said hydrology study shall be based upon methodology which is acceptable to the Riverside County Flood Control and Water Conservation District, and shall address the potential impacts of the project, as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting any downstream problems.

- 3.14 The subdivider shall be responsible for the provision of a fair share of the necessary roadway, water, sewer and drainage facilities for the orderly implementation of the Sundance Specific Plan and the existing master plans for these facilities. Prior to recordation, the subdivider shall work with the City and the Public Works Director to establish the necessary financing and implementation measures to ensure the provision of a fair share of such necessary facilities.

- 3.15 The final map shall provide for the establishment of Project and Neighborhood Entry Feature(s), as set forth in the design details contained in the Sundance Specific Plan. The final map shall reflect the appropriate corner cut-offs to accommodate the required entry treatments.

- 3.16 The following changes and modifications to the Tentative Tract Map shall be reflected in the Final Map and in the execution of the project:
 - a. A total landscaped parkway width of a least 20 feet shall be provided along all commercial street frontages and along Cougar Way.

- 3.17 The applicant shall provide a further detailed transportation study, for the approval and acceptance of the Director of Planning, illustrating the incremental phasing of transportation improvements in conjunction with the phased development of the project. The objective of this analysis shall be to evaluate the Levels of Service (LOS) and function of the circulation

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system as the project is developed, and to ensure the proper management of traffic until all required improvements are completed at the conclusion of the project.

- 3.18 An analysis shall be conducted to ensure that no lot shall face any street, or any portion of street, which is projected to experience traffic levels of greater than 1,200 vehicular trips per day (ADT).

4.0 GRADING CONDITIONS

- 4.1 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:
- a. The land divider or developer shall submit five (5) prints of a comprehensive grading plan to the Public Works Director which complies with the Uniform Building Code, Chapter 70, the Beaumont Municipal Code and as may be additionally provided for in these conditions.
 - b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
 - c. Graded land shall be provided with erosion control measures as approved by the Public Works Director.
 - b. All residential building pads shall have a minimum depth of ⁷⁰~~96~~ feet and pad width of ⁴⁷~~56~~ feet exclusive of any slope in excess of two feet in vertical height.
- 4.2 Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Director for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be installed including, but not limited to, parkway planting, recreation trail, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:
- a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.
 - b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
 - c. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Director. Utilities shall be placed underground wherever feasible.

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- d. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
 - e. Where street trees cannot be planted within the right-of-way of interior streets and project parkways due to insufficient road right-of-way, they shall be planted outside of the road right-of-way.
 - f. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate.
 - g. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.
 - h. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
- 4.3 Three (3) sets of detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with a processing fee of \$300.00 to the Community and Economic Development Department.
- 4.4 No grading permits shall be issued for any proposed new structures outside the areas shown on the approved tentative map unless otherwise approved by the Planning Director and the Public Works Director.
- 4.5 If grading is proposed for five (5) or more acres or is part of a larger project that will disturb five (5) or more acres it shall require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Grading permits shall not be issued until the Public Works Director has determined that the project has complied with the current City requirements for compliance with the NPDES Construction General Permit.
- 4.6 If the project grading is to be phased, prior to issuance of a grading permit, an overall conceptual grading plan shall be submitted to the Public Works Director and Planning Director for approval. The plan shall be used as a guideline for subsequent detailed grading plans for individual phases of development and shall include the following:
- a. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
 - b. Approximate time frames for grading and identification of areas which may be graded during the higher probability rain months of December through March.

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- c. Preliminary pad and roadway elevations.
 - d. Areas of temporary grading outside of a particular phase.
- 4.7 Driveways shall be designed so as not to exceed a fifteen (15) percent grade.
- 4.8 The subdivider shall provide evidence to the Public Works Director that all off-site grading areas have recorded grading and drainage easements and that maintenance responsibilities have been assigned as approved by the Public Works Director.
- 4.9 A qualified paleontologist shall be retained by the subdivider for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist, the City Public Works Director and the grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The paleontologist shall submit in writing to the Planning Director the results of the initial consultation and details of the fossil recovery plan if recovery was deemed necessary.
- 4.10 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit) should any grading be proposed within or along the banks of any natural watercourse. Copies of any agreement shall be submitted to the Public Works Director with the notification.
- 4.11 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the alteration of any watercourse or wetland complies with the U.S. Army Corps of Engineers (Corps) Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or alongside the banks of the any watercourse or wetland where the Corps has jurisdiction. Copies of any agreements shall be submitted to the Public Works Director along with the notification.
- 4.12 Grading plans shall be submitted to the Public Works Director for review and approval. The plans shall include an erosion and siltation control element, as necessary, to prevent graded and cleared areas from being eroded, resulting in the transport of sediment into the watercourses and downstream where it may affect downstream properties and habitat. Approval of the grading plans is required to fulfill monitoring requirements of the California Environmental Quality Act (CEQA).
- 4.13 Any grading plans proposing grading adjacent to or within the open space lots shall be submitted to the Planning Director for review and approval.

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- 4.14 Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans.
- 4.15 The subdivider shall submit two (2) copies of a soils report to the Public Works Director. The report shall address the soils stability and geologic conditions of the site as approved by the Public Works Director.

5.0 BUILDING CONDITIONS

Prior to the issuance of BUILDING PERMITS, all the following conditions shall be satisfied:

- 5.1 The subdivider shall submit written clearances to the Planning Director that all pertinent requirements from the following agencies have been met:
 - City Public Works Department
 - Beaumont Unified School District
 - Beaumont-Cherry Valley Water District
- 5.2 Prior to submittal of architectural building plans and wall and fence plans to the Planning Director, an acoustical study shall be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce ambient interior noise levels to 45 Ldn, with particular emphasis on proposed dwelling units located near Highland Springs Avenue, Starlight Avenue and Cougar Way. The study shall be submitted to the Planning Director for review with a \$300.00 review fee and the approved recommendations shall be incorporated into the architectural building plans and wall and fence plans.
- 5.3 A detailed wall and fencing plan shall be submitted to and approved by the Planning Director and shall show all project walls and fencing including but not limited to perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be constructed along all side or other yards adjacent to streets, or which are plainly visible, and in locations as may be required by the Planning Director.
- 5.4 Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with Planning Director approval.
- 5.5 Building separation between all buildings shall not be less than ten (10) feet. Fireplaces and media niches when connected to fire places may encroach two (2) feet into the side yard setback. Additional encroachments are allowed as approved by the Planning Director pursuant to an application for a setback adjustment.

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- 5.6 All street side yard setbacks shall be a minimum of ten (10) feet.
- 5.7 All front yards shall be provided with landscaping and automatic irrigation systems, as approved by the Planning Director.
- 5.8 All wood fencing shall be treated water resistant paint or with heavy oil stain to match the natural shade.
- 5.9 All utility connections and easements shall be placed underground and shall not encroach into the driveway area unless otherwise approved by the Public Works Director.
- 5.10 A plot plan for all residential buildings, garages and accessory buildings shall be submitted to the Planning Director accompanied by applicable filing fees for a plot plan not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the City of Beaumont. The plot plan shall require the approval of the Planning Commission. The plot plan shall contain the following elements:
- a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
 - b. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers when feasible (trade names also acceptable).
 - c. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to and visible from public roadways.
 - d. Five (5) sets of photographic or color laser prints (8 X 10 in.) of the sample board and colored elevations shall be submitted for permanent filing.
- 5.11 For any development in Planning Areas 8, 25, 31 and 35, the subdivider shall submit a complete architectural and landscape architectural design package for the review of the Director of Planning, and for approval by the Planning Commission, inclusive of the items set forth in Condition 5.10 and the following:
- a. Landscape architectural and irrigation design parameters for the design and development of all landscaped areas, including parkways, medians, and residential

TENTATIVE TRACT MAP NO. 31470

Conditions of Approval

PAGE 11 OF 12

front, side and rear yards; and other design details determined to be pertinent by the Director of Planning.

- b. Detailed wall and fencing plan for the subdivision, including colors, materials and locational details.

- 5.12 All residential units shall be served by a minimum of two access points at all times, for proper circulation and emergency vehicle ingress and egress, as approved by the Fire Department.

6.0 FINAL INSPECTION/OCCUPANCY CONDITIONS

Prior to the FINAL BUILDING INSPECTION or issuance of OCCUPANCY PERMITS, which ever occurs first, all the following conditions shall be satisfied:

- 6.1 Decorative block and sound walls shall be constructed subject to the approval of the Public Works Director and Planning Director. A graffiti resistant coating or landscaping shall be provided on all block walls.
- 6.2 Solid wood fences shall be constructed subject to the approval of the Public Works Director and Planning Director.
- 6.3 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans.
- 6.4 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Director and the Public Works Director.
- 6.5 A licensed landscape architect shall provide a Compliance Letter to the Planning Director and the Public Works Director stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans and conditions of approval. The Compliance Letter shall be submitted at least three (3) working days prior to any final building inspection or issuance of any occupancy permits, whichever occurs first.
- 6.6 All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection at the direction of the Planning Director.
- 6.7 All driveways shall be concrete paved.
- 6.8 The required park facilities shall be completed and issued a final building permit inspection consistent with the phasing schedule to be developed in the implementation of the Recordation Conditions set forth herein.

TENTATIVE TRACT MAP NO. 31470

Conditions of Approval

PAGE 12 OF 12

- 6.9 The subdivider shall submit to the Planning Director a duly and completely executed agreement with a CFD or other maintenance entity approved by the Planning Director which demonstrates to the satisfaction of the City Attorney, Planning Director and Public Works Director that the subdivider has provided for the dedication and maintenance of landscaping, irrigation and open space areas. Model homes shall be exempt from this condition.



Tom Tisdale
Fire Chief

RIVERSIDE COUNTY FIRE DEPARTMENT

In cooperation with the
California Department of Forestry and Fire Protection

4080 Lemon St., 2nd FL. P.O. Box 1549, Riverside, Ca. 92502-1549 * (909) 955-4777 * (909) 955-4886
Fire Protection Planning and Engineering Service Section

Proudly serving the
unincorporated
areas of Riverside
County and the
Cities of:

Banning



Beaumont



Calimesa



Canyon Lake



Coachella



Desert Hot Springs



Indian Wells



in



Lake Elsinore



La Quinta



Moreno Valley



Palm Desert



Perris



Rancho Mirage



San Jacinto



Temecula

Board of Supervisors

Bob Buster,

District 1

John Tavaglione,

District 2

Jim Venable,

District 3

W Wilson,

District 4

Marion Ashlev,

District 4

FAX COVER SHEET

TO: CITY OF BEAUMONT FAXNO: _____

ATTN: _____ FROM: CECILIA

DATE: 4-28-04 NO. OF PAGES: 3

RE: BMT-71231470 - FIRE DEPT

CORRECTIONS

3-22-03/emn

FIRE DEPARTMENT

In cooperation with the

California Department of Forestry and Fire Protection

4080 Lemon St., 2nd FL. P.O. Box 1549, Riverside, Ca. 92502-1549 • (909) 955-4777 • (909) 955-4886
Fire Protection Planning and Engineering Service Section



Tom Tisdale
Fire Chief

DATE: 4-27-04 RE: SMIT-TL 31470 PLANNER: _____

The Riverside County Fire Department requests an amended map with the following changes prior to issuance of letter of conditions:

Proudly serving the unincorporated areas of Riverside County and the Cities of:

- Banning
- Beaumont
- Calimesa
- Canyon Lake
- Conchella
- Desert Hot Springs
- Indian Wells
- Indio
- Lake Elsinore
- La Quinta
- Moreno Valley
- Palm Desert
- Perris
- Rancho Mirage
- San Jacinto
- Terraceville

Board of Supervisors

John Burger, District 1

John Tagliavento, District 2

John Venable, District 3

Tom Wilson, District 4

Barbara Ashby, District 5

- _____ Show vicinity map with 2003 or later Thomas Brothers coordinates
- _____ List all utility companies
- _____ Driveway width not shown/incorrect minimum width _____
- _____ Driveway grade not shown/incorrect maximum grade 15%
- _____ Driveway surface not shown/incorrect, show asphalt or concrete
- _____ Driveway radius not shown/incorrect. Contact Fire Dept. for guideline handout
- _____ Fire Dept. turnaround not shown/incorrect. Contact Fire Dept. for guideline handout
- _____ Fire Dept. turnout not shown/incorrect. Contact Fire Dept. for guideline handout
- _____ Occup. classification per 2001 CBC not shown/incorrect for bldg(s) _____
- _____ Type construction per 2001 CBC not shown/incorrect for bldg(s) _____
- _____ Show square footage per floor, mezzanines and total for building, for each building shown
- _____ Label all buildings as proposed or existing. Label existing building either to remain or to be removed
- _____ Floor plans and elevations needed for buildings
- _____ Show all bus zones, loading, unloading zones, etc
- _____ Show location and size in gallons for all above/underground fuel tanks, waste oil, LPG and chemical tanks. (If no tanks state on plans)
- ✓ _____ Medians must be setback 35 feet from face of curb and minimum 20 feet driving width each side of medium.

739-0452

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(909) 769-8520
(909) 769-8526 FAX

KASH

PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL SHEET

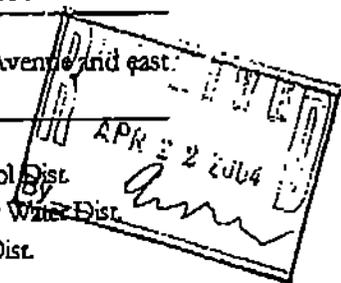
ASSESS PCT. NO.: 419-020-036,015,025,024,406-170-013, 007, 008 TRACT MAP / PARCEL MAP NO.: Tentative Tract Nos. 31893, 31468, 69, 70

BEAUMONT CASE NO.: 03-TM-10, 04-TM-01, 02, 03 DATE: 3/08/2004 RETURN COMMENTS BY: 4/06/2004

LOCATION: Located on the northeastern portion of Beaumont just west of Highland Springs Avenue and east of Cherry Avenue in between Eighth Street and Brookside Avenue.

TO:

- City Engineer
- Riv. County Fire Dept w/ check
- Riv. County Flood Control w/check
- Riverside County Health
- Riv. Co. Road Dept.
- Riv Co. Planning Dept. Trm#1
- Southern California Edison
- Southern California Gas Company
- Cal Trans
- Verizon
- Beaumont Unified School Dist.
- Beaumont Cherry Valley Water Dist.
- Beau CV Rec & Parks Dist.
- Beaumont Library
- Beaumont Police Department
- Beaumont Building and Safety
- Beaumont City Manager
- Beaumont Newspaper / Record Gaz
- Economic Development Director
- Other _____



AP 713306

BRIEF DESCRIPTION OF PROJECT:

Tentative Tract No. 31893 will re-divide the portion north of Oak Valley Parkway originally shown on Tentative Map No. 30332 into 5,000 and 6,000 square foot lots.

Tentative Tract No. 31468 will subdivide the property into 164.54 acres for residential; 65.80 acres for open space and park lots; 53.18 acres for school lots; 27.63 acres for commercial lots.

Tentative Tract No. 31469 will subdivide the property into 170.8 acres for residential; 70.03 acres for parks, schools, and open space lots.

Tentative Tract No. 31470 will subdivide the property into 136.14 acres for residential; 47.17 acres for open space, schools, and park lots.

Handwritten notes: 4-23-04, 3/8/460

Please review the attached tentative map/documents and return your comments or Conditions of Approval NO LATER THAN the date noted above. If additional time is needed, please so state in your recommendations or contact the Planning Director by telephone. There is no need to return the exhibit, you may keep it in your files. Should you have any questions, please do not hesitate to contact this department (909) 769-8520. Mailing Address: City of Beaumont, Planning Department, 550 E. 6th Street, Beaumont, Ca 92223

COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)

BMT- TR 31470

Submitted by: _____ Title: _____ Date: _____
Signature: _____

REC 4-27-04

CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 31470

1.0 - GENERAL

- 1.1 The design of the public infrastructure elements shall conform to the requirements of the City General Plan and the STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, current edition, as required and approved by the Public Works Director.
- 1.2 The following plans and reports shall be prepared by a competent California licensed civil engineer prior to any site development. All required plans shall be drawn in ink at appropriate scales on mylar sheets as approved by the Public Works Director.
 - 1.21 Plans Required:
 - A. Street Plans - Plan/Profile at 1" = 40' (Hor), 1" = 4' (Vert), plus Title/Index and Detail Sheets.
 - B. Rough Grading 1" = 40', and Precise Grading Plan 1" = 30'.
 - C. Water, Sewer and Storm Drain - Plan/Profile at 1" = 40' (Hor), 1" = 4' (Vert), plus Title/Index and Detail Sheets.
 - D. Landscape/Irrigation - Plan 1" = 40'.
 - E. Electrical and Street Lighting Plan 1" = 40'.
 - F. Composite underground Utility Plan at 1" = 100' showing all curbs, sewer, water, and storm drain with valves, utility valves, manholes and service connections. Gas, electric, telephone, and CATV shall be shown schematically based on plans prepared by utility agencies.
 - G. Storm Water Pollution Prevention Plan shall be prepared and approved by the California State Water Quality Control Board, Santa Ana Region prior to grading permit.

Tentative Tract Map No. 31470
Conditions of Approval

1.22 Final Maps shall meet all requirements of the Beaumont Municipal Code, and shall include the following:

- A. All easements within the City of Beaumont's rights of way shall be subordinated to the City of Beaumont.**
- B. All easements and rights of way, both existing and as required by the Public Works Director. All off site right of way required shall be acquired by the subdivider pursuant to the subdivision map act and the Beaumont Municipal Code.**

1.23 Reports Required:

- A. A preliminary title report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Works Director for review along with the first submittal of the final map for the checking.**
- B. A preliminary soils report as prepared by a competent California licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations shall be submitted for review by the Public Works Director along with the first submittal of Street Plans and/or other improvement plans for review. Within the required soils report special attention shall be directed to the ripability of the proposed roadcuts and stability of manufactured slopes.**

The geotechnical engineer shall determine the setback requirements to support loading without failures in the soil mass.

- C. Any grading and/or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical engineer who shall obtain all required permits and submit reports on progress and test results to the Public Works Director for review and approval as determined by the City. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the Public Works Director for review and approval, which may require additional tests at the expense of the Subdivider.**

Permits to build structures will not be issued until a Report has been submitted by a geotechnical engineer and approved by the Public Works Director attesting to the sufficiency of all building pads to sustain proposed

Tentative Tract Map No. 31470
Conditions of Approval

foundation leading.

1.3 Fees Required:

- A. At the time of first submittal of Final map, the Subdivider shall pay to the City of Beaumont all applicable fees based on the requirements of City Resolution No. 1990-44. An Engineer's estimate of construction shall be prepared by the subdivider and approved by the Public Works Director.
- B. At the time of requesting recordation of Final Map, the Subdivider shall provide to the City a cash deposit based on the requirements of City Resolution No. 1990-44. This deposit shall guarantee setting of final survey monumentation within the Parcel Map. Said deposit will be refunded after the Public Works Director verifies that said monumentation has been set in accordance with the Final Map and that any required amended maps and/or certificates of correction have been recorded.
- C. Prior to issuance of any permits to construct any public improvements, the Subdivider shall pay to the City of Beaumont all applicable fees based on the requirements of City of Beaumont Resolution No. 1990-44.
- D. Prior to issuance of any permits to construct any improvements, securities to guarantee completion of construction and payment of labor and materials shall be provided by the subdividers and all assignees and successors to the City in accordance with Chapter 16.36 of the Beaumont Municipal Code.

SECTION TWO - STREET IMPROVEMENTS

- 2.10 Off-site street improvement requirements shall be constructed based on sensitivity analysis contained in the Traffic Study prepared for this development. The Subdivider shall be directly and solely responsible for the mitigation of impacts related to existing traffic levels plus project traffic plus background traffic increases prior to recordation of the final map. The subdivider shall obtain all required right of ways, construct all street improvements at the times required by the Traffic Study and approved by the Public Works Director.
- 2.20 On-site street improvements shall be constructed as follows:
- 2.21 Typical street sections shown on the Tentative Tract Map for interior streets and Highland Springs Avenue shall be followed. Final sections shall be approved by the Public Works Director prior to first submittal of street improvement plans.

Tentative Tract Map No. 31470
Conditions of Approval

- 2.22 Pavement structural section shall be designed based on soils tests (R-Value Tests) conducted by an acceptable soils testing laboratory and submitted by a California licensed geotechnical engineer for a Traffic Index as approved by the Public Works Director.
- 2.23 All sidewalks shall have a minimum unobstructed width of five feet, and the location of pedestrian ramps shall be determined by the Public Works Director in accordance with federal and state laws at the time of recordation.
- 2.24 All curb heights and gutter widths shall be based on requirements as set forth by the Hydrology/Hydraulics Report and approved by the Public Works Director.
- 2.25 All covers for utility manholes, valves, and vaults shall be adjusted to final grade after final paving. Street asphalt concrete pavement may be placed in multiple lifts depending on design asphalt thickness with the final lift placed prior to the first occupancy within that phase of development.
- 2.26 Prior to the time that lumber is deposited on site for approved construction in a specific phase, all curbs and gutters and pavement shall be completed within that phase area and compaction reports for utility trenches and street base shall be approved. Model complexes are excluded from this condition but are required to provide access and fire flow in a manner as approved by the Fire Department.
- 2.27 Streets shall not be paved until all underground utilities are installed. Final paving cap shall not occur until all residential units are complete. There shall be no intersecting street center lines less than 90° unless otherwise approved by the Public Works Director.
- 2.28 The minimum centerline radius for local streets (50'-60' ROW) shall be 300 feet unless otherwise approved by the Public Works Director.
- 2.29 The minimum centerline radius for collector streets (66' ROW) shall be 550 feet unless otherwise approved by the Public Works Director.
- 2.30 Sleeves for lighting and landscape purposes will be allowed in the public street right-of-way when necessary, subject to the approval of the Public Works Director.

SECTION THREE - SEWER IMPROVEMENTS

- 3.10 The sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant on Fourth Street or a designated lift station in accordance with the Master Sewer Plan.
- 3.20 Sewer mains shall be a minimum diameter of 8" with VCP pipe and fittings unless otherwise approved by the Public Works Director. Service laterals shall be constructed with VCP. No structure shall be occupied until the collection system has been thoroughly cleaned, inspected, tested, and accepted for maintenance by the City Public Works Director. All manhole and cleanout covers within paved areas shall be adjusted to finished grades after paving is completed; and such adjustments shall be done in a manner as to prevent entry of silt and/or debris into the sewer system.

SECTION FOUR - WATER IMPROVEMENTS

- 4.10 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 4.11 All water valves and vault covers within paved areas shall be raised to finish surfaces and painted after paving is completed.
- 4.12 All fire hydrants, air vacs and other above ground water facilities shall be placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc., may be placed within sidewalks or paved areas provided such devices are set flush with finished surfaces as approved by the Public Works Director.

SECTION FIVE - STORM DRAIN IMPROVEMENTS

- 5.10 The Subdivider shall demonstrate by hydraulic calculations that developed flows proposed to be discharged into and through existing or any other storm drain facilities shall not exceed the maximum flows for which said existing facilities are presently designed.
- 5.11 Storm flows may be conveyed in street sections to the extent that tops of curbs shall accommodate a 10-year storm and that right-of-way limits shall accommodate a 100-year storm. If storm flows cannot be adequately conveyed by street section, underground storm drains shall be provided as recommended in the Hydrology/Hydraulics report and approved by the Public Works Director.

Tentative Tract Map No. 31470
Conditions of Approval

- 5.12 All storm drains, catch basins, the storm water runoff structures will be provided with adequate capabilities to filter and retain sediment and grit, oil and grease, to prevent pollution in storm water runoff in compliance with the City of Beaumont's best Management Practices and the Beaumont Drainage Master Plan for stormwater.
- 5.13 Prior to the recordation of each final map the subdivider shall construct temporary drainage facilities and erosion control as necessary to provide for storm runoff and minimize erosion and silt deposition. The subdivider shall obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board and approved by the Public Works Director.

SECTION SIX - TRAFFIC SAFETY

- 6.10 Prior to the recordation of the final map, the Subdivider shall design and construct a street lighting system to the requirements of the AMERICAN NATIONAL STANDARD PRACTICE FOR ROADWAY LIGHTING. This lighting system shall utilize high-pressure Sodium Vapor lamps.
- 6.11 Street name signs, and traffic control devices shall be constructed in accordance with approved plans. Traffic control devices shall be required for construction work for on-site and off-site locations. Street names for this Tract shall be submitted to the Public Works Director for approval.
- 6.12 During construction, temporary traffic control devices shall be constructed as deemed necessary by the City Public Works Director at locations where construction traffic disrupts normal traffic. Such measures and devices shall include but not limited to: flagmen, barricades, portable electric traffic signals and street sweeping.

SECTION SEVEN - ONSITE IMPROVEMENTS

- 7.10 All lots shall be designed and graded to drain to fronting streets. No lot shall drain onto any property adjacent to the Tract. Lots shall be protected from storm runoff as approved by the Public Works Director.
- 7.11 All lots shall be provided with driveway approaches per City Standard Drawings. Sewer and water service pipelines shall be placed outside of driveway areas unless otherwise approved by the Public Works Director.
- 7.12 The tops of all cut slopes shall be located at least two feet from rear yard property

Tentative Tract Map No. 31470
Conditions of Approval

lines. Retaining walls shall be utilized where required by Public Works Director to ensure that unusable and non-visible slopes are not created at the sides or rear of any lot, and that there is a minimum "Flat" area of five feet width in all side yards.

SECTION EIGHT - PARK AND LANDSCAPING

8.10 Prior to the recordation of the final map for any phase of development, the Subdivider shall prepare final improvement plans for the landscaping and irrigation of parks, landscaped areas, and all open spaces. Said plans be prepared by a California licensed Landscape Architect and shall be subject to the review and approval of the Public Works Director and Planning Director.

Sincerely,
CITY OF BEAUMONT



John R. Wilder
Assistant Director of Public Works

EXHIBIT A

**CITY OF BEAUMONT SUBDIVISION
CONDITIONS OF APPROVAL**

**TENTATIVE TRACT MAP NO. 31470
SUBSTANTIAL CONFORMANCE REVIEW #1
APN: 406-170-007, 008, 013, 419-020-024
PARDEE CONSTRUCTION COMPANY
(SUBSTANTIAL CONFORMANCE REVIEW #1 Appl. #13-1766
(10-10-14)**

CITY COUNCIL APPROVAL DATE: May 4, 2004
SUBSTANTIAL CONF. REVIEW #1 October 14, 2014

7. SUBSTANTIAL CONFORMANCE REVIEW #1 CONDITIONS (*per City Review 10-14-14)

***If there are any conflicting Conditions between this review and the prior review(s), the greater of the two standards shall prevail as determined by the Planning Director**

7.1 If deemed necessary by the Director of Planning, within thirty (30) days of approval by the Planning Commission (or under the Substantial Conformance Review) ten (10) copies of an Amended Per Final Conditions set of the following Exhibits shall be submitted to the Planning Director and Public Works Director for review approval.

- Exhibit "A" - Site Plan
- Exhibit "B" - Grading and Erosion Control Plans
- Exhibit "C" - Landscape and Irrigation Plans
- Exhibit "D" - Wall and Fence Plans

7.2 In the event that significant Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be retained to assess the finding. Work on the overall project may continue during this assessment period. If a Treatment Plan or cultural resources management plan is required, the developer shall be required to have the archaeologist consult with the relevant Native American authority regarding the disposition of any found artifacts.

7.3 If human remains are encountered during grading and other construction excavation,

Tentative Tract No. 31470
Conditions of Approval – Substantial Conf. #1
Page 2

work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7070.5.

- 7.4 The recommendations and mitigation measures contained in the Deutch/Sundance Specific Plan EIR, Mitigation Monitoring Program; Traffic Impact Analysis and subsequent studies shall be incorporated into the design of the Final Map and subsequent development plans, and shall be fully implemented in the construction of the project, and the respective phases in which the project may be developed.
- 7.5 An Environmental Impact Report EIR was prepared and certified for the Deutch/Sundance Specific Plan Specific Plan, Addendum(s) were prepared for the subsequent amendment and a series of mitigation measures were adopted by the City Council to mitigate the potential impacts of the project. All of the mitigation measures set forth in the subject environmental document are herewith established as conditions of approval for Tentative Tract No. 31470. **Within 90 Days of the date of this review, a comparative analysis shall be provided to staff to confirm that all Mitigation Measures are being adhered to and implemented where appropriate. Please contact the Planning and Neighborhood Services Department for further information.**
- 7.6 Tentative Tract No. 31470 has been found to be substantially in conformance with the Deutch/Sundance Specific Plan.
- 7.7 The subdivider shall comply with the requirements set forth in the City Public Works Director conditions, a copy of which is attached hereto.
- 7.8 The subdivider shall comply with the requirements of the Beaumont Police Department.
- 7.9 The subdivider shall comply with the requirements set forth by the City of Beaumont Fire Department.
- 7.10 The subdivider shall comply with the requirements as set forth by the Beaumont-Cherry Valley Water District.
- 7.11 The subdivider shall comply with the requirements set forth by Caltrans.
- 7.12 The subdivider shall comply with the requirements as set forth by the Southern California Gas Company.
- 7.13 The subdivider shall comply with the requirement as set forth by the Beaumont Unified School District.

Tentative Tract No. 31470
Conditions of Approval – Substantial Conf. #1
Page 3

7.14 The subdivider shall submit written clearances to the Public Works Director that all pertinent requirements from the following agencies have been met:

City Fire Department
City Police Department
City Community and Economic Development Department
Beaumont Cherry Valley Water District
Beaumont Unified School District

7.15 All public road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Director. Street names shall be subject to the approval of the Planning Director. Secondary access shall be offered for dedication and improved from the tract map boundary to a City maintained road as approved by the Public Works Director prior to recordation. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Director.

7.16 All sewer, storm drain and other public utility crossings in side and rear yards to be located in fee title lots and not easements.

7.17 The subdivider is obligated to provide fully improved park space at a ratio of number of residences x 3.2 persons per household x 5 acres per 1,000 population. Said conditions of approval require park improvements and/or fees (\$4 per square foot of required park area), and these requirements shall be applicable on a pro-rata basis for the Sundance/Deutsch Specific Plan.

7.18 The subdivider shall comply with the following park, open space and parkway landscaping conditions for open-space areas described in Condition No. 7.20.

a. The subdivider shall post a landscape performance bond or other acceptable security approved by the Planning Director which shall be released concurrently with the assumption of the maintenance responsibility by the City, Homeowners' Association or other entity approved pursuant to Condition 7.21. The bond or security shall include ninety (90) days of landscape maintenance costs.

b. The subdivider shall file a Minor Plot Plan application including detailed landscaping and irrigation plans for the subject area. The Minor Plot Plan shall require all improvements to be constructed concurrently with the development of the residential lots are part of this tract. The areas identified for park facilities

Tentative Tract No. 31470
Conditions of Approval – Substantial Conf. #1
Page 4

shall be completed prior to completion of any one phase or 25% of the lots, whichever comes first.

- 7.19 Open Space areas, water quality basins, and other common facilities shall be maintained and owned as approved by the Director of Planning prior to map recordation. All provisions of said condition shall be satisfied prior to map recordation.
- 7.20 A total of 20 final, blue-line, final maps shall be submitted to the Public Works Department for final distribution to the agencies.
- 7.21 All perimeter walls and/or walls that front streets must be block wall. Tubular Steel may be considered where appropriate. No wood fencing shall be permitted in this tract.
- 7.22 Covenants, Conditions and Restrictions (CC&R's) shall be prepared for the approval of the Planning Director for this subdivision, and after approval shall be recorded. The CC&R's shall provide for the establishment of a Homeowners' Association (HOA) which shall be responsible for maintaining all interior common elements.
- 7.23 The maintenance and management of common open-space shall be conducted as set forth herein and approved by the Director of Planning and by a Homeowners' Association (HOA). All provisions of the said condition shall be satisfied prior to map recordation.
- 7.24 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:
- a. The land divider or developer shall submit five (5) prints of a comprehensive grading plan to the Public Works Director which complies with the 2014 or later amendments to the California Building Code and Beaumont Municipal Code.
 - b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
 - c. Graded land shall be provided with erosion control measures as approved by the Public Works Director.
 - d. All residential building pads shall have a minimum depth of seventy (70) feet and forty-seven (47) exclusive of any slope in excess of two feet in vertical height, consistent with the Specific Plan.

Tentative Tract No. 31470
Conditions of Approval – Substantial Conf. #1
Page 5

- 7.25 All proposed landscaping shall adhere to the standards set forth under the Beaumont Municipal Code 17.06 and consistent with standards set forth in the Sundance Specific Plan.
- 7.26 All trees proposed within 10 feet of any Right-of-Way shall provide for a 36” deep root barrier.
- 7.27 Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans. All street improvement plans and lot grading for residential lots shall indicate and install under sidewalk/curb core draining with a minimum of 2 outlets per lot unless otherwise approved by the Planning Director and Public Works Director.
- 7.28 Detailed grading plans shall fully implement the conceptual details submitted for the treatment of significant slope areas (in excess of 20 feet vertical height) and shall implement techniques regarding contour and landform grading, landscaping and the creation of organic pockets of landscaping which emulates natural conditions.
- 7.29 All residences must have illuminated address numbers.
- 7.30 Roofing materials shall be in the form of tile roofing.
- 7.31 Street Improvement Plans shall be prepared to the satisfaction of the Planning Director. Additionally Street Lighting in accordance with the City of Beaumont Outdoor Lighting ordinance shall be submitted in conjunction with the Street Improvement Plans. Street Lights shall also be reviewed and approved by the planning and Building Department with appropriate fees paid. All Mailbox clusters shall have appropriate lighting as approved by the City.
- 7.32 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans. All walls and fences shall be constructed subject to the approval of the Planning Director. There shall be no future wood fencing proposed in conjunction with this review of this subdivision map. All fencing shall be masonry, vinyl, or of a tubular steel material.
- 7.33 All lighting shall be in compliance with the City's Outdoor Lighting Ordinance. The Ordinance governs all outdoor lighting, pole mount, wall or building mount, landscape lighting and Parks. Front and rear porch lighting are included on Residential Standards.
- 7.34 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control

Tentative Tract No. 31470

Conditions of Approval – Substantial Conf. #1

Page 6

measures shall be utilized on all slopes greater than 3 feet in height, as approved by the Planning Director and the Public Works Director.

- 7.35 Access roads, street improvements, all agency requirements, parking areas and security lighting shall be constructed in accordance with approved improvement plans and specifications.
- 7.36 Clearance shall be obtained from the Beaumont Fire Department, and all fire protection improvements shall be in place as approved by the Fire Chief.
- 7.37 The required park facilities shall be completed or improved at a later date subject payment of future improvement fees and issued a final building permit inspection consistent with the phasing schedule to be developed in the implementation of the Recorded Conditions herein.

CITY OF BEAUMONT POLICE DEPARTMENT

CONDITIONS OF APPROVAL

PLANNING APPLICATION NO#: Substantial Conformance #13-1765 & -66

SUBJECT: Revision #1 – TTM 31469 & 70

DATE: 10/14/14

SITE ADDRESS: Cougar Way and Starlight Avenue

1. Prior to issuance of a building permit, the applicant shall be required to obtain approval of a construction site safety plan by the Beaumont Police Department providing adequate security measures such as lights, video cameras, locks, alarms, trained security personnel, fencing, etc. The nature of the measures will depend on the specific requirements of the site, and may vary with the different stages of construction. The applicant shall be responsible for the compliance of all sub-contractor working on site.
2. The applicant shall provide an afterhours emergency contact that is available to respond to the construction site. This should be current at all stages of construction.
3. At the time the Street Improvement and Striping Plans are submitted to the City of Beaumont, the Beaumont Police Department shall have the opportunity to review these plans prior to approval.

City of Beaumont Fire Department

Fire Protection / Planning Department

550 E. 6TH Street, Beaumont CA 92223

FIRE REVIEW PLANNING CASE CONDITIONS OF APPROVAL

CASE# 13-1766: Revision #1.Existing approved TTM 31470

APN # 408-090-013 through-019 & Por.-031

SUBJECT: Substantial Conformance Tract Map 31470 Revision #1

DATE: 12/02/13

CONTACT: Pardee Homes

PHONE # 310-475-3525

SITE ADDRESS: NW corner of Future Cougar Way and Highland Springs Ave.

Specific Condition:

- 1. A 13-D fire sprinkler system shall be installed in each home. Plans shall be submitted by a licensed C-16 contractor to the Fire Prevention Bureau for review and approval.**
- 2. Underground fire line plans shall be submitted to the Fire Prevention Bureau for review and approval, prior to Mylar's being printed.**
- 3. Provide a title block on the Mylar's saying," City of Beaumont Fire Division".**
- 4. Fire department access is required from Highland Springs road and (Cougar Way) to street 'K' for models, and to pull building permits for the first 50 homes.**
- 5. Fire department access is required from street 'K' (Cougar Way) to street 'C' (Cougar Way) for remaining building permits for this tract map 31470.**
- 6. Fire department access from Highland Springs and Cherry Ave shall be connected prior to phase finals of 31470 & 31469.**
- 7. Standard Conditions below apply.**

Standard Conditions:

With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with City of Beaumont/Riverside County Ordinances and/or recognize fire protection standards:

F1. FIRE FINAL - and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code, California Fire Code, and other related codes which are in force at the time of building plan submittal.

F2. FIRE FLOW REQUIREMENTS - The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B, Table B105.1. The applicant/developer shall provide documentation to show that a water system exists, and is capable of delivering 1,000 GPM for 2 hour(s) for duration at 20-PSI residual operating pressure must be available before any combustible material is placed on the job site. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. California Fire Code 2010.

F3. SUPER FIRE HYDRANTS - Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 – 2 1/2") shall be located be located not less than 25 feet or more than 200 feet from any portion of the building as measured along approved emergency vehicular travel ways, and spaced no more than the required spacing per Appendix C, table C105.1 in feet apart in any direction. The fire flow shall be available from any adjacent fire hydrant(s) in the system. CFC Chapter 5, section 503.1.1 and Appendix B table – B105.1

F4. ALL WEATHER ACCESS ROAD - Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved fire department emergency vehicular access road (all weather surface) capable of sustaining an imposed load of 80,000 lbs. Road shall be provided prior to construction, based on street standards approved by the public works director and the Fire Prevention Bureau. CFC Chapter 5, section 503.2.3

F5. 15 % GRADE - Prior to construction, all roads, driveways and private roads shall not exceed 15 percent grade. Add: Grade transitions shall not exceed Riverside County Fire Department apparatus maximum approach and departure angles as determined by the Fire Chief. RVC Fire Ordinance # 787.6 CFC Chapter 5, section 503.2.7

F6. PHASING - If construction is phased, each phase shall provide an approved emergency vehicular access for fire protection prior to any building construction. CFC Chapter 5, section 501.4

F7. DEAD ENDS - Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. CFC Chapter 5, section 503.2.5

F8. U/G WATER PLANS - Prior to issuance of permits, the applicant/developer shall furnish (3) copies of the water system plans to the Fire Prevention Bureau for review. Plans shall be in accordance with Appendix B and Appendix C and section 508.1 of the CFC 2010:

- * Signed by a registered civil engineer or certified fire protection engineer.
- * Contain a Fire Prevention Bureau approval signature block.
- * Conform to hydrant type, location, spacing of new and existing hydrants, and a minimum fire flow required as determined by the Fire Prevention Bureau.
- * The post indicator valve and fire department connection shall be located to the front access side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access, and within 200 feet of an approved fire hydrant, and within 50 of an approved roadway or driveway or otherwise approved by the Fire Chief.
- * Guard posts or other approved means may be required to protect fire department inlet connections from vehicular damage. RVC Fire Ordinance 787.6 section 912.2.1
- * After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants shall be installed, and made serviceable prior to and during the time of construction, and accepted by the City of Beaumont Fire Prevention Bureau. CFC Chapter 5, 508, and the National Fire Protection Association 24 sec 1-4.1
- * Existing fire hydrants on public streets are allowed to be available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. CFC, Appendix A, & B and NFPA 24 section1-4.1

F9. BLUE DOT REFLECTOR - Prior to issuance of Certificate of Occupancy or building final, "Blue Reflective Markers" shall be installed on private streets, public streets, and driveways to identify fire hydrant locations in accordance with City & RVC Fire Ordinance 787.6 specifications.

F10. RESIDENTIAL NUMBERS - Prior to issuance of Certificate of Occupancy or building final, all residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numerals shall be not less than four **(4)** inches in height. CFC Chapter 5, section 505.1

F11. ROOFING - Prior to Certificate of Occupancy or building final, all structures shall have fire retardant roofing materials (Class **A & B** roofs) as described in section 1504 of the CBC.

F12. FUEL MOD PLANS - Prior to issuance of building permits, fuel modification plans "Hazardous Fire Area" shall be submitted to the Fire Prevention Bureau for review and approval for all open space areas adjacent to the Wildland vegetation interface. Any building constructed on lots

created by this land division shall comply with the special construction provision. RVC Ordinance 787.6

F13. PAVED ACCESS- - Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards.

F14. FIRE SPRINKLERS - Prior to issuance of Certificate of Occupancy or building final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans (3) sets shall be submitted to the Fire Prevention Bureau for approval prior to installation. No person shall remove or modify any fire protection system installed or maintained under the provisions of the California Fire Code without the approval by the Fire Chief. A Licensed C-16 contractor shall do all the work and/or certification. CFC Chapter 9, section 901.3.1, 903.1 & CBC Chapter 9, section 903.1.1

F15. SAFETY PRECAUTIONS - Approval of the safety precautions for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals for specific operations or processes associated with such construction, alteration or demolition. Structure, facilities and conditions which in the opinion of the fire code official, constitute a distinct hazard to life or property. The fire code official is authorized to order the posting of signs in a conspicuous location in each structure. The posting of signs shall not be obscured, removed, defaced, mutilated, or destroyed.

F16. FIRE DEPARTMENT INSPECTION APPROVAL - Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such construction or work shall remain accessible and exposed for inspection purposes until approved.

F17. AUTHORITY TO INSPECT - The Fire Prevention Bureau shall maintain the authority to inspect as often as necessary for buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.

F18. ALTERATIONS - Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation.

F19. MEDIAN Crossovers - Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be

made to construct a median-crossover at all locations determined by the Fire Chief and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer.

F20. SINGLE FAMILY DWELLINGS - Approved fire prevention standard fire hydrants (6" x 4" x 2 – 2 1/2") shall be located at each intersection of all residential streets and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant. Minimum fire flow shall be **1,000 GPM** for 2 hours at 20 PSI. Fire flow and flow duration for dwellings in excess of 3,600 square feet shall not be less than that specified in Appendix B, Table B 105.1, RVC 787.6 & CFC Chapter 5, and Appendix C, Table C 105.1

F21. ACCESS/ROAD LENGTH - No cul-de-sac or dead end road length shall exceed one thousand three hundred-twenty (**1,320**) feet in length. In any hazard fire area of Riverside County, no dead-end or cul-de-sac road shall exceed six hundred-sixty (**660**) feet in length. The Fire Chief, based on city street standards shall determine minimum turning radius for fire apparatus based upon fire apparatus manufacture specifications. Riverside County Ordinance 787.6, CFC Chapter 5, section 503.2.5

F22. BUILDING OPENINGS - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building where ground ladder access is the only means to reach the highest point on the building from the exterior. Obstructions will not be placed as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787.6

Please call if you have questions: (951)-572-3225

**Thank you,
Richard Horner
Assistant Fire Marshal
City of Beaumont Fire Services**

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8518
(951) 769-8526 FAX

PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESSOR PARCEL NO.

408-090-013 through 409 & Por. -031

BEAUMONT CASE NO.

Substantial Conformance #13-1766

DATE

11/18/2013

RETURN COMMENTS BY

12/2/2013

(Revision #1) – Existing Approved TTM 31470
within the Sundance Specific Plan

LOCATION:

NW Corner of (future) Cougar Way and Highland Springs Avenue

TRANSMITTED TO:

Beaumont Public Works
Beaumont Fire Department
Beaumont Police Department

Beaumont Unified School Dist.
Economic Development
Beaumont Building and Safety

BRIEF DESCRIPTION OF PROJECT:

Substantial Conformance – Sundance Tentative Tract Map 31470 – Revision #1

- Modification of Planning Areas 40 & 41 in relation to the existing Tentative Tract Map. Please refer to the attached detailed summary and letter from the applicant for a detailed description of the modifications proposed.

The Specific Plan and Associated Environmental Impact Report (EIR) remain current for this application.

Please review the attached tentative map/documents and return your comments or Conditions of Approval NO LATER THAN the date noted above. If additional time is needed, please so state in your recommendations or contact the Planning Director by telephone. There is no need to return the exhibit; you may keep it in your files. Should you have any questions, please do not hesitate to contact this department (951) 769-8518. Mailing Address: City of Beaumont, Planning Department, 550 E. 6th Street, Beaumont, CA 92223

COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL (COMMENTS MAY BE ATTACHED)

ALSO PLEASE PROVIDE IN A TEXT FORMAT ALL COMMENTS DISCUSSED DIRECTLY ON THE ATTACHED ENCLOSED PLANS. THANKS

The Beaumont Unified School District (District) does not object to this project, but would like to remind the builder that the project is subject to school facility fees. The current rate for residential building is \$3.28 per square foot, however, this rate is subject to annual changes, so please check with the District for current rates. Staff also encourages the developer to continue to work closely with the District to ensure that future facility needs are met.

Submitted by: Lisa Tarrats for Alice Grundman Title: Sub. Dir. of Facilities Date: 12-2-13

Signature: Lisa Tarrats

Dir: Julia Spagnoli; Lisa Tarrats
DP: Lisa Tarrats; Beaumont Unified School District, 550 East 6th St, Beaumont, CA 92223
1-18-2013, 12:02:16, 223-0800

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8518
(951) 769-8526 FAX

PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESSOR PARCEL NO.:

408-090-013 through -019 & Por. -031

BEAUMONT CASE NO.

Substantial Conformance #13-1766

DATE:

2/25/2014

RETURN COMMENTS BY:

3/18/2014

(Revision #1) – Existing Approved TTM 31470
within the Sundance Specific Plan

LOCATION:

NW Corner of (future) Cougar Way and Highland Springs Avenue

Resubmittal

TRANSMITTED TO:

Beaumont Public Works

Beaumont Fire Department

Beaumont Police Department

Beaumont Unified School Dist.

Economic Development

Beaumont Building and Safety

BRIEF DESCRIPTION OF PROJECT:

Substantial Conformance – Sundance Tentative Tract Map 31470 – Revision #1

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COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)

ALSO, PLEASE PROVIDE IN A TEXT FORMAT ALL COMMENTS DENOTED DIRECTLY ON THE ATTACHED/ENCLOSED PLANS - THANKS

PLS. MAKE CORRECTION ON THE EXHIBIT.

Submitted by: PUBLIC WORKS Title: _____ Date: 3/18/14

Signature: POWERS

12/3/13

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8518
(951) 769-8526 FAX

TO: PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESSOR PARCEL NO.:

408-090-013 through -019 & Por. -031

BEAUMONT CASE NO.

Substantial Conformance #13-1766

DATE:

11/18/2013

RETURN COMMENTS BY:

12/2/2013

(Revision #1) – Existing Approved TTM 31470
within the Sundance Specific Plan

LOCATION:

NW Corner of (future) Cougar Way and Highland Springs Avenue

TRANSMITTED TO:

FR: Beaumont Public Works

Beaumont Fire Department

Beaumont Police Department

Beaumont Unified School Dist.

Economic Development

Beaumont Building and Safety

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COMMENTS, RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)

ALSO, PLEASE PROVIDE IN A TEXT FORMAT ALL COMMENTS DENOTED DIRECTLY ON THE ATTACHED/ENCLOSED PLANS - THANKS

SEE ATTACHED.

Submitted by: _____

Signature: _____

Ponce Yambel

Title: _____

Date: **12/02/13**



City of Beaumont

550 E. 6th Street

Beaumont, CA 92223

(951) 769-8520

FAX (951) 769-8526

Email: cityhall@ci.beaumont.ca.us

www.ci.beaumont.ca.us

December 02, 2013

Project: Substantial Conformance #13-1766 Revision #1 of Existing Approved TTM 31470

Comments:

✓ DONE/CORRECTED

Sheet 1 of 4:

- ✓ 1. Provide metal beam guardrail along the streetside of concrete channel as shown in Highland Springs Avenue typical street section.
- ✓ 2. Change the rolled curb shown in Cougar Way to standard Type A curb and gutter.
- ✓ 3. Some street typical sections are missing, e.g., Starlight Avenue, St. "DD"
4. Unable to locate St. "EE" on the drawing

THEY ARE ON SHEET 1

LOCATED AND LABELED AROUND LOT 879, PARK SITE

Sheets 2,3 & 4

- ✓ 1. Erroneous sheet match lines.

From: Ponce Yambot
Public Works



3300 East Guasti Road, Suite 100
Ontario, CA 91761-8656
909.974.4900
909.974.4004 Fax
www.rbf.com
www.mbakercorp.com

February 25, 2014

Mr. Chris Tracy
Planning Director
City of Beaumont
550 East 6th Street
Beaumont, CA 92223

Subject: Sundance Specific Plan TTM 31469 & 31470 Resubmittal for Substantial Conformance Determination Request

Dear Chris,

Enclosed are the Revised Tentative Tract Map Nos. 31469 and 31470 that have been revised and corrected since their previous submittal on Oct. 23, 2013, based on comments received from city staff, including pursuant to discussions held with staff at the meeting at the city on February 7, 2014. Copies of the Substantial Conformance Determination Request letter and matrix we had previously submitted on October 23, 2013. We are also returning to the City the comment prints of the revised TTM's, which we previously received from you, when we resubmit the hard copies of the corrected revised maps.

We have revised and corrected the maps as requested pursuant to the following:

1. A bus turnout has been added to Sheet 3 of revised TTM 31469 on northbound Cherry Avenue, just north of Cougar Way, as discussed at our Feb. 7, 2013 meeting with City staff. This bus turnout meets Riverside County standards.
2. A bus turnout has been added to Sheet 3 of revised TTM 31469 on westbound Cougar Way, just west of proposed Street "C" and the Sundance PA 41 school site, as discussed at our Feb. 7, 2014 meeting with City staff. This bus turnout meets a modified Riverside County standard, as discussed at the Feb. 7 meeting, by utilizing the proposed 8' wide shoulder lane on Cougar Way and extending 4' into the parkway area. This allows Cougar Way to still have two 12' wide vehicle travel lanes in each direction if warranted.
3. A partial section of Orchard Heights Ave. has been added to Sheet 1 of revised TTM 31469 as discussed at our Feb. 7, 2014 meeting with City staff. The section shows a 4' wide sidewalk and 1' wide landscape strip within Lot 995 adjacent to the project proposed perimeter wall.
4. A note on the future realignment of the proposed northerly extension of Starlight Avenue has been added to both TTMs 31469 and 31470 as previously discussed. This note also references a future bus turnout on northbound Starlight Ave. as part of the future realignment as also discussed.
5. The comments on the attached comment letters from City Public Works on both TTMs 31469 and 31470 have been addressed, as well as the comments on the map prints we received back from the City. No other comment sheets/letters we received from the City required any further corrections to the maps.

Please review this material and inform us of the City's determination in this matter. Let me know if there is anything more you would like us to submit to complete the Substantial Conformance Determination process, as noted above. Thank you for your continued assistance on this matter.



3300 East Guasti Road, Suite 100
Ontario, CA 91761-8656
909.974.4900
909.974.4004 Fax
www.rbf.com
www.mbakercorp.com

October 23, 2013

Ms. Rebecca Deming
Planning Director
City of Beaumont
550 East 6th Street
Beaumont, CA 92223

**Subject: Substantial Conformity Determination Request Sundance Specific Plan and TTMs
31469 & 31470, Beaumont, CA**

Dear Rebecca,

On behalf of Pardee Homes, we are submitting for your consideration a request for Substantial Conformity Determination in regards to proposed minor revisions to approved Tentative Tract Map Nos. 31469 and 31470 located in the north half, Planning Areas 40-47, of the approved Sundance Specific Plan in the City of Beaumont. The subject maps were previously approved by the City on May 4, 2004 and the Sundance Specific Plan was approved by the City on May 4, 2004 and amended again on May 2, 2006. Please find enclosed for your review and consideration revised Tentative Tract Map Nos. 31469 and 31470 dated Oct. 7, 2013 reflecting minor revisions as proposed. Listed below is a brief description of the minor revisions reflected on the enclosed maps and attached is a matrix providing a comparison of the proposed minor revisions to the 2013 maps and the existing approved 2006 Specific Plan and approved 2004 Tentative Tract Maps:

PA 40: The size of this residential planning area remains the same size as previously approved. The revised map proposes 122 single-family lots in this PA, three lots fewer than previously approved. The lot sizes have been adjusted in the west half of the PA, with the average lot size as proposed at 8,830 sq. ft. over the entire PA, which is still greater than the minimum average lot size of 7,000 sq. ft. required by the Specific Plan for this PA. The revised density for the PA is 3.72 du/ac., which is still below the maximum 4.2 du/ac allowed by the Specific Plan. A park site lot has been added within the west side of this PA also.

PA 41: This planning area remains a proposed future school site if the Beaumont Unified School District chooses to acquire it. The PA's location and size remains the same at 12 acres as previously approved.

PA 42: This residential planning area has been increased in size by 11.2% from that previously approved in the Specific Plan, which is within the parameters allowed by the SP. The revised map proposes 154 single-family lots in this PA, one lot fewer than previously approved. The revised lot sizes are at an average of 8,140 sq. ft. for the PA, which is still greater than the minimum average lot size of 6,000 sq. ft. required by the Specific Plan for this PA. The revised density for the PA is 4.0 du/ac., which is still below the maximum 4.9 du/ac allowed by the Specific Plan.

PA 43: This residential planning area has been increased in size by just over 1% from that previously approved in the Specific Plan. The revised map proposes 101 single-family lots in this PA, four lots more than previously approved, which is within the parameters allowed by the Specific Plan. The revised lot sizes are at an average of 6,240 sq. ft. for the PA, which is still greater than the minimum

average lot size of 5,200 sq. ft. required by the Specific Plan for this PA. The revised density for the PA is 5.16 du/ac., which is still below the maximum 5.6 du/ac allowed by the SP.

PA 44: This residential planning area has been increased in size, including with perimeter roadways adjacent to the PA 44 park as proposed. The increase to the PA area is does not exceed 15% from that previously approved in the Specific Plan, when the adjacent roadways are excluded, which is within the parameters allowed by the SP. The revised map proposes 29 single-family lots in this PA, five lots more than previously approved, which is within the parameters allowed by the Specific Plan. The revised lot sizes are at an average of 6,470 sq. ft. for the PA, which is still greater than the minimum average lot size of 6,000 sq. ft. required by the SP for this PA. The revised density for the PA is 4.9 du/ac., which does not exceed the maximum 4.9 du/ac allowed by the Specific Plan.

PA 45: This park site planning area has been moved east slightly and centered with the residential planning areas around it, similar to other park sites within the Specific Plan area. This park site PA was increased in size from 3 acres to 3.7 acres.

PA 46: This residential planning area has been increased in size by less 1% from that previously approved in the Specific Plan. The revised map proposes 104 single-family lots in this PA, ten lots more than previously approved, which is within the parameters allowed by the Specific Plan. The revised lot sizes are at an average of 10,730 sq. ft. for the PA, which is still greater than the minimum average lot size of 10,000 sq. ft. required by the Specific Plan for this PA. The revised density for the PA is 3.17 du/ac., which is still below the maximum 3.2 du/ac allowed by the SP.

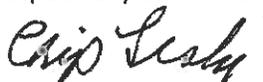
PA 47: This residential planning area has been decreased in size by 15% from that previously approved in the Specific Plan, which is within the parameters allowed by the SP. The revised map proposes 113 single-family lots in this PA, seventeen lots less than previously approved. The revised lot sizes are at an average of 11,400 sq. ft. for the PA, which is still greater than the minimum average lot size of 10,000 sq. ft. required by the Specific Plan for this PA. The revised density for the PA is 3.1 du/ac., which is still below the maximum 3.2 du/ac allowed by the Specific Plan.

Pad elevations in PAs 40-47 have been adjusted a minor amount in relationship to the proposed revised lot configurations and to reduce future grading and earthwork movement and achieve earthwork balance.

PAs 30-39: There are no revisions to these planning areas located south of Cougar Way and north of the Edison easement, except for minor pad elevation adjustments (approximately 0.5 ft.) to reduce future grading and earthwork movement and to achieve earthwork balance.

Great care has been taken as described above and in the attached matrix to maintain the proposed revisions on the attached maps within the allowed parameters of substantial conformance and the Minor/Administrative Amendments provisions of Section VI.C.2 of the adopted Sundance Specific Plan. The total of 4,325 residential units currently proposed in the Sundance Specific Plan does not exceed the maximum allowed 4,450 units previously approved in the Specific Plan as indicated in the attached matrix. Please review this material and inform us of the City's determination in this matter. Please contact me at your convenience upon review of the proposal. I can be reached at (909) 974-4909 or emailed at hleslie@rbf.com.

Respectfully Submitted,



Chip Leslie, Senior Associate
RBF Consulting

Cc: Pardee Homes, Mike Taylor; Greg Hohman

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8518
(951) 769-8526 FAX

PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESSOR PARCEL NO.:

408-090-013 through -019 & Por. -031

BEAUMONT CASE NO.

Substantial Conformance #13-1766

DATE:

2/25/2014

RETURN COMMENTS BY:

3/18/2014

(Revision #1) – Existing Approved TTM 31470
within the Sundance Specific Plan

LOCATION:

NW Corner of (future) Cougar Way and Highland Springs Avenue

TRANSMITTED TO:

Southern California Edison
Southern California Gas Company
Verizon

Beaumont Cherry Valley Water Dist.
RC Waste Management (no plans)
Regional Water Quality Control Board

BRIEF DESCRIPTION OF PROJECT:

Substantial Conformance – Sundance Tentative Tract Map 31470 – Revision #1

- Modification of Planning Areas 40 & 41 in relation to the existing Tentative Tract Map. Please refer to the attached detailed summary and letter from the applicant for a detailed description of the modifications proposed.

The Specific Plan and Associated Environmental Impact Report (EIR) remain current for this application.

Please review the attached tentative map/documents and return your comments or Conditions of Approval NO LATER THAN the date noted above. If additional time is needed, please so state in your recommendations or contact the Planning Director by telephone. There is no need to return the exhibit; you may keep it in your files. Should you have any questions, please do not hesitate to contact this department (951) 769-8518. Mailing Address: City of Beaumont, Planning Department, 550 E. 6th Street, Beaumont, Ca 92223

COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)

ALSO, PLEASE PROVIDE IN A TEXT FORMAT ALL COMMENTS DENOTED DIRECTLY ON THE ATTACHED ENCLOSED PLANS - THANKS

Submitted by: _____ Title: _____ Date: _____

Signature: _____

**Sundance Specific Plan
and Tentative Tract Map Nos. 31469 & 31470 Minor Revisions
Substantial Conformance Review & Comparison
October 23, 2013**

Specific Plan Planning Areas (Subject to revision in 2013 TTMs)	Approved 2006 Specific Plan and Approved 2004 TTMs 31469 & 31470*				Proposed 2013 Minor Revisions to TTMs 31469 & 31470			
	Land Use/Density	PA Min. Avg. Lot Size per SP	PA Area	Anticipated Dwelling Units/Lots (per Table 4 of SP)	Land Use/Density	Actual PA Avg. Lot Size per 2013 TTMs	PA Area	Proposed Dwelling Units/Lots
PA 40	Res. Low - 7,000 4.2 du/ac max.	7,000 sf	32.43 ac	125	Same as 2006 SP (Actual TTM PA density: 3.72 du/ac)	8,830 sf (not incl. proposed new 1.37 ac park lot)	32.79 ac (Essentially the same size as 2004 TTM, 1.1% increase from 2006 SP**, Park lot added.)	122 (decrease from 2006 SP and 2004 TTM)
PA 41	School Site	12 acres	12 acres	--	Same as 2006 SP	12 acres	12 acres	--
PA 42	Res. Low - 6,000 4.9 du/ac max.	6,000 sf	34.0 ac	154	Same as 2006 SP (Actual TTM PA density: 4.0 du/ac)	8,140 sf	37.8 ac (11.2% increase from 2006 SP**)	154 (decrease from 2006 SP and 2004 TTM)
PA 43	Res. Low-Med. 5.6 du/ac max.	5,200 sf	19.34 ac	97	Same as 2006 SP (Actual TTM PA density: 5.16 du/ac)	6,240 sf	19.56 ac (1.14% increase from 2006 SP**)	101 (4% increase from 2006 SP*** and 2004 TTM)
PA 44	Res. Low - 6,000 4.9 du/ac max.	6,000 sf	5.0 ac	24 (per 2006 SP, not incl. in 2004 TTM)	Same as 2006 SP (Actual TTM PA density: 4.9 du/ac)	6,470 sf	5.92 ac (approx. 15% increase from 2006 SP**, not incl. PA perimeter streets)	29 (20% increase from 2006 SP*** and 2004 TTM)
PA 45	Park	3 acres	3 acres	--	Same as 2006 SP	3.7 acres	3.7 acres (23.3% increase from 2006 SP for park)	--
PA 46	Res. Very Low 3.2 du/ac max.	10,000 sf	32.76 ac	94	Same as 2006 SP (Actual TTM PA density: 3.17 du/ac)	10,730 sf	32.8 ac (0.1% increase from 2006 SP**)	104 (10% increase from 2006 SP*** and 2004 TTM)
PA 47	Res. Very Low 3.2 du/ac max.	10,000 sf	42.67 ac	130	Same as 2006 SP (Actual TTM PA density: 3.11 du/ac)	11,400 sf	36.28 ac (15% decrease from 2006 SP**)	113 (decrease from 2006 SP and 2004 TTM)
Subtotals			181.2 ac	624			180.85 ac***	623
			Total Dwelling Units Anticipated per 2006 SP: 4,326*****				Total Dwelling Units Anticipated per 2006 SP for PAs 1-39 and per 2013 TTMs for PAs 40-47: 4,325	

Notes:
 *Sundance Specific Plan and TTMs 31469 and 31470 were originally approved in 2004. The Sundance Specific Plan was amended in 2006.
 **Section VI.C.2 of 2006 Sundance Specific Plan allows up to a 15% increase or decrease in a PA area as a Minor/Administrative Amendment.
 ***Sections V.B.8b and VI.B.2 of 2006 Sundance Specific Plan allows, by Minor/Administrative Amendment, up to a 20% increase in the anticipated number of dwelling units in a PA (per Table 4 in the SP), as long as the total number of dwelling units in the SP does not exceed 4,450 du's.
 ****Difference in total acres due to recalculation of planning areas, including open space and streets.
 *****Per Table 4, Residential Land Uses, in the 2006 Sundance Specific Plan, allowing for 279 du in PA 25 as approved subsequent to 2006.

**Sundance Specific Plan Substantial Conformance Proposal
Adjusted Land Use Tables
October 23, 2013**

**Table 3
Land Use Summary**

Land Use	Acres	Percent
Residential	886.5887.5	74%
Parks/Open Space	143	12%
Commercial	13.5	1%
HOA RV-Storage Yard (Semi-private)	10	1%
Institutional (Schools)	60	5%
Backbone Streets	8281	7%
Total	1,195	100%

**Table 4
Residential Land Uses**

Land Use	PA	Acres	Minimum Lot Size	Anticipated DU	Maximum DU Per PA ¹
Very Low Density 3.2 DU/AC Max.	46	32.8032.76	min. avg. 10,000 sq. ft. 95 x 105	10494	104
	47	36.2842.67	min. avg. 10,000 sq. ft. 80 x 125	113130	116136
	48	37.46	95 x 105	112	119
Sub-Total		106.54112.89		329336	na
Low Density – 7,000 4.2 DU/AC Max.	1	52.40	70 x 100	214	220
	2	31.60	70 x 100	131	132
	16	28.12	70 x 100	113	118
	18	28.12	70 x 100	110	118
	33	40.57	70 x 100	165	170
	39	20.55	70 x 100	79	86
	40	32.7932.43	min. avg. 7,000 sq. ft. 70 x 100	122125	137
Sub-Total		234.15233.79		934937	na
Low Density – 6,000 4.9 DU/AC Max.	3	31.20	60 x 100	152	152
	4	50.0	60 x 100	218	245
	5	21.0	60 x 100	101	102
	19	34.29	60 x 100	159	168
	20	5.0	60 x 100	23	24
	22	28.34	60 x 100	132	138
	34	39.1	60 x 100	177	191
	38	27.34	60 x 100	123	133
	42	37.834.0	min. avg. 6,000 sq. ft. 60 x 100	154	185166
	44	5.926.0	min. avg. 6,000 sq. ft. 60 x 100	2924	2924
Sub-Total		280.0275.27		1,2681,263	na
Low-Medium Density 5.6 DU/AC Max.	6	23.9	50 x 105	130	133
	9	12.33	50 x 105	68	69
	17	14.26	50 x 105	79	79
	23	29.26	50 x 105	155	163
	30	40.15	50 x 105	208	224
	36	18.17	50 x 105	92	101
	43	19.5619.34	50 x 105	10197	109408
Sub-Total		157.63167.41		833829	na
Medium Density 7.5 DU/AC Max.	31	25.39	47 x 72	187	190
	35	27.68	47 x 72	197	207
Sub-Total		53.07		384	na
High Density 12.0 DU/AC Max.	8	15.74	NA	188	188
	24	14.0	NA	110	110
	25	25.32	NA	279277	303
Sub-Total		55.06		577676	na
TOTAL		886.45887.49		4,3244,325	na
RESIDENTIAL LAND USES			Maximum Allowed Dwelling Units : 4,450		

¹ Maximum DUs per P.A. are calculated by individual planning areas (acres times maximum density allowed per P.A.) and rounded down to the nearest whole unit. The total number of dwelling units developed in the Specific Plan area is not to exceed 4,450 DU. Development of DU's in excess of the Anticipated DU's in any planning area, up to the Maximum DU, is subject to the regulations set forth in Section V.B.8., Unit Transfers, of this Specific Plan.

**Table 5
Parks and Open Space Summary**

Land Use Description	Planning Area	Acreage
Neighborhood Park	7	5.0
	21	3.0
	32	5.0
	37	3.0
	45	3.73 .0
	Sub-Total	<u>19.719.0</u>
Community Park/Detention Basin	11	<u>16.416.2</u>
	14	24.0
	<u>26A</u>	<u>5.19.7</u>
	Community Center (26B)	2.6
	Sub-Total	<u>48.149.9</u>
Landscape Detention Basin	NA	6.9
	Sub-Total	6.9
Landscape Trail Corridors, Drainage Channels, <u>Well site, and</u> Entryway Open Space	NA	<u>25.924.9</u>
	Sub-Total	<u>25.924.9</u>
Semi-Passive Park/Open Space	PA 27	16.6
	PA 28	26.0
	Sub-Total	42.6
Parks and Open Space Total Acreage		<u>143.2143.3</u>

Note: In addition to the above, a 1.37 acre neighborhood park is proposed in PA 40 and included in the acreage of that planning area in Table 4.

**Table 6
Educational Land Uses**

Facility Type	Number Proposed	Planning Areas	Gross Acres
Elementary School	3	12,15,41	36.2
Junior High School	1	13	24.0
Total	4		60.2

Note: The elementary school sites are a minimum 12 acres each.

CITY OF BEAUMONT
PLANNING DEPARTMENT

DATE: September 8, 2016

RE: Substantial Conformance #16-3394

LOCATION: Vesting Tentative Tract Map 31470

In review of the above project, the Planning Department finds the following:
The current Vesting Tentative Tract Map 31470 (16-3394) is in substantial conformance with the Council Approved Tentative Tract Map.

The Beaumont Planning Department hereby approves your request for Substantial Conformance subject to the previously approved conditions and the following added/Amended Conditions.

5.10 A minor plot plan for all residential buildings, garages and accessory buildings for residential products (Production and Model Complex) shall be submitted to the Planning Department accompanied by applicable filing fees for a minor plot plan not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the City of Beaumont. The minor plot plan shall be subject to the approval of Planning Department and shall contain the following elements:

- a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
- b. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers when feasible (trade names also acceptable).
- c. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. All residential structures shall be provided with "four-sided" architectural features. With respect to residential structures, this may take the form of edge trim on all exterior doors or windows, or other methods as approved by the Planning Department. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to and visible from parks, walkways, public roadways, and other common areas.
- d. Preliminary wall and fencing plan for the subdivision, including colors, materials and location details.
- e. Preliminary Front Yard Typical Landscaping
- f. Five (5) sets of photographic or color laser prints (8 X 10 in.) of the colors and material and colored elevations shall be submitted for permanent filing.

8.0 SUBSTANTIAL CONFORMANCE REVIEW Application #16-3394

8.1 All street improvement plans and lot grading for residential lots shall indicate and install under sidewalk/curb core draining with a minimum of 2 outlets per lot unless otherwise approved by the Planning Director and Public Works Director.

8.2 All Community Mailboxes shall be maintained by the Homeowners association for that area.

8.3 All plans prepared for City of Beaumont approval shall include, once approved, a pdf scan of the approved plans and a GIS/CAD file in the standards as forth by the City.

If there are any conflicting Conditions between this review and the prior reviews, the greater of the two standards shall prevail as determined by the Planning Department.

Rebecca Deming
Community Development Director

CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT

DATE: Sept. 7, 2016

RE: Substantial Conformance #16-3394

LOCATION: Vesting Tentative Tract Map 31470 (Revision 2)

In review of the above project, the Public Works Department finds the following:
The current Vesting Tentative Tract Map 31470 (Revision 2) is in conformance with the previous
Conditions of Approval.

7.7 "The subdivider shall comply with the requirements set forth in the City Public Works Director
conditions.....".

Not withstanding:

Section Two – Street Improvements

2.21.1 Construction of half street improvements, 32 foot width, to Cherry Avenue, are in
substantial conformance

Section Five – Storm Drain Improvements

5.13 Drainage facilitiesto provide for runoff and minimize erosion and silt deposition.
Grading and lining of the storm channel adjacent to Cherry Avenue, as specified, must be
completed.

E. J. Shaw
Staff Engineer

City of Beaumont Fire Department

Fire Protection / Planning Department

550 E. 6TH Street, Beaumont CA 92223

FIRE REVIEW PLANNING CASE CONDITIONS OF APPROVAL

CASE# Substantial Conformance #16-3394 TTM 31470 Revisions

APN # 408-090-013 through-19 &Por.-031

SUBJECT: Sundance Specific Plan Minor Revision #2

DATE: 9/11/16

CONTACT: Michael Baker International

PHONE # (949)-472-3505 office

SITE ADDRESS: Sundance Specific Plan (North)

Specific Condition:

- 1. Underground fire line plans shall be submitted to the fire department, for review and approval for fire hydrant spacing and type prior to signing Mylar's.**
- 2. Provide a title block on the set of Mylar's saying, 'City of Beaumont Fire Department'.**
- 3. All residential homes shall have fire sprinklers. Plans shall be submitted to the fire department for review and approval prior to installation.**
- 4. More than one road is required if it is determined that access by a single road may be insufficient due to terrain, location, travel distance, potential fire or life safety hazards, or other factors that could limit access or if vehicle congestion, or weather conditions could impair access points. CFC 2013**
- 5. Supplementary access points shall be located to facilitate evacuation and emergency operations and minimize congestion or obstruction during an emergency incident.**
- 6. Industry standards: A minimum of two vehicle access points is required for any development containing 150 or more residential units.**
- 7. The fire code official shall be the only authority authorized to designate fire apparatus access roads and fire lanes and to modify the minimum fire lane access widths for fire or rescue operations." RVC Ord-787.7**
- 8. The fire code official has reviewed the revisions for this project; this will help support an evacuation during an emergency operation, and would be required to help emergency vehicle faster response times.**

Standard Conditions:

With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with City of Beaumont/Riverside County Ordinances and/or recognize fire protection standards:

F1. FIRE FINAL - and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code, California Fire Code, and other related codes which are in force at the time of building plan submittal.

F2. FIRE FLOW REQUIREMENTS - The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B, Table B105.1. The applicant/developer shall provide documentation to show that a water system exists, and is capable of delivering 1,000 GPM for 2 hour(s) for duration at 20-PSI residual operating pressure must be available before any combustible material is placed on the job site. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. California Fire Code 2013.

F3. SUPER FIRE HYDRANTS - Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 – 2 1/2") shall be located not less than 25 feet or more than 200 feet from any portion of the building as measured along approved emergency vehicular travel ways, and spaced no more than the required spacing per Appendix C, table C105.1 in feet apart in any direction. The fire flow shall be available from any adjacent fire hydrant(s) in the system. CFC Chapter 5, section 503.1.1 and Appendix B table – B105.1

F4. ALL WEATHER ACCESS ROAD - Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved fire department emergency vehicular access road (all weather surface) capable of sustaining an imposed load of 80,000 lbs. Road shall be provided prior to construction, based on street standards approved by the public works director and the Fire Prevention Bureau. CFC Chapter 5, section 503.2.3

F5. 24 FOOT WIDTH, 15 FOOT VERTICAL - Prior to construction and issuance of building permits, fire apparatus access roads shall have an unobstructed width of not less than 24 feet or as approved by the Fire Prevention Bureau and an unobstructed vertical clearance of not less than 15 feet. CFC Chapter 5, section 503.2.1 & RVC Fire Ordinance 787.6

F6. 15 % GRADE - Prior to construction, all roads, driveways and private roads shall not exceed 15 percent grade. Add: Grade transitions shall not exceed Riverside County Fire Department apparatus maximum approach and departure angles as determined by the Fire Chief. RVC Fire Ordinance # 787.6 CFC Chapter 5, section 503.2.7

F7. PHASING - If construction is phased, each phase shall provide an approved emergency vehicular access for fire protection prior to any building construction. CFC Chapter 5, section 501.4

F8. DEAD ENDS - Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. CFC Chapter 5, section 503.2.5

F9. U/G WATER PLANS - Prior to issuance of permits, the applicant/developer shall furnish **(3)** copies of the water system plans to the Fire Prevention Bureau for review. Plans shall be in accordance with Appendix B and Appendix C and section 508.1 of the CFC 2010:

* Signed by a registered civil engineer or certified fire protection engineer.

* Contain a Fire Prevention Bureau approval signature block.

* Conform to hydrant type, location, spacing of new and existing hydrants, and a minimum fire flow required as determined by the Fire Prevention Bureau.

* The post indicator valve and fire department connection shall be located to the front access side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access, and within 200 feet of an approved fire hydrant, and within 50 of an approved roadway or driveway or otherwise approved by the Fire Chief.

* Guard posts or other approved means may be required to protect fire department inlet connections from vehicular damage. RVC Fire Ordinance 787.6 section 912.2.1

* After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants shall be installed, and made serviceable prior to and during the time of construction, and accepted by the City of Beaumont Fire Prevention Bureau. CFC Chapter 5, 508, and the National Fire Protection Association 24 sec 1-4.1

* Existing fire hydrants on public streets are allowed to be available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. CFC, Appendix A, & B and NFPA 24 section 1-4.1

F10. BLUE DOT REFLECTOR - Prior to issuance of Certificate of Occupancy or building final, "Blue Reflective Markers" shall be installed on private streets, public streets, and driveways to identify fire hydrant locations in accordance with City & RVC Fire Ordinance 787.6 specifications.

F11. RESIDENTIAL NUMBERS - Prior to issuance of Certificate of Occupancy or building final, all residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numerals shall be not less than four **(4)** inches in height. CFC Chapter 5, section 505.1

F12. ROOFING - Prior to Certificate of Occupancy or building final, all structures shall have fire retardant roofing materials (Class **A & B** roofs) as described in section 1504 of the CBC.

F13. PAVED ACCESS- - Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards.

F14. ANGLE APPROACH - The angle of approach and departure for any means of Fire Department access shall not exceed 1 foot drop in 20 feet, and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ. CFC Chapter 5, section 503.2.7

F15. FIRE SPRINKLERS - Prior to issuance of Certificate of Occupancy or building final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans (3) sets shall be submitted to the Fire Prevention Bureau for approval prior to installation. No person shall remove or modify any fire protection system installed or maintained under the provisions of the California Fire Code without the approval by the Fire Chief. A Licensed C-16 contractor shall do all the work and/or certification. CFC Chapter 9, section 901.3.1, 903.1 & CBC Chapter 9, section 903.1.1

F16. SAFETY PRECAUTIONS - Approval of the safety precautions for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals for specific operations or processes associated with such construction, alteration or demolition. Structure, facilities and conditions which in the opinion of the fire code official, constitute a distinct hazard to life or property. The fire code official is authorized to order the posting of signs in a conspicuous location in each structure. The posting of signs shall not be obscured, removed, defaced, mutilated, or destroyed.

F17. FIRE DEPARTMENT INSPECTION APPROVAL - Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such construction or work shall remain accessible and exposed for inspection purposes until approved.

F18. AUTHORITY TO INSPECT - The Fire Prevention Bureau shall maintain the authority to inspect as often as necessary for buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be

corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.

F19. ALTERATIONS - Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation.

F20. MEDIAN CROSSOVERS - Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Chief and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer.

F21. GATES – All exterior security/emergency access gates shall be electronically operated and be provided with a Knox key switch for access by emergency personnel, that includes the Police Department's "E" key. Contact Beaumont Police Department at 951-769-8500 for any questions. Gate entrances shall be at least two feet wider than the width of the traffic lane (s) serving that gate. Any gate providing access from a road to a driveway shall be located at least **35 feet** from the roadway, and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40 foot turning radius will be required. CFC Chapter 5, section 503.6

F22. KNOX SWITCH - Gate (s) shall be opened by a Fire Department Knox Switch, and all gates shall be a minimum of **24 feet** in width. Automatic gates shall be equipped with emergency backup power.

F23. MULTI-FAMILY RESIDENCE - Prior to issuance of Certificate of Occupancy or building final, all multi-family residences shall display the address in a visible location on the street side of the building, and shall be clearly distinguishable from the fire apparatus access road. The building numerals shall be a minimum of twelve (**12**) inches in height and individual dwelling units shall be not less than four (**4**) inches in height, and shall contrast with their background. The address shall be illuminated as approved by the Fire Department. CFC Chapter 5, section 505.1 & RVC Ordinance 787.7

F24. SINGLE FAMILY DWELLINGS - Approved fire prevention standard fire hydrants (6" x 4" x 2 – 2 1/2") shall be located at each intersection of all residential streets and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant. Minimum fire flow shall be **1,000 GPM** for 2 hours at 20 PSI. Fire flow and flow

duration for dwellings in excess of 3,600 square feet shall not be less than that specified in Appendix B, Table B 105.1, RVC 787.7 & CFC Chapter 5, and Appendix C, Table C 105.1

F25. ACCESS/ROAD LENGTH - No cul-de-sac or dead end road length shall exceed one thousand three hundred-twenty (**1,320**) feet in length. In any hazard fire area of Riverside County, no dead-end or cul-de-sac road shall exceed six hundred-sixty (**660**) feet in length. The Fire Chief, based on city street standards shall determine minimum turning radius for fire apparatus based upon fire apparatus manufacture specifications. Riverside County Ordinance 787.7, CFC Chapter 5, section 503.2.5

F26. BUILDING OPENINGS - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building where ground ladder access is the only means to reach the highest point on the building from the exterior. Obstructions will not be placed as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787.7

Please call if you have questions:



Richard Horner

Fire Safety Specialist/Office of the Fire Marshal

CAL FIRE/Riverside County Fire Department

Direct: 951-572-3225 | Mobile: 951-400-2259

550 E. 6th Street, Beaumont CA 92223

rhorer@ci.beaumont.ca.us | www.rvcfire.org

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The Office of the Fire Marshal is committed to provide professional fire and life safety engineering, permitting and inspection services for our citizens and emergency responders through exemplary customer service, leadership, education, analysis, innovation and partnership with the development and business community.

Tentative Tract

Map No. 31893

(Planning Areas 5 and 6)

EXHIBIT A

**CITY OF BEAUMONT
SUBDIVISION
CONDITIONS OF APPROVAL**

**TENTATIVE TRACT MAP NO. 31893
APN: 419-020-036
PARDEE CONSTRUCTION COMPANY**

**CITY COUNCIL
APPROVAL DATE:**

May 4, 2004

1.0 STANDARD CONDITIONS

- 1.1 The following conditions of approval are for **TENTATIVE TRACT NO. 31893**, and consist of Conditions 1.1 through 1.13, Conditions 2.1 through 2.7, Conditions 3.1 through 3.18, Conditions 4.1 through 4.15, Conditions 5.1 through 5.11, Conditions 6.1 through 6.9; and pages 1 through 11, inclusive.
- 1.2 The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **TENTATIVE TRACT NO. 31893 and Environmental Impact Report No. 90-2, and the Addendum thereto**, which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
- 1.3 The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
- 1.4 Notwithstanding provisions in the Development Agreement contrary thereto, this conditionally approved tentative map will expire two (2) years after the original approval date, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development agreement. Action on a minor change and/or revised map request will not extend the time limits of the tentative map. The City Council approval date on the original tentative map is May 4, 2004.
- 1.5 The final map shall be prepared by a licensed land surveyor or registered civil engineer subject to all the requirements of the State of California Subdivision Map Act and The Beaumont Municipal Code.

TENTATIVE TRACT MAP NO. 31893
Conditions of Approval
PAGE 2 OF 11

- 1.6 Within ten (10) days of approval by the City Council ten(10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Planning Director prior to release of the final conditions of approval. The amended map shall be in substantial conformance with Exhibit B.
- 1.7 Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal, listed in Ordinance No. 506.
- 1.8 The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Director.
- 1.9 The properties contained within Tentative Tract No.31893 are part of the Sundance Specific Plan, approved by the Beaumont City Council on May 4, 2004. The provisions and criteria of the Sundance Specific Plan shall control and guide the development of Tentative Tract No. 31468.
- 1.10 An Environmental Report was prepared and certified for the Deutsch Specific Plan, an Addendum was prepared for the subsequent amendment entitled Sundance Specific Plan, and a series of mitigation measures were adopted by the City Council to mitigate the potential environmental impacts of the project. All of the mitigation measures set forth in the subject environmental document are herewith established as conditions of approval for Tentative Tract No. 31893.
- 1.11 Execution of the project will necessitate the conducting of mitigation monitoring by the City to ensure that all of the mitigation measures set forth in the Mitigated Negative Declaration are systematically implemented. The subdivider shall fund the mitigation monitoring requirements by paying an amount equal to the City's actual contracting cost for such services, plus a 15 percent administrative charge.
- 1.12 Tentative Tract No. 31893 has been found to be substantially in conformance with the Sundance Specific Plan. It is required as part of the conditions of approval set forth herein, that an amendment to said Specific Plan shall be submitted and processed, and said amendment shall include and accurately reflect the configuration of Tentative Tract No. 31893.
- 1.13 The recommendations and mitigation measures contained in the Traffic Impact Analysis prepared by Urban Crossroads, dated July 22, 2003, shall be incorporated into the design of the Final Map and subsequent development plans, and shall be fully implemented in the construction of the project, and the respective phases in which the project may be developed.

2.0 AGENCY CONDITIONS

- 2.1 The subdivider shall comply with the requirements set forth in the City Public Works Director conditions, a copy of which is attached.
- 2.2 The subdivider shall comply with the requirements of the Beaumont Police Department.
- 2.3 The subdivider shall comply with the requirements of the Riverside County Fire Department.
- 2.4 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 2.5 The subdivider shall comply with the requirements as set forth by the Caltrans.
- 2.6 The subdivider shall comply with the requirements of the Southern California Gas Company.
- 2.7 The subdivider shall comply with the requirement as set forth by the Beaumont Unified School District.

3.0 RECORDATION CONDITIONS

Prior to the RECORDATION of any final map, all the following conditions shall be satisfied:

- 3.1 The subdivider shall submit written clearances to the Public Works Director that all pertinent requirements from the following agencies have been met:
 - County Fire Department
 - County Flood Control and Water Conservation District
 - City Police Department
 - City Community and Economic Development Department
- 3.2 All road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Director. Street names shall be subject to the approval of the Public Works Director. Secondary access shall be offered for dedication and improved from the tract map boundary to a City maintained road as approved by the Public Works Director prior to recordation. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Director.
- 3.3 All delinquent property taxes, special taxes and assessments shall be paid to the Riverside County Tax Collectors Office.
- 3.4 Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the final map if they are located within the land division boundary. All offers of

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dedication and conveyances shall be submitted and recorded as directed by the Public Works Director.

- 3.5 Lots created by this subdivision shall comply with the following:
- a. Lots created by this subdivision shall be in conformance with the development standards of the Sundance Specific Plan and the substantial conformance documentation submitted in conjunction with this subdivision map.
 - b. When lots are crossed by public utility easements, each lot shall have a net usable area of not less than 5,000 square feet, exclusive of the utility easement.
- 3.6 No lots fronting on knuckles, or cul-de-sacs shall have less than thirty-five (35) feet of frontage measured at the property line, with the exception of flag lots as approved by the Director of Planning.
- 3.7 This subdivision may be recorded in phases subject to the following:
- a. Phasing, including phase boundaries and sequencing, shall be subject to Planning Director approval.
 - b. Common open space area improvement phasing, shall be required subject to Planning Director approval.
- 3.8 Consistent with City standards and the Beaumont General Plan, the subdivider is obligated to provide fully improved park space at a ratio of 5 acres per 1,000 population. Said conditions of approval require of park improvements and/or fees, and these requirements shall be applicable on a pro-rata basis for this subdivision as set forth in the conditions of approval for the Sundance Specific Plan. The plans for the required park area shall be approved by the City Council prior to recordation of the final map.
- 3.9 The open space areas described in Condition No. 3.8 and otherwise set forth in the Sundance Specific Plan, shall, as applicable, be shown as numbered lots on the final map, shall be improved and offered for dedication to the City/CFD or other maintenance entity approved by the Planning Director.
- 3.10 The subdivider shall comply with the following park, open space and parkway landscaping conditions for open space areas described in Condition Nos. 3.8:
- a. The subdivider shall post a landscape performance bond or other acceptable security approved by the Planning Director which shall be released concurrently with the assumption of the maintenance responsibility by the City, CFD or other entity approved pursuant to Condition No. 3.9. The bond or security shall include ninety (90) days of landscape maintenance costs.

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- b. The subdivider shall file a plot plan application including detailed landscaping and irrigation plans for the subject area. The plot plan shall require all improvements to be constructed concurrently with the development of the residential lots which are part of this tract.

- 3.11 The subdivider shall convey to the approved landscape maintenance entity fee simple title at no cost to the entity all park and open space areas, free and clear of all liens, taxes, assessment, leases (recorded and unrecorded) and easements, except those easements which in the sole discretion of the entity are acceptable.

- 3.12 The maintenance and management of common open space areas and common facilities shall be conducted as set forth herein and approved by the Director of Planning. All provisions of said condition shall be satisfied prior to map recordation.

- 3.13 A hydrology study, to the satisfaction of the Public Works Director, shall be prepared and approved prior to recordation. Said hydrology study shall be based upon methodology which is acceptable to the Riverside County Flood Control and Water Conservation District, and shall address the potential impacts of the project, as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting any downstream problems.

- 3.14 The subdivider shall be responsible for the provision of a fair share of the necessary roadway, water, sewer and drainage facilities for the orderly implementation of the Sundance Specific Plan and the existing master plans for these facilities. Prior to recordation, the subdivider shall work with the City and the Public Works Director to establish the necessary financing and implementation measures to ensure the provision of a fair share of such necessary facilities.

- 3.15 The final map shall provide for the establishment of Project and Neighborhood Entry Feature(s), as set forth in the design details contained in the Sundance Specific Plan. The final map shall reflect the appropriate corner cut-offs to accommodate the required entry treatments.

- 3.16 The following changes and modifications to the Tentative Tract Map shall be reflected in the Final Map and in the execution of the project:
 - a. A total landscaped parkway width of a least 20 feet shall be provided along all commercial street frontages and along Oak Valley Parkway.

- 3.17 The applicant shall provide a further detailed transportation study, for the approval and acceptance of the Director of Planning, illustrating the incremental phasing of transportation improvements in conjunction with the phased development of the project. The objective of this analysis shall be to evaluate the Levels of Service (LOS) and function of the circulation

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system as the project is developed, and to ensure the proper management of traffic until all required improvements are completed at the conclusion of the project.

- 3.18 An analysis shall be conducted to ensure that no lot shall face any street, or any portion of street, which is projected to experience traffic levels of greater than 1,200 vehicular trips per day (ADT).

4.0 GRADING CONDITIONS

- 4.1 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:
- a. The land divider or developer shall submit five (5) prints of a comprehensive grading plan to the Public Works Director which complies with the Uniform Building Code, Chapter 70, the Beaumont Municipal Code and as may be additionally provided for in these conditions.
 - b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
 - c. Graded land shall be provided with erosion control measures as approved by the Public Works Director.
 - b. All residential building pads shall have a minimum depth of 90 feet and pad width of 50 feet exclusive of any slope in excess of two feet in vertical height.
- 4.2 Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Director for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be installed including, but not limited to, parkway planting, recreation trail, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:
- a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.
 - b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
 - c. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Director. Utilities shall be placed underground wherever feasible.

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- d. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
 - e. Where street trees cannot be planted within the right-of-way of interior streets and project parkways due to insufficient road right-of-way, they shall be planted outside of the road right-of-way.
 - f. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate.
 - g. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.
 - h. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
- 4.3 Three (3) sets of detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with a processing fee of \$300.00 to the Community and Economic Development Department.
- 4.4 No grading permits shall be issued for any proposed new structures outside the areas shown on the approved tentative map unless otherwise approved by the Planning Director and the Public Works Director.
- 4.5 If grading is proposed for five (5) or more acres or is part of a larger project that will disturb five (5) or more acres it shall require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Grading permits shall not be issued until the Public Works Director has determined that the project has complied with the current City requirements for compliance with the NPDES Construction General Permit.
- 4.6 If the project grading is to be phased, prior to issuance of a grading permit, an overall conceptual grading plan shall be submitted to the Public Works Director and Planning Director for approval. The plan shall be used as a guideline for subsequent detailed grading plans for individual phases of development and shall include the following:
- a. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
 - b. Approximate time frames for grading and identification of areas which may be graded during the higher probability rain months of December through March.

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- c. Preliminary pad and roadway elevations.
 - d. Areas of temporary grading outside of a particular phase.
- 4.7 Driveways shall be designed so as not to exceed a fifteen (15) percent grade.
- 4.8 The subdivider shall provide evidence to the Public Works Director that all off-site grading areas have recorded grading and drainage easements and that maintenance responsibilities have been assigned as approved by the Public Works Director.
- 4.9 A qualified paleontologist shall be retained by the subdivider for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist, the City Public Works Director and the grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The paleontologist shall submit in writing to the Planning Director the results of the initial consultation and details of the fossil recovery plan if recovery was deemed necessary.
- 4.10 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit) should any grading be proposed within or along the banks of any natural watercourse. Copies of any agreement shall be submitted to the Public Works Director with the notification.
- 4.11 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the alteration of any watercourse or wetland complies with the U.S. Army Corps of Engineers (Corps) Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or alongside the banks of the any watercourse or wetland where the Corps has jurisdiction. Copies of any agreements shall be submitted to the Public Works Director along with the notification.
- 4.12 Grading plans shall be submitted to the Public Works Director for review and approval. The plans shall include an erosion and siltation control element, as necessary, to prevent graded and cleared areas from being eroded, resulting in the transport of sediment into the watercourses and downstream where it may affect downstream properties and habitat. Approval of the grading plans is required to fulfill monitoring requirements of the California Environmental Quality Act (CEQA).
- 4.13 Any grading plans proposing grading adjacent to or within the open space lots shall be submitted to the Planning Director for review and approval.

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- 4.14 Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans.
- 4.15 The subdivider shall submit two (2) copies of a soils report to the Public Works Director. The report shall address the soils stability and geologic conditions of the site as approved by the Public Works Director.

5.0 BUILDING CONDITIONS

Prior to the issuance of BUILDING PERMITS, all the following conditions shall be satisfied:

- 5.1 The subdivider shall submit written clearances to the Planning Director that all pertinent requirements from the following agencies have been met:
 - City Public Works Department
 - Beaumont Unified School District
 - Beaumont-Cherry Valley Water District
- 5.2 Prior to submittal of architectural building plans and wall and fence plans to the Planning Director, an acoustical study shall be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce ambient interior noise levels to 45 Ldn, with particular emphasis on proposed dwelling units located near Highland Springs Avenue, Starlight Avenue and Oak Valley Parkway. The study shall be submitted to the Planning Director for review with a \$300.00 review fee and the approved recommendations shall be incorporated into the architectural building plans and wall and fence plans.
- 5.3 A detailed wall and fencing plan shall be submitted to and approved by the Planning Director and shall show all project walls and fencing including but not limited to perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be constructed along all side or other yards adjacent to streets, or which are plainly visible, and in locations as may be required by the Planning Director.
- 5.4 Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with Planning Director approval.
- 5.5 Building separation between all buildings shall not be less than ten (10) feet. Fireplaces and media niches when connected to fire places may encroach two (2) feet into the side yard setback. Additional encroachments are allowed as approved by the Planning Director pursuant to an application for a setback adjustment.
- 5.6 All street side yard setbacks shall be a minimum of ten (10) feet.

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- 5.7 All front yards shall be provided with landscaping and automatic irrigation systems, as approved by the Planning Director.
- 5.8 All wood fencing shall be treated water resistant paint or with heavy oil stain to match the natural shade.
- 5.9 All utility connections and easements shall be placed underground and shall not encroach into the driveway area unless otherwise approved by the Public Works Director.
- 5.10 A plot plan for all residential buildings, garages and accessory buildings shall be submitted to the Planning Director accompanied by applicable filing fees for a plot plan not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the City of Beaumont. The plot plan shall require the approval of the Planning Commission. The plot plan shall contain the following elements:
- a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
 - b. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers when feasible (trade names also acceptable).
 - c. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to and visible from public roadways.
 - d. Five (5) sets of photographic or color laser prints (8 X 10 in.) of the sample board and colored elevations shall be submitted for permanent filing.
- 5.11 All residential units shall be served by a minimum of two access points at all times, for proper circulation and emergency vehicle ingress and egress, as approved by the Fire Department.

6.0 FINAL INSPECTION/OCCUPANCY CONDITIONS

Prior to the FINAL BUILDING INSPECTION or issuance of OCCUPANCY PERMITS, which ever occur first, all the following conditions shall be satisfied:

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- 6.1 Decorative block and sound walls shall be constructed subject to the approval of the Public Works Director and Planning Director. A graffiti resistant coating or landscaping shall be provided on all block walls.
- 6.2 Solid wood fences shall be constructed subject to the approval of the Public Works Director and Planning Director.
- 6.3 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans.
- 6.4 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Director and the Public Works Director.
- 6.5 A licensed landscape architect shall provide a Compliance Letter to the Planning Director and the Public Works Director stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans and conditions of approval. The Compliance Letter shall be submitted at least three (3) working days prior to any final building inspection or issuance of any occupancy permits, whichever occurs first.
- 6.6 All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection at the direction of the Planning Director.
- 6.7 All driveways shall be concrete paved.
- 6.8 The required park facilities shall be completed and issued a final building permit inspection consistent with the phasing schedule to be developed in the implementation of the Recordation Conditions set forth herein.
- 6.9 The subdivider shall submit to the Planning Director a duly and completely executed agreement with a CFD or other maintenance entity approved by the Planning Director which demonstrates to the satisfaction of the City Attorney, Planning Director and Public Works Director that the subdivider has provided for the dedication and maintenance of landscaping, irrigation and open space areas. Model homes shall be exempt from this condition.

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CONDITIONS OF APPROVAL
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1.0 - GENERAL

1.1 The design of the public infrastructure elements shall conform to the requirements of the City General Plan and the STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, current edition, as required and approved by the Public Works Director.

1.2 The following plans and reports shall be prepared by a competent California licensed civil engineer prior to any site development. All required plans shall be drawn in ink at appropriate scales on mylar sheets as approved by the Public Works Director.

1.21 Plans Required:

- A. Street Plans - Plan/Profile at 1" = 40' (Hor), 1" = 4' (Vert), plus Title/Index and Detail Sheets.
- B. Rough Grading 1" = 40', and Precise Grading Plan 1" = 30'.
- C. Water, Sewer and Storm Drain - Plan/Profile at 1" = 40' (Hor), 1" = 4' (Vert), plus Title/Index and Detail Sheets.
- D. Landscape/Irrigation - Plan 1" = 40'.
- E. Electrical and Street Lighting Plan 1" = 40'.
- F. Composite underground Utility Plan at 1" = 100' showing all curbs, sewer, water, and storm drain with valves, utility valves, manholes and service connections. Gas, electric, telephone, and CATV shall be shown schematically based on plans prepared by utility agencies.
- G. Storm Water Pollution Prevention Plan shall be prepared and approved by the California State Water Quality Control Board, Santa Ana Region prior to grading permit.

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1.22 Final Maps shall meet all requirements of the Beaumont Municipal Code, and shall include the following:

- A. All easements within the City of Beaumont's rights of way shall be subordinated to the City of Beaumont.
- B. All easements and rights of way, both existing and as required by the Public Works Director. All off site right of way required shall be acquired by the subdivider pursuant to the subdivision map act and the Beaumont Municipal Code.

1.23 Reports Required:

- A. A preliminary title report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Works Director for review along with the first submittal of the final map for the checking.
- B. A preliminary soils report as prepared by a competent California licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations shall be submitted for review by the Public Works Director along with the first submittal of Street Plans and/or other improvement plans for review. Within the required soils report special attention shall be directed to the ripability of the proposed roadcuts and stability of manufactured slopes.

The geotechnical engineer shall determine the setback requirements to support loading without failures in the soil mass.

- C. Any grading and/or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical engineer who shall obtain all required permits and submit reports on progress and test results to the Public Works Director for review and approval as determined by the City. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the Public Works Director for review and approval, which may require additional tests at the expense of the Subdivider.

Permits to build structures will not be issued until a Report has been submitted by a geotechnical engineer and approved by the Public Works Director attesting to the sufficiency of all building pads to sustain proposed

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foundation leading.

1.3 Fees Required:

- A. At the time of first submittal of Final map, the Subdivider shall pay to the City of Beaumont all applicable fees based on the requirements of City Resolution No. 1990-44. An Engineer's estimate of construction shall be prepared by the subdivider and approved by the Public Works Director.
- B. At the time of requesting recordation of Final Map, the Subdivider shall provide to the City a cash deposit based on the requirements of City Resolution No. 1990-44. This deposit shall guarantee setting of final survey monumentation within the Parcel Map. Said deposit will be refunded after the Public Works Director verifies that said monumentation has been set in accordance with the Final Map and that any required amended maps and/or certificates of correction have been recorded.
- C. Prior to issuance of any permits to construct any public improvements, the Subdivider shall pay to the City of Beaumont all applicable fees based on the requirements of City of Beaumont Resolution No. 1990-44.
- D. Prior to issuance of any permits to construct any improvements, securities to guarantee completion of construction and payment of labor and materials shall be provided by the subdividers and all assignees and successors to the City in accordance with Chapter 16.36 of the Beaumont Municipal Code.

SECTION TWO - STREET IMPROVEMENTS

- 2.10 Off-site street improvement requirements shall be constructed based on sensitivity analysis contained in the Traffic Study prepared for this development. The Subdivider shall be directly and solely responsible for the mitigation of impacts related to existing traffic levels plus project traffic plus background traffic increases prior to recordation of the final map. The subdivider shall obtain all required right of ways, construct all street improvements at the times required by the Traffic Study and approved by the Public Works Director.
- 2.20 On-site street improvements shall be constructed as follows:
- 2.21 Typical street sections shown on the Tentative Tract Map for interior streets and Highland Springs Avenue and Oak Valley Parkway shall be followed. Final sections shall be approved by the Public Works Director prior to first submittal of street

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improvement plans.

- 2.22 Pavement structural section shall be designed based on soils tests (R-Value Tests) conducted by an acceptable soils testing laboratory and submitted by a California licensed geotechnical engineer for a Traffic Index as approved by the Public Works Director.
- 2.23 All sidewalks shall have a minimum unobstructed width of five feet, and the location of pedestrian ramps shall be determined by the Public Works Director in accordance with federal and state laws at the time of recordation.
- 2.24 All curb heights and gutter widths shall be based on requirements as set forth by the Hydrology/Hydraulics Report and approved by the Public Works Director.
- 2.25 All covers for utility manholes, valves, and vaults shall be adjusted to final grade after final paving. Street asphalt concrete pavement may be placed in multiple lifts depending on design asphalt thickness with the final lift placed prior to the first occupancy within that phase of development.
- 2.26 Prior to the time that lumber is deposited on site for approved construction in a specific phase, all curbs and gutters and pavement shall be completed within that phase area and compaction reports for utility trenches and street base shall be approved. Model complexes are excluded from this condition but are required to provide access and fire flow in a manner as approved by the Fire Department.
- 2.27 Streets shall not be paved until all underground utilities are installed. Final paving cap shall not occur until all residential units are complete. There shall be no intersecting street center lines less than 90° unless otherwise approved by the Public Works Director.
- 2.28 The minimum centerline radius for local streets (50'-60' ROW) shall be 300 feet unless otherwise approved by the Public Works Director.
- 2.29 The minimum centerline radius for collector streets (66' ROW) shall be 550 feet unless otherwise approved by the Public Works Director.
- 2.30 Sleeves for lighting and landscape purposes will be allowed in the public street right-of-way when necessary, subject to the approval of the Public Works Director.

SECTION THREE - SEWER IMPROVEMENTS

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- 3.10 The sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant on Fourth Street or a designated lift station in accordance with the Master Sewer Plan.
- 3.20 Sewer mains shall be a minimum diameter of 8" with VCP pipe and fittings unless otherwise approved by the Public Works Director. Service laterals shall be constructed with VCP. No structure shall be occupied until the collection system has been thoroughly cleaned, inspected, tested, and accepted for maintenance by the City Public Works Director. All manhole and cleanout covers within paved areas shall be adjusted to finished grades after paving is completed; and such adjustments shall be done in a manner as to prevent entry of silt and/or debris into the sewer system.

SECTION FOUR - WATER IMPROVEMENTS

- 4.10 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 4.11 All water valves and vault covers within paved areas shall be raised to finish surfaces and painted after paving is completed.
- 4.12 All fire hydrants, air vacs and other above ground water facilities shall be placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc., may be placed within sidewalks or paved areas provided such devices are set flush with finished surfaces as approved by the Public Works Director.

SECTION FIVE - STORM DRAIN IMPROVEMENTS

- 5.10 The Subdivider shall demonstrate by hydraulic calculations that developed flows proposed to be discharged into and through existing or any other storm drain facilities shall not exceed the maximum flows for which said existing facilities are presently designed.
- 5.11 Storm flows may be conveyed in street sections to the extent that tops of curbs shall accommodate a 10-year storm and that right-of-way limits shall accommodate a 100-year storm. If storm flows cannot be adequately conveyed by street section, underground storm drains shall be provided as recommended in the

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Hydrology/Hydraulics report and approved by the Public Works Director.

- 5.12 All storm drains, catch basins, the storm water runoff structures will be provided with adequate capabilities to filter and retain sediment and grit, oil and grease, to prevent pollution in storm water runoff in compliance with the City of Beaumont's best Management Practices and the Beaumont Drainage Master Plan for stormwater.
- 5.13 Prior to the recordation of each final map the subdivider shall construct temporary drainage facilities and erosion control as necessary to provide for storm runoff and minimize erosion and silt deposition. The subdivider shall obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board and approved by the Public Works Director.

SECTION SIX - TRAFFIC SAFETY

- 6.10 Prior to the recordation of the final map, the Subdivider shall design and construct a street lighting system to the requirements of the AMERICAN NATIONAL STANDARD PRACTICE FOR ROADWAY LIGHTING. This lighting system shall utilize high-pressure Sodium Vapor lamps.
- 6.11 Street name signs, and traffic control devices shall be constructed in accordance with approved plans. Traffic control devices shall be required for construction work for on-site and off-site locations. Street names for this Tract shall be submitted to the Public Works Director for approval.
- 6.12 During construction, temporary traffic control devices shall be constructed as deemed necessary by the City Public Works Director at locations where construction traffic disrupts normal traffic. Such measures and devices shall include but not limited to: flagmen, barricades, portable electric traffic signals and street sweeping.

SECTION SEVEN - ONSITE IMPROVEMENTS

- 7.10 All lots shall be designed and graded to drain to fronting streets. No lot shall drain onto any property adjacent to the Tract. Lots shall be protected from storm runoff as approved by the Public Works Director.
- 7.11 All lots shall be provided with driveway approaches per City Standard Drawings. Sewer and water service pipelines shall be placed outside of driveway areas unless otherwise approved by the Public Works Director.

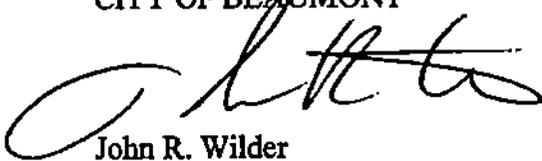
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- 7.12 The tops of all cut slopes shall be located at least two feet from rear yard property lines. Retaining walls shall be utilized where required by Public Works Director to ensure that unusable and non-visible slopes are not created at the sides or rear of any lot, and that there is a minimum "Flat" area of five feet width in all side yards.

SECTION EIGHT - PARK AND LANDSCAPING

- 8.10 Prior to the recordation of the final map for any phase of development, the Subdivider shall prepare final improvement plans for the landscaping and irrigation of parks, landscaped areas, and all open spaces. Said plans be prepared by a California licensed Landscape Architect and shall be subject to the review and approval of the Public Works Director and Planning Director.

Sincerely,
CITY OF BEAUMONT



John R. Wilder
Assistant Director of Public Works

Tentative Tract
Map No. 34290
(Planning Area 20)

EXHIBIT A

**CITY OF BEAUMONT
SUBDIVISION
CONDITIONS OF APPROVAL**

**TENTATIVE TRACT MAP NO. 34290
APN: 419-020-042
PARDEE CONSTRUCTION COMPANY**

**CITY COUNCIL
APPROVAL DATE:**

March 21, 2006

1.0 STANDARD CONDITIONS

- 1.1 The following conditions of approval are for **TENTATIVE TRACT NO. 34290**, and consist of Conditions 1.1 through 1.11, Conditions 2.1 through 2.5, Conditions 3.1 through 3.14, Conditions 4.1 through 4.15 , Conditions 5.1 through 5.11, Conditions 6.1 through 6.9; and pages 1 through 12, inclusive.
- 1.2 The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **TENTATIVE TRACT NO. 34290 and Environmental Impact Report No. 90-2, and the Addendums thereto**, which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
- 1.3 The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
- 1.4 Notwithstanding provisions in the Development Agreement contrary thereto, this conditionally approved tentative map will expire two (2) years after the original approval date, unless extended as provided by the Beaumont Municipal Code, the

Tentative Tract No. 34290
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Page 2

State Subdivision Map Act or by a development agreement. Action on a minor change and/or revised map request will not extend the time limits of the tentative map. The City Council approval date on the original tentative map is March 21, 2006.

- 1.5 The final map shall be prepared by a licensed land surveyor or registered civil engineer subject to all the requirements of the State of California Subdivision Map Act and The Beaumont Municipal Code.
- 1.6 Within ten (10) days of approval by the City Council ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Planning Director prior to release of the final conditions of approval, if such a map is determined by the Planning Director to be necessary. The amended map shall be in substantial conformance with Exhibit B.
- 1.7 Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal, listed in Ordinance No. 506.
- 1.8 The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by others as approved by the Planning Director.
- 1.9 The properties contained within Tentative Tract No. 34290 are part of the Sundance Specific Plan, approved by the Beaumont City Council on May 4, 2004. The provisions and criteria of the Sundance Specific Plan shall control and guide the development of Tentative Tract No. 34290.
- 1.10 An Environmental Report was prepared and certified for the Deutsch Specific Plan, Addendums were prepared for the subsequent amendment entitled Sundance Specific Plan and amendments thereto, and a series of mitigation measures were adopted by the City Council to mitigate the potential environmental impacts of the project. All of the mitigation measures set forth in the subject environmental document are herewith established as conditions of approval for Tentative Tract No. 34290.
- 1.11 Execution of the project will necessitate the conducting of mitigation monitoring by the City to ensure that all of the mitigation measures set forth in the Mitigated Negative Declaration are systematically implemented. The subdivider shall fund the mitigation monitoring requirements by paying an amount equal to the City's actual contracting cost for such services, plus a 15 percent administrative charge.

2.0 AGENCY CONDITIONS

- 2.1 The subdivider shall comply with the requirements set forth in the City Public Works Director conditions, a copy of which is attached.
- 2.2 The subdivider shall comply with the requirements of the Beaumont Police Department.
- 2.3 The subdivider shall comply with the requirements of the Riverside County Fire Department.
- 2.4 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 2.5 The subdivider shall comply with the requirement as set forth by the Beaumont Unified School District.

3.0 RECORDATION CONDITIONS

Prior to the RECORDATION of any final map, all the following conditions shall be satisfied:

- 3.1 The subdivider shall submit written clearances to the Public Works Director that all pertinent requirements from the following agencies have been met:

County Fire Department
City Police Department
City Community and Economic Development Department
- 3.2 All road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Director. Street names shall be subject to the approval of the Public Works Director. Secondary access shall be offered for dedication and improved from the tract map boundary to a City maintained road as approved by the Public Works Director prior to recordation. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Director.
- 3.3 All delinquent property taxes, special taxes and assessments shall be paid to the Riverside County Tax Collectors Office.

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- 3.4 Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the final map if they are located within the land division boundary. All offers of dedication and conveyances shall be submitted and recorded as directed by the Public Works Director.
- 3.5 Lots created by this subdivision shall comply with the following:
 - a. Lots created by this subdivision shall be in conformance with the development standards of the Sundance Specific Plan and the substantial conformance documentation submitted in conjunction with this subdivision map.
 - b. When lots are crossed by public utility easements, each lot shall have a net usable area of not less than 6,100 square feet, exclusive of the utility easement.
- 3.6 No lots fronting on knuckles, or cul-de-sacs shall have less than thirty-five (35) feet of frontage measured at the property line, with the exception of flag lots as approved by the Director of Planning.
- 3.7 This subdivision may be recorded in phases subject to the following:
 - a. Phasing, including phase boundaries and sequencing, shall be subject to Planning Director approval.
 - b. Common open space area improvement phasing, shall be required subject to Planning Director approval.
- 3.8 Consistent with City standards and the Beaumont General Plan, the subdivider is obligated to provide fully improved park space at a ratio of 5 acres per 1,000 population. Said conditions of approval require of park improvements and/or fees, and these requirements shall be applicable on a pro-rata basis for this subdivision as set forth in the conditions of approval for the Sundance Specific Plan.
- 3.9 The open space areas described in Condition No. 3.8 and otherwise set forth in the Sundance Specific Plan, shall, as applicable, be shown as numbered lots on the final map, shall be improved and offered for dedication to the City/CFD or other maintenance entity approved by the Planning Director.
- 3.10 The subdivider shall comply with the following park, open space and parkway landscaping conditions for open space areas described in Condition Nos. 3.8:

- a. The subdivider shall post a landscape performance bond or other acceptable security approved by the Planning Director which shall be released concurrently with the assumption of the maintenance responsibility by the City, CFD or other entity approved pursuant to Condition No. 3.9. The bond or security shall include ninety (90) days of landscape maintenance costs.
 - b. The subdivider shall file a plot plan application including detailed landscaping and irrigation plans for the subject area. The plot plan shall require all improvements to be constructed concurrently with the development of the residential lots which are part of this tract.
- 3.11 The subdivider shall convey to the approved landscape maintenance entity fee simple title at no cost to the entity all park and open space areas, free and clear of all liens, taxes, assessment, leases (recorded and unrecorded) and easements, except those easements which in the sole discretion of the entity are acceptable.
- 3.12 The maintenance and management of common open space areas and common facilities shall be conducted as set forth herein and approved by the Director of Planning. All provisions of said condition shall be satisfied prior to map recordation.
- 3.13 A hydrology study, to the satisfaction of the Public Works Director, shall be prepared and approved prior to recordation. Said hydrology study shall be based upon methodology which is acceptable to the Riverside County Flood Control and Water Conservation District, and shall address the potential impacts of the project, as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting any downstream problems.
- 3.14 The final map shall provide for the establishment of Project and Neighborhood Entry Feature(s), as set forth in the design details contained in the Sundance Specific Plan. The final map shall reflect the appropriate corner cut-offs to accommodate the required entry treatments.

4.0 GRADING CONDITIONS

- 4.1 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:
- a. The land divider or developer shall submit five (5) prints of a comprehensive grading plan to the Public Works Director which complies with the Uniform Building Code, Chapter 70, the Beaumont Municipal Code and as may be additionally provided for in these conditions.

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- b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
 - c. Graded land shall be provided with erosion control measures as approved by the Public Works Director.
 - d. All residential building pads shall have a minimum depth of 100 feet and pad width of 60 feet exclusive of any slope in excess of two feet in vertical height.
- 4.2 Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Director for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be installed including, but not limited to, parkway planting, recreation trail, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:
- a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.
 - b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
 - c. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Director. Utilities shall be placed underground wherever feasible.
 - d. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
 - e. Where street trees cannot be planted within the right-of-way of interior streets and project parkways due to insufficient road right-of-way, they shall be planted outside of the road right-of-way.
 - f. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate.
 - g. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.

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comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist, the City Public Works Director and the grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The paleontologist shall submit in writing to the Planning Director the results of the initial consultation and details of the fossil recovery plan if recovery was deemed necessary.

- 4.10 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit) should any grading be proposed within or along the banks of any natural watercourse. Copies of any agreement shall be submitted to the Public Works Director with the notification.
- 4.11 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the alteration of any watercourse or wetland complies with the U.S. Army Corps of Engineers (Corps) Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or alongside the banks of the any watercourse or wetland where the Corps has jurisdiction. Copies of any agreements shall be submitted to the Public Works Director along with the notification.
- 4.12 Grading plans shall be submitted to the Public Works Director for review and approval. The plans shall include an erosion and siltation control element, as necessary, to prevent graded and cleared areas from being eroded, resulting in the transport of sediment into the watercourses and downstream where it may affect downstream properties and habitat. Approval of the grading plans is required to fulfill monitoring requirements of the California Environmental Quality Act (CEQA).
- 4.13 Any grading plans proposing grading adjacent to or within the open space lots shall be submitted to the Planning Director for review and approval.
- 4.14 Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans.
- 4.15 The subdivider shall submit two (2) copies of a soils report to the Public Works Director. The report shall address the soils stability and geologic conditions of the site as approved by the Public Works Director.

5.0 BUILDING CONDITIONS

Prior to the issuance of BUILDING PERMITS, all the following conditions shall be satisfied:

- 5.1 The subdivider shall submit written clearances to the Planning Director that all pertinent requirements from the following agencies have been met:

City Public Works Department
Beaumont Unified School District
Beaumont-Cherry Valley Water District
- 5.2 Prior to submittal of architectural building plans and wall and fence plans to the Planning Director, an acoustical study shall be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce ambient interior noise levels to 45 Ldn, with particular emphasis on proposed dwelling units located near Oak Valley Parkway. The study shall be submitted to the Planning Director for review with a \$300.00 review fee and the approved recommendations shall be incorporated into the architectural building plans and wall and fence plans.
- 5.3 A detailed wall and fencing plan shall be submitted to and approved by the Planning Director and shall show all project walls and fencing including but not limited to perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be constructed along all side or other yards adjacent to streets, or which are plainly visible, and in locations as may be required by the Planning Director.
- 5.4 Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with Planning Director approval.
- 5.5 Building separation between all buildings shall not be less than ten (10) feet. Fireplaces and media niches when connected to fire places may encroach two (2) feet into the side yard setback. Additional encroachments are allowed as approved by the Planning Director pursuant to an application for a setback adjustment.
- 5.6 All street side yard setbacks shall be a minimum of ten (10) feet.
- 5.7 All front yards shall be provided with landscaping and automatic irrigation systems, as approved by the Planning Director.

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- 5.8 All wood fencing shall be treated water resistant paint or with heavy oil stain to match the natural shade.
- 5.9 All utility connections and easements shall be placed underground and shall not encroach into the driveway area unless otherwise approved by the Public Works Director.
- 5.10 A plot plan for all residential buildings, garages and accessory buildings shall be submitted to the Planning Director accompanied by applicable filing fees for a plot plan not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the City of Beaumont. The plot plan shall require the approval of the Planning Commission. The plot plan shall contain the following elements:
- a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
 - b. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers when feasible (trade names also acceptable).
 - c. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to and visible from public roadways.
 - d. Five (5) sets of photographic or color laser prints (8 X 10 in.) of the sample board and colored elevations shall be submitted for permanent filing.
- 5.11 All residential units shall be served by a minimum of two access points at all times, for proper circulation and emergency vehicle ingress and egress, as approved by the Fire Department.

6.0 FINAL INSPECTION/OCCUPANCY CONDITIONS

Prior to the FINAL BUILDING INSPECTION or issuance of OCCUPANCY PERMITS, whichever occurs first, all the following conditions shall be satisfied:

- 6.1 Decorative block and sound walls shall be constructed subject to the approval of the Public Works Director and Planning Director. A graffiti resistant coating or landscaping shall be provided on all block walls.
- 6.2 Solid wood fences shall be constructed subject to the approval of the Public Works Director and Planning Director.
- 6.3 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans.
- 6.4 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Director and the Public Works Director.
- 6.5 A licensed landscape architect shall provide a Compliance Letter to the Planning Director and the Public Works Director stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans and conditions of approval. The Compliance Letter shall be submitted at least three (3) working days prior to any final building inspection or issuance of any occupancy permits, whichever occurs first.
- 6.6 All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection at the direction of the Planning Director.
- 6.7 All driveways shall be concrete paved.
- 6.8 The required park facilities shall be completed and issued a final building permit inspection consistent with the phasing schedule to be developed in the implementation of the Recordation Conditions set forth herein.
- 6.9 The subdivider shall submit to the Planning Director a duly and completely executed agreement with a CFD or other maintenance entity approved by the Planning Director which demonstrates to the satisfaction of the City Attorney, Planning Director and Public Works Director that the subdivider has provided for the dedication and

Tentative Tract No. 34290
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maintenance of landscaping, irrigation and open space areas. Model homes shall be exempt from this condition.

**CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 34290
February 06, 2006**

1.0 - GENERAL

- 1.1 The design of the public infrastructure elements shall conform to the requirements of the City General Plan, Master Plans and the STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, current edition, as required and approved by the Public Works Director.
- 1.2 The following plans and reports shall be prepared by a competent California licensed civil engineer prior to any site development. All required plans shall be drawn in ink at appropriate scales on mylar sheets as approved by the Public Works Director.
 - 1.21 Plans Required:
 - A. Street Plans - Plan/Profile at 1" = 40' (Hor.), 1" = 4' (Vert.), plus Title/Index and Detail Sheets
 - B. Master Grading Plan - Plan at 1" = 100', Rough grading 1"=40' and Precise grading plan 1"=30'
 - C. Master Water, Sewer, Storm Drain and Utility Plan - Plan at 1" - 100'
 - D. Landscape Irrigation - Plan at 1"=40'
 - E. Electrical and Street Lighting Plan 1"=40'
 - F. Composite underground Utility Plan at 1"=40' showing all curbs, sewer, water, and storm drain with valves, utility valves, manholes and service connections. Gas, electric, telephone and CATV shall be shown schematically based on plans prepared by utility agencies.

1.22 Final maps shall meet all requirements of the Beaumont Municipal Code, and shall include the following:

- A. All easements within the City of Beaumont's rights of way shall be subordinated to the City of Beaumont.
- B. All off-site right-of-way required shall be acquired by the subdivider pursuant to the subdivision map act and the Beaumont Municipal Code.

1.23 Reports Required:

- A. A preliminary title report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Works Director for review along with the first submittal of the final map for checking.
- B. A preliminary soils report prepared by a competent California licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations shall be submitted for review by the Public Works Director along with the first submittal of Street Plans and/or other improvement plans for review. Within the required soils report special attention shall be directed to the ripability of the proposed roadcuts and stability of manufactured slopes.

The geotechnical engineer shall determine the setback requirements to support loading without failures in the soil mass.

- C. Any grading and or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical civil engineer who shall obtain all required permits and submit reports on progress and test results to the Public Works Director for review and approval as determined by the City. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the Public Works Director for review and approval, which may require additional tests at the expense of the

Subdivider.

Permits to build structures will not be issued until a report has been submitted by a geotechnical engineer and approved by the Public Works Director attesting to the sufficiency of all building pads to sustain proposed foundation loading.

1.3 Fees Required:

- A. At the time of first submittal of Final Map, the Subdivider shall pay to the City of Beaumont all applicable fees based on the requirements of City Resolution No. 1990-44. An Engineer's estimate of construction shall be prepared by the subdivider and approved by the Public Works Director.
- B. At the time of requesting recordation of Final Map, the Subdivider shall provide to the City a cash deposit based on the requirements of City Resolution No. 1990-44. This deposit shall guarantee setting of final survey monumentation within the Parcel Map. Said deposit will be refunded after the Public Works Director verifies that said monumentation has been set in accordance with the Final Map and that any required amended maps and/or certificates of correction have been recorded.
- C. Prior to issuance of any permits to construct any public improvements, the Subdivider shall pay to the City of Beaumont all applicable fees based on the requirements of City of Beaumont Resolution No. 1990-44.
- D. Prior to issuance of any permits to construct any improvements, securities to guarantee completion of construction and payment of labor and materials shall be provided by the subdividers and all assignees and successors to the City in accordance with Chapter 16.36 of the Beaumont Municipal Code.

SECTION TWO – STREET IMPROVEMENTS

- 2.10 Off-site street improvement requirements shall be constructed based on a sensitivity analysis contained in the Traffic Study prepared for this development. The

Subdivider shall be directly and solely responsible for the mitigation of impacts related to existing traffic levels plus project traffic plus background traffic increases prior to recordation of the final map. The subdivider shall obtain all required right-of-ways, construct all street improvements at the times required by the Traffic Study and approved by the Public Works Director.

2.20 On-site street improvements shall be constructed as follows:

2.21 Streets "A" and "B" shall be constructed with 36 foot wide pavement on a 50 right of way with 5 foot wide sidewalks. Houstonia Lane and Mistle Toe Drive shall be constructed per approved typical sections on Tract 31468.

Cherry Avenue street plans shall be prepared using 56' curb to curb on a 78' R/W. Cherry Avenue and Cherry Avenue Channel shall be constructed in conjunction with Tract 31468 or as approved by the Public Works Director.

2.22 Pavement structural section shall be designed based on soils tests (R-Value Tests) conducted by an acceptable soils testing laboratory and submitted by a California licensed geotechnical/civil engineer for a Traffic Index as approved by the Public Works Director.

2.23 All sidewalks shall have a minimum unobstructed width of six feet, and the location of pedestrian ramps shall be based on approved standards in accordance with federal and state laws at the time of recordation.

2.24 All curb heights and gutter widths shall be based on Standard 200/201. Actual curb height will be determined by the Hydrology/Hydraulics Report and approved by the Public Works Director.

2.25 All covers for utility manholes, valves, and vaults shall be adjusted to final grade after final paving. Street asphalt concrete pavement may be placed in multiple lifts depending on design asphalt thickness with the final lift placed prior to the first occupancy within that phase of development.

2.26 Prior to the time that lumber is deposited on the site for approved construction in a specific phase, all curbs and gutters and pavement shall be completed within that phase area and compaction reports for utility trenches and street base shall be approved.

- 2.27 Streets shall not be paved until all underground utilities are installed. There shall be no intersecting street centerlines less than 90° unless otherwise approved by the Public Works Director.
- 2.28 Prior to issuance of buildings permits, two points of ingress and egress shall be constructed as approved by the Public Works Director.
- 2.29 Street lights shall conform to the City of Beaumont Approved Street Lighting Specifications unless otherwise approved by the Public Works Director.
- 2.30 Existing power lines within project boundaries shall be placed underground and must be coordinated to utility purveyors.
- 2.31 All conditions under this section are conditions precedent to issuance of occupancy permit.

SECTION THREE – SEWER IMPROVEMENTS

- 3.10 The sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant on Fourth Street or a designated lift station in accordance with the Master Sewer Plan.
- 3.20 Sewer mains shall be a minimum diameter of 8" with PVC pipe and fittings unless otherwise approved by the Public Works Director. Service laterals shall be constructed with PVC. No structure shall be occupied until the collection system has been thoroughly cleaned, inspected, tested, and accepted for maintenance by the City Public Works Director. All manhole and cleanout covers within paved areas shall be adjusted to finished grades after paving is completed; and such adjustments shall be done in a manner as to prevent entry of silt and/or debris into the sewer system. A concrete collar around sewer manholes 12" thick and 12" wide must be provided.

SECTION FOUR - WATER IMPROVEMENTS

- 4.10 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 4.11 All water valves and vault covers within paved areas shall be raised to finish surfaces and painted after paving is completed.

- 4.12 All fire hydrants, air vacs and other above ground water facilities shall be placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc. may be placed within sidewalks or paved areas provided such devices are set flush with finished surfaces as approved by the Public Works Director.

SECTION FIVE - STORM DRAIN IMPROVEMENTS

- 5.10 The Subdivider shall demonstrate by hydraulic calculations that developed flows proposed to be discharged into and through existing or any other storm drain facilities shall not exceed the maximum flows for which said facilities are presently capable of handling.
- 5.11 Storm flows may be conveyed in street sections to the extent that tops of curbs shall accommodate a 10-year storm and that right-of-way limits shall accommodate a 100-year storm. If storm flows cannot be adequately conveyed by street sections, underground storm drains shall be provided as recommended in the Hydrology/Hydraulics report and approved by the Public Works Director.
- 5.12 Prior to the recordation of each final map the subdivider shall construct temporary drainage facilities and erosion control as necessary to provide for storm runoff and minimize erosion and silt deposition. The subdivider shall obtain a National Pollutant Discharge Elimination system (NPDES) General Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board and approved by the Public Works Director.
- 5.13 All drainage pipes must meet the minimum D-Loading required for type of installation. Under no circumstance will the depth of cover be less than 36" unless other wise approved by the Public Works Director

SECTION SIX - TRAFFIC SAFETY

- 6.10 Prior to the recordation of the final map, the Subdivider shall design and construct a street lighting system to the requirements of the City of Beaumont Approved Street

Lighting Specifications and AMERICAN NATIONAL STANDARD PRACTICE FOR ROADWAY LIGHTING. This lighting system shall utilize high-pressure Sodium Vapor lamps.

6.11 Street name signs, and traffic control devices shall be constructed in accordance with approved plans. Traffic control devices shall be required for construction work for on-site and off-site locations. Street names for this Tract shall be submitted to the Public Works Director for approval.

6.12 During construction, temporary traffic control devices shall be constructed as deemed necessary by the City Public Works Director. Such measures and devices shall include but not limited to: flagmen, barricades, portable electric traffic signals and street sweeping.

SECTION SEVEN - ONSITE IMPROVEMENTS

7.10 All lots shall be designed and graded to drain to fronting streets. No lot shall drain onto an adjacent lot or property adjacent to the tract. Lots shall be protected from storm runoff as approved by the Public Works Director.

7.11 All lots shall be provided with driveway approaches per City Standard Drawings. Sewer and water service pipelines shall be placed outside of driveway areas unless otherwise approved by the Public Works Director.

7.12 The tops of all cut slopes shall be located at least two feet from rear yard property lines. Retaining walls shall be utilized where required by Public Works Director to ensure that unusable and non-visible slopes are not created at the sides or rear of any lot, and that there is a minimum "flat" area of five feet width in all side yards.

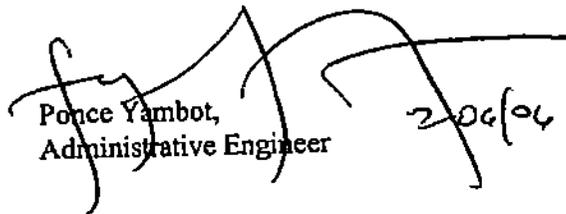
SECTION EIGHT - PARK AND LANDSCAPING

8.10 Prior to the recordation of the final map for any phase of development, the Subdivider shall prepare final improvement plans for the landscaping and irrigation of parks, landscaped areas, and all open spaces. Said plans be prepared by a California licensed Landscape Architect and shall be subject to the review and approval of the Public

*Tentative Tract Map 34290
Conditions of Approval
Pardee - Sundance
Planning Exhibit 11/05/2005
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Works Director and Planning Director.

Sincerely,
City of Beaumont


Ponce Yambot,
Administrative Engineer

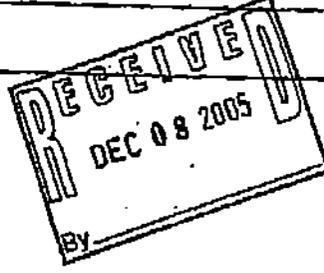
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12/30/05

PLANNING DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE TRANSMITTAL SHEET

ASSESS PCL NO.	TRACT MAP / PARCEL MAP NO: TM 34291, TM 34285, TM 34290	
BEAUMONT CASE NO. 05-TM-11, 12, 13	DATE: 12/7/2005	DRG MEETING ON: 1/3/2006
LOCATION: Sundance		



- TO:
- City Engineer
 - Riv. County Fire Dept w/ check
 - Beaumont Police Department
 - Beaumont Building and Safety
 - Beaumont City Manager
 - Economic Development Director

BRIEF DESCRIPTION OF PROJECT:
TM 34290 - 23 single family detached residential lots with a minimum 6,000 square foot lot. TM-34285 - 126 single family detached condominium units with a recreational center. TM 34291 - 112 single family detached residential lots with a minimum 3,420 square foot lot.

Please review the attached tentative map/documents and return your comments or Conditions of Approval NO LATER THAN the date noted above. If additional time is needed, please so state in your recommendations or contact the Planning Director by telephone. There is no need to return the exhibit, you may keep it in your files. Should you have any questions, please do not hesitate to contact this department (909) 769-8520. Mailing Address: City of Beaumont, Planning Department, 550 E. 6th Street, Beaumont, Ca 92223

COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)

BMT
~~58- TR 34291~~
~~12- TR 34285~~
12- TR 34290

Submitted by: _____ Title: _____ Date: _____

Signature: _____

.2/03/06
05:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

Library Conditions

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE.999 CASE - CITY CASE STATEMENT DRAFT

With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

10.FIRE.999 MAP-#50-BLUE DOT REFLECTORS DRAFT

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE.999 MAP*-#16-HYDRANT/SPACING DRAFT

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 145 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE.999 MAP-#46-WATER PLANS DRAFT

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

12/03/06
05:34

Riverside County LMS
CONDITIONS OF APPROVAL

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Library Conditions

50. PRIOR TO MAP RECORDATION

50.FIRE.999 MAP-#53-ECS-WTR PRIOR/COMBUS DRAFT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE.999 MAP-#47-SECONDARY ACCESS DRAFT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE.999 MAP-#50C-TRACT WATER VERIFICA DRAFT

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8520
(951) 769-8526 FAX

PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESS PCL NO.:	TRACT MAP / PARCEL MAP NO.:	
	TM 34291, TM 34285, TM 34290	
BEAUMONT CASE NO.	DATE:	RETURN COMMENTS BY:
05-TM-11, 12, 13	12/7/2005	1/3/2006

LOCATION:
Sundance

TO:

<input type="checkbox"/> Southern California Edison	<input type="checkbox"/> Beaumont Unified School Dist.
<input type="checkbox"/> Southern California Gas Company	<input type="checkbox"/> Beaumont Cherry Valley Water Dist.
<input type="checkbox"/> Cal Trans	<input type="checkbox"/> Beau CV Rec & Parks Dist.
<input type="checkbox"/> Verizon	<input type="checkbox"/> Beaumont Library
	<input checked="" type="checkbox"/> Beaumont Electric

BRIEF DESCRIPTION OF PROJECT:

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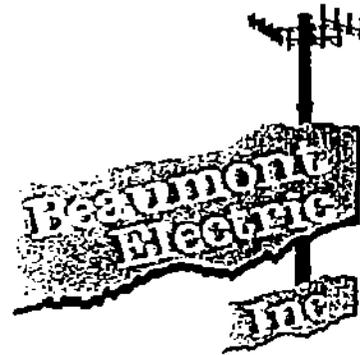
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COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)

Submitted by: _____ Title: _____ Date: _____

Signature: _____

Beaumont Electric, Inc.
877 W. 4th Street, Suite A
Beaumont, CA 92223
(951) 845-8972
(951) 769-8558 Fax
CA License # C10-718329



Transmittal

To: Planning Dept. **From:** Jim Love, Vice President

Fax: **Pages:**

Phone: **Date:** 1/9/2006

Re: TM 34290, TM 34285, and TM 34291 **CC:** [Click here and type name]

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

● **Comments:**

All tracts are subject to the Outdoor Lighting Ordinance 8.50. This includes street lights and all outdoor fixtures.

Tract Map 34285 will need a house meter and house lights in the garage areas for area lighting.

Thank You,

Jim Love

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LOCATION:
Sundance

TO:

Southern California Edison
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 Beaumont Unified School Dist.
 Beaumont Cherry Valley Water Dist.
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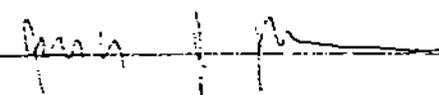
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COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)

The Beaumont Unified School District is currently operating at capacity. Additional development projects will impact existing schools and create a need for additional facilities. School impact fees shall be paid pursuant to state law. Even after such payment, district schools will become increasingly impacted and overcrowded.

Submitted by: Gregory J. Bowers, Executive Director of Facilities Planning
Beaumont Unified School District

Submitted by: _____ Title: _____ Date: _____

Signature: 

Tentative Tract Map No. 34291

and

Plot Plan No. 05-PP-14

(Planning Area 24)

EXHIBIT A

**CITY OF BEAUMONT
SUBDIVISION & PLOT PLAN
CONDITIONS OF APPROVAL**

**TENTATIVE TRACT MAP NO. 34291
PLOT PLAN NO. 05-PP-14
APN: 419-020-042
PARDEE CONSTRUCTION COMPANY**

**CITY COUNCIL
APPROVAL DATE:**

March 21, 2006

1.0 STANDARD CONDITIONS

- 1.1 The following conditions of approval are for **TENTATIVE TRACT NO. 34291 and PLOT PLAN NO. 05-PP-14**, and consist of Conditions 1.1 through 1.11, Conditions 2.1 through 2.5, Conditions 3.1 through 3.14, Conditions 4.1 through 4.15, Conditions 5.1 through 5.11, Conditions 6.1 through 6.9; and pages 1 through 12, inclusive.
- 1.2 The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **TENTATIVE TRACT NO. 34291, PLOT PLAN NO. 05-PP-14 and Environmental Impact Report No. 90-2, and the Addendums thereto**, which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
- 1.3 The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
- 1.4 Notwithstanding provisions in the Development Agreement contrary thereto, this conditionally approved tentative map will expire two (2) years after the original

Tentative Tract No. 34291
Plot Plan No. 05-PP-14
Conditions of Approval
Page 2

approval date, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development agreement. Action on a minor change and/or revised map request will not extend the time limits of the tentative map. The City Council approval date on the original tentative map is March 21, 2006.

- 1.5 The final map shall be prepared by a licensed land surveyor or registered civil engineer subject to all the requirements of the State of California Subdivision Map Act and The Beaumont Municipal Code.
- 1.6 Within ten (10) days of approval by the City Council ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Planning Director prior to release of the final conditions of approval, if such a map is determined by the Planning Director to be necessary. The amended map shall be in substantial conformance with Exhibit B.
- 1.7 Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal, listed in Ordinance No. 506.
- 1.8 The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by others as approved by the Planning Director.
- 1.9 The properties contained within Tentative Tract No. 34291 and Plot Plan No. 05-PP-14 are part of the Sundance Specific Plan, approved by the Beaumont City Council on May 4, 2004. The provisions and criteria of the Sundance Specific Plan shall control and guide the development of Tentative Tract No. 34285 and Plot Plan No. 05-PP-13.
- 1.10 An Environmental Report was prepared and certified for the Deutsch Specific Plan, Addendums were prepared for the subsequent amendment entitled Sundance Specific Plan and amendments thereto, and a series of mitigation measures were adopted by the City Council to mitigate the potential environmental impacts of the project. All of the mitigation measures set forth in the subject environmental document are herewith established as conditions of approval for Tentative Tract No. 34291 and Plot Plan No. 05-PP-14.
- 1.11 Execution of the project will necessitate the conducting of mitigation monitoring by

the City to ensure that all of the mitigation measures set forth in the Mitigated Negative Declaration are systematically implemented. The subdivider shall fund the mitigation monitoring requirements by paying an amount equal to the City's actual contracting cost for such services, plus a 15 percent administrative charge.

2.0 AGENCY CONDITIONS

- 2.1 The subdivider shall comply with the requirements set forth in the City Public Works Director conditions, a copy of which is attached.
- 2.2 The subdivider shall comply with the requirements of the Beaumont Police Department.
- 2.3 The subdivider shall comply with the requirements of the Riverside County Fire Department.
- 2.4 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 2.5 The subdivider shall comply with the requirement as set forth by the Beaumont Unified School District.

3.0 RECORDATION CONDITIONS

Prior to the RECORDATION of any final map, all the following conditions shall be satisfied:

- 3.1 The subdivider shall submit written clearances to the Public Works Director that all pertinent requirements from the following agencies have been met:

County Fire Department
City Police Department
City Community and Economic Development Department

- 3.2 All road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Director. Street names shall be subject to the approval of the Public Works Director. Secondary access shall be offered for dedication and improved from the tract map boundary to a City maintained road as approved by the Public Works Director prior to recordation. The final street sections, configurations and improvements shall be

Tentative Tract No. 34291
Plot Plan No. 05-PP-14
Conditions of Approval
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subject to the approval of the Public Works Director.

- 3.3 All delinquent property taxes, special taxes and assessments shall be paid to the Riverside County Tax Collectors Office.
- 3.4 Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the final map if they are located within the land division boundary. All offers of dedication and conveyances shall be submitted and recorded as directed by the Public Works Director.
- 3.5 Lots created by this subdivision shall comply with the following:
 - a. Lots created by this subdivision shall be in conformance with the development standards of the Sundance Specific Plan and the substantial conformance documentation submitted in conjunction with this subdivision map.
 - b. When lots are crossed by public utility easements, each lot shall have a net usable area of not less than 3,420 square feet, exclusive of the utility easement.
- 3.6 No lots fronting on knuckles, or cul-de-sacs shall have less than thirty (30) feet of frontage measured at the property line, with the exception of flag lots as approved by the Director of Planning.
- 3.7 This subdivision may be recorded in phases subject to the following:
 - a. Phasing, including phase boundaries and sequencing, shall be subject to Planning Director approval.
 - b. Common open space area improvement phasing, shall be required subject to Planning Director approval.
- 3.8 Consistent with City standards and the Beaumont General Plan, the subdivider is obligated to provide fully improved park space at a ratio of 5 acres per 1,000 population. Said conditions of approval require of park improvements and/or fees, and these requirements shall be applicable on a pro-rata basis for this subdivision as set forth in the conditions of approval for the Sundance Specific Plan.
- 3.9 The open space areas described in Condition No. 3.8 and otherwise set forth in the Sundance Specific Plan, shall, as applicable, be shown as numbered lots on the final

Tentative Tract No. 34291
Plot Plan No. 05-PP-14
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map, shall be improved and offered for dedication to the City/CFD or other maintenance entity approved by the Planning Director.

- 3.10 The subdivider shall comply with the following park, open space and parkway landscaping conditions for open space areas described in Condition Nos. 3.8:
- a. The subdivider shall post a landscape performance bond or other acceptable security approved by the Planning Director which shall be released concurrently with the assumption of the maintenance responsibility by the City, CFD or other entity approved pursuant to Condition No. 3.9. The bond or security shall include ninety (90) days of landscape maintenance costs.
 - b. The subdivider shall file a plot plan application including detailed landscaping and irrigation plans for the subject area. The plot plan shall require all improvements to be constructed concurrently with the development of the residential lots which are part of this tract.
- 3.11 The subdivider shall convey to the approved landscape maintenance entity fee simple title at no cost to the entity all park and open space areas, free and clear of all liens, taxes, assessment, leases (recorded and unrecorded) and easements, except those easements which in the sole discretion of the entity are acceptable.
- 3.12 The maintenance and management of common open space areas and common facilities shall be conducted as set forth herein and approved by the Director of Planning. All provisions of said condition shall be satisfied prior to map recordation.
- 3.13 A hydrology study, to the satisfaction of the Public Works Director, shall be prepared and approved prior to recordation. Said hydrology study shall be based upon methodology which is acceptable to the Riverside County Flood Control and Water Conservation District, and shall address the potential impacts of the project, as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting any downstream problems.
- 3.14 The final map shall provide for the establishment of Project and Neighborhood Entry Feature(s), as set forth in the design details contained in the Sundance Specific Plan. The final map shall reflect the appropriate corner cut-offs to accommodate the required entry treatments.

4.0 GRADING CONDITIONS

- 4.1 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:
- a. The land divider or developer shall submit five (5) prints of a comprehensive grading plan to the Public Works Director which complies with the Uniform Building Code, Chapter 70, the Beaumont Municipal Code and as may be additionally provided for in these conditions.
 - b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
 - c. Graded land shall be provided with erosion control measures as approved by the Public Works Director.
 - d. All residential building pads shall have a minimum depth of 90 feet and pad width of 38 feet exclusive of any slope in excess of two feet in vertical height.
- 4.2 Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Director for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be installed including, but not limited to, parkway planting, recreation trail, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:
- a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.
 - b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
 - c. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Director. Utilities shall be placed underground wherever feasible.
 - d. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
 - e. Where street trees cannot be planted within the right-of-way of interior streets

Tentative Tract No. 34291
Plot Plan No. 05-PP-14
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- and project parkways due to insufficient road right-of-way, they shall be planted outside of the road right-of-way.
- f. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate.
 - g. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.
 - h. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
- 4.3 Three (3) sets of detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with a processing fee of \$300.00 to the Community and Economic Development Department.
- 4.4 No grading permits shall be issued for any proposed new structures outside the areas shown on the approved tentative map unless otherwise approved by the Planning Director and the Public Works Director.
- 4.5 If grading is proposed for five (5) or more acres or is part of a larger project that will disturb five (5) or more acres it shall require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Grading permits shall not be issued until the Public Works Director has determined that the project has complied with the current City requirements for compliance with the NPDES Construction General Permit.
- 4.6 If the project grading is to be phased, prior to issuance of a grading permit, an overall conceptual grading plan shall be submitted to the Public Works Director and Planning Director for approval. The plan shall be used as a guideline for subsequent detailed grading plans for individual phases of development and shall include the following:
- a. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
 - b. Approximate time frames for grading and identification of areas which may be graded during the higher probability rain months of December through March.

Tentative Tract No. 34291
Plot Plan No. 05-PP-14
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Page 8

- c. Preliminary pad and roadway elevations.
 - d. Areas of temporary grading outside of a particular phase.
- 4.7 Driveways shall be designed so as not to exceed a fifteen (15) percent grade.
- 4.8 The subdivider shall provide evidence to the Public Works Director that all off-site grading areas have recorded grading and drainage easements and that maintenance responsibilities have been assigned as approved by the Public Works Director.
- 4.9 A qualified paleontologist shall be retained by the subdivider for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist, the City Public Works Director and the grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The paleontologist shall submit in writing to the Planning Director the results of the initial consultation and details of the fossil recovery plan if recovery was deemed necessary.
- 4.10 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit) should any grading be proposed within or along the banks of any natural watercourse. Copies of any agreement shall be submitted to the Public Works Director with the notification.
- 4.11 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the alteration of any watercourse or wetland complies with the U.S. Army Corps of Engineers (Corps) Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or alongside the banks of the any watercourse or wetland where the Corps has jurisdiction. Copies of any agreements shall be submitted to the Public Works Director along with the notification.
- 4.12 Grading plans shall be submitted to the Public Works Director for review and approval. The plans shall include an erosion and siltation control element, as necessary, to prevent graded and cleared areas from being eroded, resulting in the transport of sediment into the watercourses and downstream where it may affect

downstream properties and habitat. Approval of the grading plans is required to fulfill monitoring requirements of the California Environmental Quality Act (CEQA).

- 4.13 Any grading plans proposing grading adjacent to or within the open space lots shall be submitted to the Planning Director for review and approval.
- 4.14 Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans.
- 4.15 The subdivider shall submit two (2) copies of a soils report to the Public Works Director. The report shall address the soils stability and geologic conditions of the site as approved by the Public Works Director.

5.0 BUILDING CONDITIONS

Prior to the issuance of **BUILDING PERMITS**, all the following conditions shall be satisfied:

- 5.1 The subdivider shall submit written clearances to the Planning Director that all pertinent requirements from the following agencies have been met:

City Public Works Department
Beaumont Unified School District
Beaumont-Cherry Valley Water District

- 5.2 Prior to submittal of architectural building plans and wall and fence plans to the Planning Director, an acoustical study shall be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce ambient interior noise levels to 45 Ldn, with particular emphasis on proposed dwelling units located near Oak Valley Parkway. The study shall be submitted to the Planning Director for review with a \$300.00 review fee and the approved recommendations shall be incorporated into the architectural building plans and wall and fence plans.
- 5.3 A detailed wall and fencing plan shall be submitted to and approved by the Planning Director and shall show all project walls and fencing including but not limited to perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be constructed along all side or other yards adjacent to streets, or which are plainly visible, and in locations as may be required by the Planning Director.

Tentative Tract No. 34291
Plot Plan No. 05-PP-14
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- 5.4 Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with Planning Director approval.
- 5.5 Building separation between all buildings shall not be less than ten (10) feet. Fireplaces and media niches when connected to fire places may encroach two (2) feet into the side yard setback. Additional encroachments are allowed as approved by the Planning Director pursuant to an application for a setback adjustment.
- 5.6 All street side yard setbacks shall be a minimum of ten (10) feet.
- 5.7 All front yards shall be provided with landscaping and automatic irrigation systems, as approved by the Planning Director.
- 5.8 No wood fencing shall be permitted in this project. All fencing materials shall be constructed of masonry, vinyl and/or tubular steel as approved by the Director of Planning.
- 5.9 All utility connections and easements shall be placed underground and shall not encroach into the driveway area unless otherwise approved by the Public Works Director.
- 5.10 A plot plan for all residential buildings, garages and accessory buildings shall be submitted to the Planning Director accompanied by applicable filing fees for a plot plan not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the City of Beaumont. The plot plan shall contain the following elements:
 - a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
 - b. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers when feasible (trade names also acceptable).
 - c. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board.

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Plot Plan No. 05-PP-14
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Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to and visible from public roadways.

- d. Five (5) sets of photographic or color laser prints (8 X 10 in.) of the sample board and colored elevations shall be submitted for permanent filing.
- 5.11 All residential units shall be served by a minimum of two access points at all times, for proper circulation and emergency vehicle ingress and egress, as approved by the Fire Department.

6.0 FINAL INSPECTION/OCCUPANCY CONDITIONS

Prior to the FINAL BUILDING INSPECTION or issuance of OCCUPANCY PERMITS, which ever occurs first, all the following conditions shall be satisfied:

- 6.1 Decorative block and sound walls shall be constructed subject to the approval of the Public Works Director and Planning Director. A graffiti resistant coating or landscaping shall be provided on all block walls.
- 6.2 Solid wood fences shall be constructed subject to the approval of the Public Works Director and Planning Director.
- 6.3 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans.
- 6.4 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Director and the Public Works Director.
- 6.5 A licensed landscape architect shall provide a Compliance Letter to the Planning Director and the Public Works Director stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans and conditions of approval. The Compliance Letter shall be submitted at least three (3) working days prior to any final building inspection or issuance of any

Tentative Tract No. 34291
Plot Plan No. 05-PP-14
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occupancy permits, whichever occurs first.

- 6.6 All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection at the direction of the Planning Director.
- 6.7 All driveways shall be concrete paved.
- 6.8 The required park facilities shall be completed and issued a final building permit inspection consistent with the phasing schedule to be developed in the implementation of the Recordation Conditions set forth herein.
- 6.9 The subdivider shall submit to the Planning Director a duly and completely executed agreement with a CFD or other maintenance entity approved by the Planning Director which demonstrates to the satisfaction of the City Attorney, Planning Director and Public Works Director that the subdivider has provided for the dedication and maintenance of landscaping, irrigation and open space areas. Model homes shall be exempt from this condition.

**CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 34291
Plot Plan 05-PP-14
February 06, 2006**

1.0 - GENERAL

- 1.1 The design of the public infrastructure elements shall conform to the requirements of the City General, Plan City of Beaumont Standards, Caltrans Standard Plans, and Standard Specifications for Public Works Construction, current edition, as required and approved by the Public Works Director.
- 1.2 The following plans and reports shall be prepared by a competent California licensed civil engineer prior to any site development. All required plans shall be drawn in ink at appropriate scales on mylar sheets as approved by the Public Works Director.
 - 1.21 Plans Required:
 - A. Street Plans - Plan/Profile at 1" = 40' (Hor.), 1" = 4' (Vert.), plus Title/Index and Detail Sheets
 - B. Master Grading Plan - Plan at 1" = 100', Rough grading 1"=40' and Precise grading plan 1"=30'
 - C. Master Water, Sewer, Storm Drain and Utility Plan - Plan at 1" - 100'
 - D. Landscape Irrigation - Plan at 1"=40'
 - E. Electrical and Street Lighting Plan 1"=40'
 - F. Composite underground Utility Plan at 1"=40' showing all curbs, sewer, water, and storm drain with valves, utility valves, manholes and service connections. Gas, electric, telephone and CATV shall be shown schematically based on plans prepared by utility agencies.

1.22 Final maps shall meet all requirements of the Beaumont Municipal Code, and shall include the following:

- A. All easements within the City of Beaumont's rights of way shall be subordinated to the City of Beaumont.
- B. All off-site right-of-way required shall be acquired by the subdivider pursuant to the subdivision map act and the Beaumont Municipal Code.

1.23 Reports Required:

- A. A preliminary title report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Works Director for review along with the first submittal of the final map for checking.
- B. A preliminary soils report prepared by a competent California licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations shall be submitted for review by the Public Works Director along with the first submittal of Street Plans and/or other improvement plans for review. Within the required soils report special attention shall be directed to the ripability of the proposed roadcuts and stability of manufactured slopes.

The geotechnical engineer shall determine the setback requirements to support loading without failures in the soil mass.

- C. Any grading and/or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical civil engineer who shall obtain all required permits and submit reports on progress and test results to the Public Works Director for review and approval as determined by the City. Upon

completion of all soils related work, the geotechnical engineer shall submit a final report to the Public Works Director for review and approval, which may require additional tests at the expense of the Subdivider.

Permits to build structures will not be issued until a report has been submitted by a geotechnical engineer and approved by the Public Works Director attesting to the sufficiency of all building pads to sustain proposed foundation loading.

1.3 Fees Required:

- A. At the time of first submittal of Final Map, the Subdivider shall pay to the City of Beaumont all applicable fees based on the requirements of City Resolution No. 1990-44. An Engineer's estimate of construction shall be prepared by the subdivider and approved by the Public Works Director.
- B. At the time of requesting recordation of Final Map, the Subdivider shall provide to the City a cash deposit based on the requirements of City Resolution No. 1990-44. This deposit shall guarantee setting of final survey monumentation within the Parcel Map. Said deposit will be refunded after the Public Works Director verifies that said monumentation has been set in accordance with the Final Map and that any required amended maps and/or certificates of correction have been recorded.
- C. Prior to issuance of any permits to construct any public improvements, the Subdivider shall pay to the City of Beaumont all applicable fees based on the requirements of City of Beaumont Resolution No. 1990-44.
- D. Prior to issuance of any permits to construct any improvements, securities to guarantee completion of construction and payment of labor and materials shall be provided by the subdividers and all assignees and successors to the City in accordance with Chapter 16.36 of the Beaumont Municipal Code.

SECTION TWO – STREET IMPROVEMENTS

- 2.10 Off-site street improvement requirements shall be constructed based on a sensitivity analysis contained in the Traffic Study prepared for this development. The Subdivider shall be directly and solely responsible for the mitigation of impacts related to existing traffic levels plus project traffic plus background traffic increases prior to recordation of the final map. The subdivider shall obtain all required right-of-ways, construct all street improvements at the times required by the Traffic Study and approved by the Public Works Director.
- 2.20 On-site street improvements shall be constructed as follows:
- 2.21 Streets “A” through “F” shall be constructed with 36 foot wide pavement on a 50 right of way with 5 foot wide sidewalks.
- Oak Valley Parkway shall be constructed per typical section shown on the exhibit and must be consistent with the adjacent Tract 31468-8. Oak Valley Parkway street improvement plans must be coordinated and incorporated with that of Tract 31468-8 and must be constructed prior to recordation of either tract.
- Channel improvement plans must also be coordinated and incorporated with that of Tract 31468.
- 2.22 Pavement structural section shall be designed based on soils tests (R-Value Tests) conducted by an acceptable soils testing laboratory and submitted by a California licensed geotechnical/civil engineer for a Traffic Index as approved by the Public Works Director.
- 2.23 All sidewalks shall have a minimum unobstructed width of six feet, and the location of pedestrian ramps shall be based on approved standards in accordance with federal and state laws at the time of recordation.
- 2.24 All curb heights and gutter widths shall be based on Standard 200 201. Actual curb height will be determined by the Hydrology/Hydraulics Report and approved by the Public Works Director.

- 2.25 All covers for utility manholes, valves, and vaults shall be adjusted to final grade after final paving. Street asphalt concrete pavement may be placed in multiple lifts depending on design asphalt thickness with the final lift placed prior to the first occupancy within that phase of development.
- 2.26 Prior to the time that lumber is deposited on the site for approved construction in a specific phase, all curbs and gutters and pavement shall be completed within that phase area and compaction reports for utility trenches and street base shall be approved.
- 2.27 Streets shall not be paved until all underground utilities are installed. There shall be no intersecting street centerlines less than 90° unless otherwise approved by the Public Works Director.
- 2.28 Prior to issuance of buildings permits, two points of ingress and egress shall be constructed as approved by the Public Works Director.
- 2.29 Street lights shall conform to the City of Beaumont Approved Street Lighting Specifications unless otherwise approved by the Public Works Director.
- 2.30 Existing power lines within project boundaries shall be placed underground and must be coordinated to utility purveyors.
- 2.31 All conditions under this section are conditions precedent to issuance of occupancy permit.

SECTION THREE - SEWER IMPROVEMENTS

- 3.10 The sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant on Fourth Street or a designated lift station in accordance with the Master Sewer Plan.
- 3.20 Sewer mains shall be a minimum diameter of 8" with PVC pipe and fittings unless otherwise approved by the Public Works Director. Service laterals shall be constructed with PVC. No structure shall be occupied until the collection system has been thoroughly cleaned, inspected, tested, and accepted for maintenance by the City Public Works Director. All manhole and cleanout covers within paved areas shall be adjusted to finished grades after paving is completed; and such adjustments shall be

done in a manner as to prevent entry of silt and/or debris into the sewer system. A concrete collar around sewer manholes 12" thick and 12" wide must be provided.

SECTION FOUR - WATER IMPROVEMENTS

- 4.10 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 4.11 All water valves and vault covers within paved areas shall be raised to finish surfaces and painted after paving is completed.
- 4.12 All fire hydrants, air vacs and other above ground water facilities shall be placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc. may be placed within sidewalks or paved areas provided such devices are set flush with finished surfaces as approved by the Public Works Director.

SECTION FIVE - STORM DRAIN IMPROVEMENTS

- 5.10 The Subdivider shall demonstrate by hydraulic calculations that developed flows proposed to be discharged into and through existing or any other storm drain facilities shall not exceed the maximum flows for which said facilities are presently capable of handling.
- 5.11 Storm flows may be conveyed in street sections to the extent that tops of curbs shall accommodate a 10-year storm and that right-of-way limits shall accommodate a 100-year storm. If storm flows cannot be adequately conveyed by street sections, underground storm drains shall be provided as recommended in the Hydrology/Hydraulics report and approved by the Public Works Director.
- 5.12 Prior to the recordation of each final map the subdivider shall construct temporary drainage facilities and erosion control as necessary to provide for storm runoff and minimize erosion and silt deposition. The subdivider shall

obtain a National Pollutant Discharge Elimination system (NPDES) General Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board and approved by the Public Works Director.

5.13 All drainage pipes must meet the minimum D-Loading required for type of installation. Under no circumstance will the depth of cover be less than 36" unless otherwise approved by the Public Works Director.

5.14 Cherry Avenue channel must be designed and constructed to convey 100-year flow and as demonstrated by the Hydrology/Hydraulic Study prepared for this tract and approved by the Public Works Director.

SECTION SIX - TRAFFIC SAFETY

6.10 Prior to the recordation of the final map, the Subdivider shall design and construct a street lighting system to the requirements of the City of Beaumont Approved Street Lighting Specifications and AMERICAN NATIONAL STANDARD PRACTICE FOR ROADWAY LIGHTING. This lighting system shall utilize high-pressure Sodium Vapor lamps.

6.11 Street name signs, and traffic control devices shall be constructed in accordance with approved plans. Traffic control devices shall be required for construction work for on-site and off-site locations. Street names for this Tract shall be submitted to the Public Works Director for approval.

6.12 During construction, temporary traffic control devices shall be constructed as deemed necessary by the City Public Works Director. Such measures and devices shall include but not limited to: flagmen, barricades, portable electric traffic signals and street sweeping.

SECTION SEVEN - ONSITE IMPROVEMENTS

7.10 All lots shall be designed and graded to drain to fronting streets. No lot shall drain onto an adjacent lot or property adjacent to the tract. Lots shall be protected from storm runoff as approved by the Public Works Director.

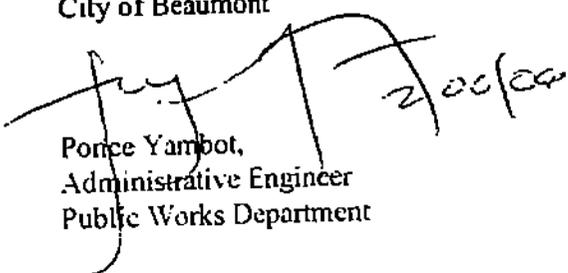
*Tentative Tract Map 34291 &
Plot Plan 05-PP-14
Conditions of Approval
Pardee - Sundance
Planning Exhibit 10/31/2005
Page 8 of 8*

- 7.11 All lots shall be provided with driveway approaches per City Standard Drawings. Sewer and water service pipelines shall be placed outside of driveway areas unless otherwise approved by the Public Works Director.
- 7.12 The tops of all cut slopes shall be located at least two feet from rear yard property lines. Retaining walls shall be utilized where required by Public Works Director to ensure that unusable and non-visible slopes are not created at the sides or rear of any lot, and that there is a minimum "flat" area of five feet width in all side yards.

SECTION EIGHT - PARK AND LANDSCAPING

- 8.10 Prior to the recordation of the final map for any phase of development, the Subdivider shall prepare final improvement plans for the landscaping and irrigation of parks, landscaped areas, and all open spaces. Said plans be prepared by a California licensed Landscape Architect and shall be subject to the review and approval of the Public Works Director and Planning Director.
- 8.11 Design and construction of "linear park" along the channel shall approved by both Public Works and Planning Departments.

Sincerely,
City of Beaumont


Ponce Yambot,
Administrative Engineer
Public Works Department

CITY OF BEAUMONT
 550 EAST 6TH STREET
 BEAUMONT CALIFORNIA 92223
 (951) 769-8520
 (951) 769-8526 FAX

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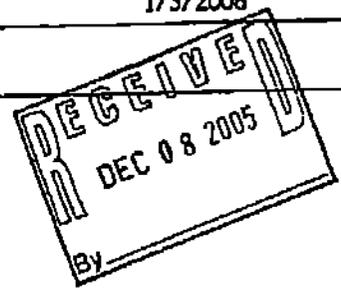
PLANNING DEPARTMENT
 DEVELOPMENT REVIEW COMMITTEE TRANSMITTAL SHEET

ASSESS PCL NO.: TRACT MAP /PARCEL MAP NO.:
 TM 34291, TM 34285, TM 34290

BEAUMONT CASE NO.: DATE: DRC MEETING ON:
 05-TM-11, 12, 13 12/7/2005 1/3/2006

LOCATION:
 Sundance

- TO:
- City Engineer
 - Riv. County Fire Dept w/ check
 - Beaumont Police Department
 - Beaumont Building and Safety
 - Beaumont City Manager
 - Economic Development Director



BRIEF DESCRIPTION OF PROJECT:
 TM 34290 - 23 single family detached residential lots with a minimum 6,000 square foot lot. TM 34285 - 126 single family detached condominium units with a recreational center. TM 34291 - 112 single family detached residential lots with a minimum 3,420 square foot lot.

Please review the attached tentative map/documents and return your comments or Conditions of Approval NO LATER THAN the date noted above. If additional time is needed, please so state in your recommendations or contact the Planning Director by telephone. There is no need to return the exhibit, you may keep it in your files. Should you have any questions, please do not hesitate to contact this department (909) 769-8520. Mailing Address: City of Beaumont, Planning Department, 550 E. 6th Street, Beaumont, Ca 92223

COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)

BMT
 TR 34291
 TR 34285
 TR 34290

Submitted by: _____ Title: _____ Date: _____

Signature: _____

02/03/06
05:35

Riverside County LMS
CONDITIONS OF APPROVAL

Library Conditions

10. GENERAL CONDITIONS

FIRE DEPARTMENT

DRAFT

10.FIRE.999

CASE - CITY CASE STATEMENT

With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

10.FIRE.999

MAP-#50-BLUE DOT REFLECTORS

DRAFT

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE.999

MAP*-#16-HYDRANT/SPACING

DRAFT

Schedule A Fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 370 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

DRAFT

50.FIRE.999

MAP-#46-WATER PLANS

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

Riverside County LMS
CONDITIONS OF APPROVAL

03/06
05:35

Library Conditions

50. PRIOR TO MAP RECORDATION

50.FIRE.999

MAP-#53-ECS-WTR PRIOR/COMBUS

DRAFT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE.999

MAP-#47-SECONDARY ACCESS

DRAFT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE.999

MAP-#50C-TRACT WATER VERIFICA

DRAFT

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8520
(951) 769-8526 FAX

PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESS PCL NO.:	TRACT MAP / PARCEL MAP NO.:	
	TM 34291, TM 34285, TM 34290	
BEAUMONT CASE NO.	DATE:	RETURN COMMENTS BY:
05-TM-11, 12, 13	12/7/2005	1/3/2006
LOCATION:		
Sundance		
TO:		
<input type="checkbox"/> Southern California Edison	<input type="checkbox"/> Beaumont Unified School Dist.	
<input type="checkbox"/> Southern California Gas Company	<input type="checkbox"/> Beaumont Cherry Valley Water Dist.	
<input type="checkbox"/> Cal Trans	<input type="checkbox"/> Beau CV Rec & Parks Dist.	
<input type="checkbox"/> Verizon	<input type="checkbox"/> Beaumont Library	
	<input checked="" type="checkbox"/> Beaumont Electric	

BRIEF DESCRIPTION OF PROJECT:

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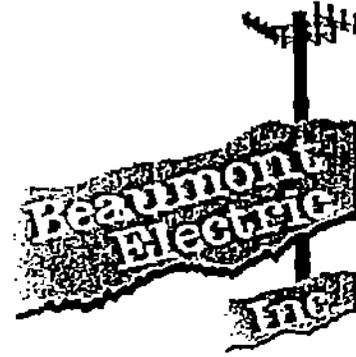
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COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)

Submitted by: _____ Title: _____ Date: _____

Signature: _____

Beaumont Electric, Inc.
877 W. 4th Street, Suite A
Beaumont, CA 92223
(951) 845-8972
(951) 769-8558 Fax
CA License # C10-718329



Transmittal

To: Planning Dept. **From:** Jim Love, Vice President

Fax: **Pages:**

Phone: **Date:** 1/9/2006

Re: TM 34290, TM 34285, and TM 34291 **CC:** [Click here and type name]

Urgent For Review Please Comment Please Reply Please Recycle

• **Comments:**

All tracts are subject to the Outdoor Lighting Ordinance 8.50. This includes street lights and all outdoor fixtures.

Tract Map 34285 will need a house meter and house lights in the garage areas for area lighting.

Thank You,

Jim Love

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8520
(951) 769-8526 FAX

PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESS PCL NO:	TRACT MAP /PARCEL MAP NO: TM 34291, TM 34285, TM 34290	
BEAUMONT CASE NO. 05-TM-11, 12, 13	DATE: 12/7/2005	RETURN COMMENTS BY: 1/3/2006
LOCATION: Sundance		
TO:		
<input type="checkbox"/> Southern California Edison	<input checked="" type="checkbox"/> Beaumont Unified School Dist.	
<input type="checkbox"/> Southern California Gas Company	<input type="checkbox"/> Beaumont Cherry Valley Water Dist.	
<input type="checkbox"/> Cal Trans	<input type="checkbox"/> Beau CV Rec & Parks Dist.	
<input type="checkbox"/> Verizon	<input type="checkbox"/> Beaumont Library	
	<input type="checkbox"/> Beaumont Electric	

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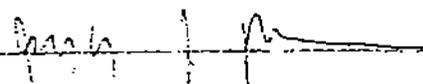
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COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)

The Beaumont Unified School District is currently operating at capacity. Additional development projects will impact existing schools and create a need for additional facilities. School impact fees shall be paid pursuant to state law. Even after such payment, district schools will become increasingly impacted and overcrowded.

Submitted by: Gregory J. Bowers, Executive Director of Facilities Planning
Beaumont Unified School District

Submitted by: _____ Title: _____ Date: _____

Signature: 

Tentative Tract Map No. 34862

and

Plot Plan No. 06-PP-07

Plot Plan No. 13-PP-03

Plot Plan No. 14-PP-02

(Planning Area 25)

Note: The Tentative Tract Map No. designated below was transposed in error. The correct TTM No. is 34862.

EXHIBIT A

CITY OF BEAUMONT
SUBDIVISION & PLOT PLAN
CONDITIONS OF APPROVAL

³⁴⁸⁶²
TENTATIVE TRACT MAP NO. 34682
PLOT PLAN NO. 06-PP-07
APN: 419-020-051, 406-170-015
PARDEE CONSTRUCTION COMPANY

CITY COUNCIL
APPROVAL DATE:

August 15, 2006

1.0 STANDARD CONDITIONS

- ³⁴⁸⁶²
- 1.1 The following conditions of approval are for **TENTATIVE TRACT NO. 34682** and **PLOT PLAN NO. 06-PP-07**, and consist of Conditions 1.1 through 1.11, Conditions 2.1 through 2.5, Conditions 3.1 through 3.17, Conditions 4.1 through 4.17, Conditions 5.1 through 5.11, Conditions 6.1 through 6.7; and pages 1 through 12, inclusive. Tentative Tract No. ~~34682~~ is a subdivision for condominium purposes.
 - 1.2 The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **TENTATIVE TRACT NO. 34682**, **PLOT PLAN NO. 06-PP-07** and **Environmental Impact Report No. 90-2**, and the Addenda thereto, which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
 - 1.3 The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.

Tentative Tract No. 34682

Plot Plan No. 06-PP-07

Conditions of Approval

Page 2

- 1.4 Notwithstanding provisions in the Development Agreement contrary thereto, this conditionally approved tentative map will expire two (2) years after the original approval date, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development agreement. Action on a minor change and/or revised map request will not extend the time limits of the tentative map. The City Council approval date on the original tentative map is August 15, 2006.
- 1.5 The final map shall be prepared by a licensed land surveyor or registered civil engineer subject to all the requirements of the State of California Subdivision Map Act and The Beaumont Municipal Code.
- 1.6 Within ten (10) days of approval by the City Council ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Planning Director prior to release of the final conditions of approval, if such a map is determined by the Planning Director to be necessary. The amended map shall be in substantial conformance with Exhibit B.
- 1.7 Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal, listed in Ordinance No. 506.
- 1.8 The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by others as approved by the Planning Director.
- 1.9 The properties contained within Tentative Tract No. 34682 and Plot Plan No. 06-PP-07 are part of the Sundance Specific Plan, approved by the Beaumont City Council on May 4, 2004. The provisions and criteria of the Sundance Specific Plan shall control and guide the development of Tentative Tract No. 34682 and Plot Plan No. 00-PP-07.
- 1.10 An Environmental Report was prepared and certified for the Deutsch Specific Plan, Addenda were prepared for the subsequent amendment entitled Sundance Specific Plan and amendments thereto, and a series of mitigation measures were adopted by the City Council to mitigate the potential environmental impacts of the project. All of the mitigation measures set forth in the subject environmental document are herewith established as conditions of approval for Tentative Tract No. 34682 and Plot Plan No. 06-PP-07.

- 1.11 Execution of the project will necessitate the conducting of mitigation monitoring by the City to ensure that all of the mitigation measures set forth in the Mitigated Negative Declaration are systematically implemented. The subdivider shall fund the mitigation monitoring requirements by paying an amount equal to the City's actual contracting cost for such services, plus a 15 percent administrative charge.

2.0 AGENCY CONDITIONS

- 2.1 The subdivider shall comply with the requirements set forth in the City Public Works Director conditions, a copy of which is attached.
- 2.2 The subdivider shall comply with the requirements of the Beaumont Police Department.
- 2.3 The subdivider shall comply with the requirements of the Riverside County Fire Department.
- 2.4 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 2.5 The subdivider shall comply with the requirement as set forth by the Beaumont Unified School District.

3.0 RECORDATION CONDITIONS

Prior to the RECORDATION of any final map, all the following conditions shall be satisfied:

- 3.1 The subdivider shall submit written clearances to the Public Works Director that all pertinent requirements from the following agencies have been met:
 - County Fire Department
 - City Police Department
 - City Community and Economic Development Department
- 3.2 All public road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works

Tentative Tract No. ³⁴⁸⁶²34682

Plot Plan No. 06-PP-07

Conditions of Approval

Page 4

Director. Street names shall be subject to the approval of the Public Works Director. Secondary access shall be offered for dedication and improved from the tract map boundary to a City maintained road as approved by the Public Works Director prior to recordation. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Director.

- 3.3 All delinquent property taxes, special taxes and assessments shall be paid to the Riverside County Tax Collectors Office.
- 3.4 Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the final map if they are located within the land division boundary. All offers of dedication and conveyances shall be submitted and recorded as directed by the Public Works Director.
- 3.5 This subdivision may be recorded in phases subject to the following:
 - a. Phasing, including phase boundaries and sequencing, shall be subject to Planning Director approval.
 - b. Common open space area improvement phasing, shall be required subject to Planning Director approval.
- 3.6 Consistent with City standards and the Beaumont General Plan, the subdivider is obligated to provide fully improved park space at a ratio of 5 acres per 1,000 population. Said conditions of approval require of park improvements and/or fees, and these requirements shall be applicable on a pro-rata basis for this subdivision as set forth in the conditions of approval for the Sundance Specific Plan.
- 3.7 The subdivider shall dedicate to the City, and deliver in a graded condition with all utilities extended to the site, the 2.4 acre area indicated on the Tentative Map as "Future Community Center" site. This area shall not be counted to satisfy the park requirements set forth in Condition No. 3.6.
- 3.8 The open space areas described in Condition No. 3.6 and otherwise set forth in the Sundance Specific Plan, shall, as applicable, be shown as numbered lots on the final map, shall be improved and offered for dedication to the City/CFD or other maintenance entity approved by the Planning Director.
- 3.9 The subdivider shall comply with the following park, open space and parkway landscaping conditions for open space areas described in Condition Nos. 3.8:

34862

Tentative Tract No. ~~34682~~
Plot Plan No. 06-PP-07
Conditions of Approval
Page 5

- a. The subdivider shall post a landscape performance bond or other acceptable security approved by the Planning Director which shall be released concurrently with the assumption of the maintenance responsibility by the City, CFD or other entity approved pursuant to Condition No. 3.9. The bond or security shall include ninety (90) days of landscape maintenance costs.
 - b. The subdivider shall file a plot plan application including detailed landscaping and irrigation plans for the subject area. The plot plan shall require all improvements to be constructed concurrently with the development of the residential lots which are part of this tract.
- 3.10 The subdivider shall convey to the approved landscape maintenance entity fee simple title at no cost to the entity all park and open space areas, free and clear of all liens, taxes, assessment, leases (recorded and unrecorded) and easements, except those easements which in the sole discretion of the entity are acceptable.
 - 3.11 The maintenance and management of common open space areas and common facilities, including interior roadways within the project, shall be conducted as set forth herein and approved by the Director of Planning by a Homeowners' Association (HOA). All provisions of said condition shall be satisfied prior to map recordation.
 - 3.12 Covenants, Conditions and Restrictions (CC&R's) shall be prepared for the approval of the Planning Director for this subdivision, and after approval shall be recorded. The CC&R's shall provide for the establishment of a Homeowners' Association (HOA) which shall be responsible for maintaining all interior common elements, including private streets, walls, fences, landscaped areas and recreational facilities.
 - 3.13 The CC&R's shall contain provisions requiring all garages to be used for vehicular storage only and shall limit individual unit owners to a maximum of two vehicles, which shall not exceed a size preventing parking in a standard sized garage. Furthermore, the CC&R's shall contain provisions to require that residents park all vehicles inside garages and limit exterior guest parking to a maximum of 72 hours.
 - 3.14 A hydrology study, to the satisfaction of the Public Works Director, shall be prepared and approved prior to recordation. Said hydrology study shall be based upon methodology which is acceptable to the Riverside County Flood Control and Water Conservation District, and shall address the potential impacts of the project, as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting any downstream problems.

Tentative Tract No. 34682 ³⁴²⁶²

Plot Plan No. 06-PP-07

Conditions of Approval

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- 3.15 The final map shall provide for the establishment of Project and Neighborhood Entry Feature(s), as set forth in the design details contained in the Sundance Specific Plan. The final map shall reflect the appropriate corner cut-offs to accommodate the required entry treatments.
- 3.16 The tentative map appears to indicate the potential for an off-set intersection along the easterly perimeter of the project, adjoining Starlight Avenue. No off-set intersection configurations shall be permitted, and this condition shall be rectified to the satisfaction of the Public Works Director.
- 3.17 The subject project shall be developed as a gated community with all interior streets owned and maintained privately.

4.0 GRADING CONDITIONS

- 4.1 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:
 - a. The land divider or developer shall submit five (5) prints of a comprehensive grading plan to the Public Works Director which complies with the Uniform Building Code, Chapter 70, the Beaumont Municipal Code and as may be additionally provided for in these conditions.
 - b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
 - c. Graded land shall be provided with erosion control measures as approved by the Public Works Director.
- 4.2 Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Director for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be installed including, but not limited to, parkway planting, recreation trail, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:
 - a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.

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Tentative Tract No. 34682

Plot Plan No. 06-PP-07

Conditions of Approval

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- b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
 - c. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Director. Utilities shall be placed underground wherever feasible.
 - d. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
 - e. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate.
 - f. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.
 - g. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
- 4.3 Three (3) sets of detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with a processing fee of \$300.00 to the Community and Economic Development Department.
- 4.4 No grading permits shall be issued for any proposed new structures outside the areas shown on the approved tentative map unless otherwise approved by the Planning Director and the Public Works Director.
- 4.5 If grading is proposed for five (5) or more acres or is part of a larger project that will disturb five (5) or more acres it shall require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Grading permits shall not be issued until the Public Works Director has determined that the project has complied with the current City requirements for compliance with the NPDES Construction General Permit.
- 4.6 If the project grading is to be phased, prior to issuance of a grading permit, an overall conceptual grading plan shall be submitted to the Public Works Director and Planning Director for approval. The plan shall be used as a guideline for subsequent detailed grading plans for individual phases of development and shall include the following:

Tentative Tract No. 34682 ^{34 862}

Plot Plan No. 06-PP-07

Conditions of Approval

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- a. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
 - b. Approximate time frames for grading and identification of areas which may be graded during the higher probability rain months of December through March.
 - c. Preliminary pad and roadway elevations.
 - d. Areas of temporary grading outside of a particular phase.
- 4.7 Driveways shall be designed so as not to exceed a fifteen (15) percent grade.
- 4.8 The subdivider shall provide evidence to the Public Works Director that all off-site grading areas have recorded grading and drainage easements and that maintenance responsibilities have been assigned as approved by the Public Works Director.
- 4.9 A qualified paleontologist shall be retained by the subdivider for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist, the City Public Works Director and the grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The paleontologist shall submit in writing to the Planning Director the results of the initial consultation and details of the fossil recovery plan if recovery was deemed necessary.
- 4.10 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit) should any grading be proposed within or along the banks of any natural watercourse. Copies of any agreement shall be submitted to the Public Works Director with the notification.
- 4.11 If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7070.5.

Tentative Tract No. 34682³⁴⁸⁶²

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Conditions of Approval

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- 4.12 In the event that significant Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be retained to assess the find. Work on the overall project may continue during the assessment period. If a Treatment Plan or cultural resources management plan is required, the developer shall be required to have the archaeologist consult with the relevant Native American authority regarding disposition of any found artifacts
- 4.13 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the alteration of any watercourse or wetland complies with the U.S. Army Corps of Engineers (Corps) Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or alongside the banks of the any watercourse or wetland where the Corps has jurisdiction. Copies of any agreements shall be submitted to the Public Works Director along with the notification.
- 4.14 Grading plans shall be submitted to the Public Works Director for review and approval. The plans shall include an erosion and siltation control element, as necessary, to prevent graded and cleared areas from being eroded, resulting in the transport of sediment into the watercourses and downstream where it may affect downstream properties and habitat. Approval of the grading plans is required to fulfill monitoring requirements of the California Environmental Quality Act (CEQA).
- 4.15 Any grading plans proposing grading adjacent to or within the open space lots shall be submitted to the Planning Director for review and approval.
- 4.16 Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans.
- 4.17 The subdivider shall submit two (2) copies of a soils report to the Public Works Director. The report shall address the soils stability and geologic conditions of the site as approved by the Public Works Director.

5.0 BUILDING CONDITIONS

Prior to the issuance of BUILDING PERMITS, all the following conditions shall be satisfied:

- 5.1 The subdivider shall submit written clearances to the Planning Director that all pertinent requirements from the following agencies have been met:

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Plot Plan No. 06-PP-07
Conditions of Approval
Page 10

City Public Works Department
Beaumont Unified School District
Beaumont-Cherry Valley Water District

- 5.2 Prior to submittal of architectural building plans and wall and fence plans to the Planning Director, an acoustical study shall be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce ambient interior noise levels to 45 Ldn, with particular emphasis on proposed dwelling units located near Cherry Avenue, Starlight Avenue and Oak Valley Parkway. The study shall be submitted to the Planning Director for review with a \$300.00 review fee and the approved recommendations shall be incorporated into the architectural building plans and wall and fence plans.
- 5.3 A detailed wall and fencing plan shall be submitted to and approved by the Planning Director and shall show all project walls and fencing including but not limited to perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be constructed along all side or other yards adjacent to streets, or which are plainly visible, and in locations as may be required by the Planning Director.
- 5.4 Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with Planning Director approval.
- 5.5 Building separation between all buildings shall not be less than eight (8) feet. Fireplaces and media niches when connected to fire places may encroach two (2) feet into the side yard setback. Additional encroachments are allowed as approved by the Planning Director pursuant to an application for a setback adjustment.
- 5.6 All public street side yard setbacks shall be a minimum of ten (10) feet.
- 5.7 All front yards shall be provided with landscaping and automatic irrigation systems, as approved by the Planning Director.
- 5.8 Wood fencing shall not be permitted in this project. All walls and fences shall be constructed of masonry, vinyl and/or tubular steel, as approved by the Director of Planning.

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Tentative Tract No. 34682
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Page 11

- 5.9 All utility connections and easements shall be placed underground and shall not encroach into the driveway area unless otherwise approved by the Public Works Director.
- 5.10 A precise grading/plot plan for all residential buildings, garages and accessory buildings shall be submitted to the Planning Director accompanied by applicable filing fees for a plot plan not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the City of Beaumont. The plot plan shall contain the following elements:
- a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
 - b. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers when feasible (trade names also acceptable).
 - c. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to and visible from public roadways.
 - d. Five (5) sets of photographic or color laser prints (8 X 10 in.) of the sample board and colored elevations shall be submitted for permanent filing.
- 5.11 All residential units shall be served by a minimum of two access points at all times, for proper circulation and emergency vehicle ingress and egress, as approved by the Fire Department.

6.0 FINAL INSPECTION/OCCUPANCY CONDITIONS

Prior to the FINAL BUILDING INSPECTION or issuance of OCCUPANCY PERMITS, whichever occurs first, all the following conditions shall be satisfied:

Tentative Tract No. ³⁴⁸⁶²34682

Plot Plan No. 06-PP-07

Conditions of Approval

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- 6.1 Decorative block and sound walls shall be constructed subject to the approval of the Public Works Director and Planning Director. A graffiti resistant coating or landscaping shall be provided on all block walls.
- 6.2 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans.
- 6.3 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Director and the Public Works Director.
- 6.4 A licensed landscape architect shall provide a Compliance Letter to the Planning Director and the Public Works Director stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans and conditions of approval. The Compliance Letter shall be submitted at least three (3) working days prior to any final building inspection or issuance of any occupancy permits, whichever occurs first.
- 6.5 All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection at the direction of the Planning Director.
- 6.6 All site improvements shall be developed in a manner consistent with the Plot Plan package approved by the Beaumont Planning Commission.
- 6.7 The subdivider shall submit to the Planning Director a duly and completely executed agreement with a CFD or other maintenance entity approved by the Planning Director which demonstrates to the satisfaction of the City Attorney, Planning Director and Public Works Director that the subdivider has provided for the dedication and maintenance of landscaping, irrigation and open space areas. Model homes shall be exempt from this condition.

CONDITIONS OF APPROVAL
Tentative Map 34862
Plot Plan 06-PP-077
June 30, 2006

1.0 - GENERAL

- 1.1 The design of the public infrastructure elements shall conform to the requirements of the City General Plan, Master Plans, City of Beaumont Standards, Caltrans Standard Specifications and the Standard Specifications For Public Works Construction, current edition, as required and approved by the Public Works Director.
- 1.2 The following plans and reports shall be prepared by a competent California licensed civil engineer prior to any site development. All required plans shall be drawn in ink at appropriate scales on mylar sheets as approved by the Public Works Director.
- 1.21 Plans Required:
- A. Street Plans - Plan/Profile at 1" = 40' (Hor.), 1" = 4' (Vert.), plus Title/Index and Detail Sheets
 - B. Precise grading plan 1"=30'
 - C. Water, Sewer, Storm Drain and Utility Plan - Plan at 1" = 100'
 - D. Wall and Fence Plans, Landscape/Irrigation – Plan at 1"=30'
 - E. Electrical and Onsite Lighting Plan 1"=40'
 - F. Composite underground Utility Plan at 1"=40' showing all curbs, sewer, water, and storm drain with valves, utility valves, manholes and service connections. Gas, electric, telephone and CATV shall be shown schematically based on plans prepared by utility agencies.
- 1.22 Final maps shall meet all requirements of the Beaumont Municipal Code, and shall include the following:

- A. All easements within the City of Beaumont's rights of way shall be subordinated to the City of Beaumont.
- B. All required off-site right-of-way shall be acquired by the subdivider pursuant to the subdivision map act and the Beaumont Municipal Code.
- C. Prior to building occupancy, the developer shall file condominium map application and occupancy permit will be issued after application is approved and recorded.

1.23 Reports Required:

- A. A preliminary title report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Works Director for review along with the first submittal of the final map for checking.
- B. A preliminary soils report prepared by a competent California licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations shall be submitted for review by the Public Works Director along with the first submittal of Street Plans and/or other improvement plans for review. Within the required soils report special attention shall be directed to the ripability of the proposed roadcuts and stability of manufactured slopes.

The geotechnical engineer shall determine the setback requirements to support loading without failures in the soil mass.

- C. Any grading and/or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical/civil engineer who shall obtain all required permits and submit reports on progress and test results to the Public Works Director for review and approval as determined by the City. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the Public Works Director for review and approval, which may require additional tests at the expense of the Subdivider.

Permits to build structures will not be issued until a report has been submitted by a geotechnical engineer and approved by the Public Works Director attesting to the sufficiency of all building pads to sustain proposed foundation loading.

1.3 Fees Required:

- A. At the time of first submittal of Final Map and improvement plans, the Subdivider shall pay to the City of Beaumont all applicable fees based on the requirements of City Resolution No. 1990-44. An Engineer's estimate of construction shall be prepared by the subdivider and approved by the Public Works Director.
- B. At the time of requesting recordation of Final Map, the Subdivider shall provide to the City a cash deposit based on the requirements of City Resolution No. 1990-44. This deposit shall guarantee setting of final survey monumentation within the Parcel Map. Said deposit will be refunded after the Public Works Director verifies that said monumentation has been set in accordance with the Final Map and that any required amended maps and/or certificates of correction have been recorded.
- C. Prior to issuance of any permits to construct any public improvements, the Subdivider shall pay to the City of Beaumont all applicable fees based on the requirements of City of Beaumont Resolution No. 1990-44.
- D. Prior to issuance of any permits to construct any improvements, securities to guarantee completion of construction and payment of labor and materials shall be provided by the developer and all assignees and successors to the City in accordance with Chapter 16.36 of the Beaumont Municipal Code.

SECTION TWO – STREET IMPROVEMENTS

- 2.10 Traffic study shall be prepared for this project. Off-site street improvement requirements shall be constructed based on a sensitivity analysis contained in the

Traffic Study for this development. The Subdivider shall be directly and solely responsible for the mitigation of impacts related to existing traffic levels plus project traffic plus background traffic increases prior to recordation of the final map. The subdivider shall obtain all required right-of-ways, construct all street improvements at the times required by the Traffic Study and approved by the Public Works Director. The developer is required to install traffic signal/s as warranted by the traffic study.

2.20 Street improvements shall be constructed as follows:

Starlight Avenue shall be constructed with 56' curb to curb on 106' right of way with 14' raised median.

Cherry Avenue shall be constructed with 56' curb to curb on 78' right of way with 6' wide concrete sidewalk. Cherry Avenue alignment must first be approved by the Director of Public Works before any improvement plans are submitted.

Oak Valley Parkway shall be constructed with 76' curb to curb on 100' right of way with 14' wide raised median and concrete sidewalks. Additional right of way must be dedicated to the City prior to construction along the park frontage to provide for 20' parkway from Cherry Avenue easterly.

Local streets shall be constructed per typical sections shown on the exhibit being 36' curb to curb improvement on 48' right of way having 4' wide concrete sidewalk. 2:1 slopes are not allowed to begin/end immediately behind the sidewalk. A minimum of 2-foot clearance behind the sidewalk is required.

2.21 Pavement structural section shall be designed based on soils tests (R-Value Tests) conducted by an acceptable soils testing laboratory and submitted by a California licensed geotechnical/civil engineer for a Traffic Index as approved by the Public Works Director.

2.22 All exterior streets sidewalks shall be a minimum unobstructed width of six feet (unless approved by the Director of Public Works) in accordance to federal and state laws at the time of recordation.

Actual curb height will be determined by the Hydrology/Hydraulics Report and approved by the Public Works Director. Developer shall construct curb and gutter and concrete sidewalk to tie-in with existing adjacent improvements.

- 2.24 All covers for utility manholes, valves, and vaults shall be adjusted to final grade after final paving. Street asphalt concrete pavement may be placed in multiple lifts depending on design asphalt thickness with the final lift placed prior to the first occupancy within that phase of development.
- 2.25 Prior to the time that lumber is deposited on the site for approved construction in a specific phase, all curbs and gutters and pavement shall be completed within that phase area and compaction reports for utility trenches and street base shall be approved.
- 2.26 Streets shall not be paved until all underground utilities are installed. There shall be no intersecting street centerlines less than 90° unless otherwise approved by the Public Works Director.
- 2.27 Prior to issuance of buildings permits, two points of ingress and egress shall be constructed as approved by the Public Works Director.
- 2.28 Street lights shall conform to the City of Beaumont Approved Street Lighting Specifications unless otherwise approved by the Public Works Director.
- 2.29 Power lines and telephone poles (existing and proposed) within project boundaries shall be placed underground and must be coordinated with utility purveyors.
- 2.30 All conditions under this section are conditions precedent to issuance of occupancy permit.

SECTION THREE – SEWER IMPROVEMENTS

- 3.10 The sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant on Fourth Street or a designated lift station in accordance with the Master Sewer Plan.

- 3.20 Sewer mains shall be a minimum diameter of 8" with PVC pipe and fittings unless otherwise approved by the Public Works Director. Service laterals shall be constructed with PVC. No structure shall be occupied until the collection system has been thoroughly cleaned, inspected, tested, and accepted for maintenance by the City Public Works Director. All manhole and cleanout covers within paved areas shall be adjusted to finished grades after paving is completed; and such adjustments shall be done in a manner as to prevent entry of silt and/or debris into the sewer system. A concrete collar around sewer manholes 12" thick and 12" wide must be provided.

SECTION FOUR - WATER IMPROVEMENTS

- 4.10 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 4.11 All water valves and vault covers within paved areas shall be raised to finished surfaces and painted after paving is completed.
- 4.12 All fire hydrants, air vacs and other above ground water facilities shall be placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc. may be placed within sidewalks or paved areas provided such devices are set flush with finished surfaces as approved by the Public Works Director.

SECTION FIVE - STORM DRAIN IMPROVEMENTS

- 5.10 The Subdivider shall demonstrate by hydraulic calculations that developed flows proposed to be discharged into and through existing or any other storm drain facilities shall not exceed the maximum flows for which said facilities are presently capable of handling.
- 5.11 Storm flows may be conveyed in street sections to the extent that tops of curbs shall accommodate a 10-year storm and that right-of-way limits shall accommodate a 100-year storm. Where storm flows cannot be adequately conveyed by street sections, underground storm drains shall be provided as recommended in the Hydrology/Hydraulics report and approved by the Public Works Director.

- 5.12 Prior to the recordation of each final map the subdivider shall construct temporary drainage facilities and erosion control as necessary to provide for storm runoff and minimize erosion and silt deposition. The subdivider shall obtain a National Pollutant Discharge Elimination system (NPDES) General Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board and approved by the Public Works Director.
- 5.13 The engineer shall demonstrate by hydrology and hydraulic calculations that existing storm drain channel is adequate to receive flows generated and coming from this site. If existing drainage system is determined to be inadequate, the developer is required to provide adequate solution/s subject to approval by the Public Works Director.
- 5.14 Onsite drainage retention basin shall be provided to comply with City of Beaumont requirements.
- 5.15 All water quality basins and bio swales shall be maintained by an Homeowners Association (HOA) or other acceptable maintenance entity. Said basins must be dedicated to the agency responsible for its maintenance.

SECTION SIX - TRAFFIC SAFETY

- 6.10 Prior to the recordation of the final map, the Subdivider shall design and construct a street lighting system to the requirements of the City of Beaumont Approved Street Lighting Specifications and AMERICAN NATIONAL STANDARD PRACTICE FOR ROADWAY LIGHTING. This lighting system shall utilize high-pressure Sodium Vapor lamps.
- 6.11 Street name signs, and traffic control devices shall be constructed in accordance with approved plans. Traffic control devices shall be required for construction work for on-site and off-site locations. Street names for this Tract shall be submitted to the Public Works Director for approval.
- 6.12 During construction, temporary traffic control devices shall be constructed as deemed necessary by the City Public Works Director. Such measures and devices shall include but not limited to: flagmen, barricades, portable electric traffic signals and street sweeping.

Tentative Map 34862
Plot Plan 06-PP-077
Conditions of Approval
Sundance – Condominium Project
Pardee Homes
Page 8 of 8

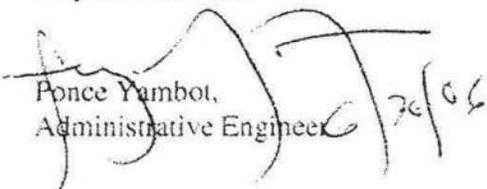
SECTION SEVEN - ONSITE IMPROVEMENTS

- 7.10 Lots shall be designed and graded to drain to fronting streets. No lot shall drain onto an adjacent lot or property adjacent to the tract. Lots shall be protected from storm runoff as approved by the Public Works Director.
- 7.11 All lots shall be provided with driveway approaches per the approved tentative map. Sewer and water service pipelines shall be placed outside of driveway areas unless otherwise approved by the Public Works Director.
- 7.12 Before utility or foundation trenching is allowed, soil compaction report must be submitted to the City for review and approval.

SECTION EIGHT – OTHER PLANS SUBMITTALS

- 8.10 Parkway, open space, park and channel landscaping plans shall be submitted to the Public Works Department for review and approval prior to map recordation.
- 8.11 Wall, fence and perimeter plans shall be submitted to the Public Works Department with the submittal of precise grading plans.

Sincerely,
City of Beaumont


Ponce Yambot,
Administrative Engineer

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8520
(951) 769-8526 FAX

PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESS PCL NO. 406-170-015 & 419-020-051	TRACT MAP /PARCEL MAP NO. TM 34862	
BEAUMONT CASE NO. 06-TM-04 & 06-PP-07	DATE 5/26/2005	RETURN COMMENTS BY: 6/23/2006

LOCATION:
Sundance; Northeast corner of Oak Valley Parkway and Cherry Avenue.

TO:

<input type="checkbox"/> Southern California Edison	<input type="checkbox"/> Beaumont Unified School Dist.
<input type="checkbox"/> Southern California Gas Company	<input type="checkbox"/> Beaumont Cherry Valley Water Dist.
<input type="checkbox"/> Cal Trans	<input type="checkbox"/> Beau CV Rec & Parks Dist.
<input type="checkbox"/> Verizon	<input type="checkbox"/> Beaumont Library
	<input checked="" type="checkbox"/> Beaumont Electric

BRIEF DESCRIPTION OF PROJECT:
Development of 237 single family detached residential condominium units with a private recreational center on a 25.07 acre lot.

Please review the attached tentative map/documents and return your comments or Conditions of Approval NO LATER THAN the date noted above. If additional time is needed, please so state in your recommendations or contact the Planning Director by telephone. There is no need to return the exhibit, you may keep it in your files. Should you have any questions, please do not hesitate to contact this department (951) 769-8520. Mailing Address: City of Beaumont, Planning Department, 550 E. 6th Street, Beaumont, Ca 92223

COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)

Street lighting will be required on all streets per Ordinance 8.50. House lighting will be required in the parking and drive areas. Building mounted lighting or post-mounted lighting can be used. It should be installed on a house meter.

All fixtures must be approved for the Outdoor Lighting Ordinance 8.50 and comply with Title 24.

Submitted by: Jay Love Title: Assistant Lighting Date: 6-5-06
Signature: [Handwritten Signature]

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8520
(951) 769-8526 FAX

labeled on
district map
5/31/2006

REC'D JUN 01 2006

PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESS PCL. NO: 406-170-015 & 419-020-051	TRACT MAP / PARCEL MAP NO.: TM 34862	
BEAUMONT CASE NO. 06-TM-04 & 06-PP-07	DATE 5/26/2005	RETURN COMMENTS BY: 6/23/2006

LOCATION:

Sundance; Northeast corner of Oak Valley Parkway and Cherry Avenue.

TO:

- | | |
|--|---|
| <input type="checkbox"/> Southern California Edison | <input checked="" type="checkbox"/> Beaumont Unified School Dist. |
| <input type="checkbox"/> Southern California Gas Company | <input type="checkbox"/> Beaumont Cherry Valley Water Dist. |
| <input type="checkbox"/> Cal Trans | <input type="checkbox"/> Beau CV Rec & Parks Dist. |
| <input type="checkbox"/> Verizon | <input type="checkbox"/> Beaumont Library |
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COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL. (COMMENTS MAY BE ATTACHED)

The Beaumont Unified School District is currently operating at capacity. Additional development projects will impact existing schools and create a need for additional facilities. School impact fees shall be paid pursuant to state law. Even after such payment, district schools will become increasingly impacted and overcrowded.

Submitted by: Gregory J. Bowers, Executive Director of Facilities Planning
Beaumont Unified School District

Submitted by: Gregory Bowers Title: _____ Date: 5/27/06

Signature: [Handwritten Signature]

15/1/06 11:00

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769 8520
(951) 769 8526 FAX

PLANNING DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE TRANSMITTAL SHEET

ASSESSMENT NO.
406-170-015 & 419-020-051

PROJECT MAP / TYPE OF PROJECT
TM 34862

BEAUMONT CASE NO.
06-1M-04 & 06-PP-077

DATE
5/26/2005

FOR PUBLIC REVIEW
6/6/2006

LOCATION:

Sundance; Northeast corner of Oak Valley Parkway and Cherry Avenue

TO:

- City Engineer
- Riv. County Fire Dept w/ check
- Beaumont Police Department
- Beaumont Building and Safety
- Beaumont City Manager
- Economic Development Director

BRIEF DESCRIPTION OF PROJECT

Development of 237 single family detached residential condominium units with a private recreational center on a 25.07 acre lot.

Please review the attached tentative map/documents and return your comments on Conditional Approval NO LATER THAN the date noted above. If additional time is needed, please so state in your recommendations or contact the Planning Director by telephone. There is no need to return the exhibit, you may keep it in your files. Should you have any questions, please do not hesitate to contact this department (909) 769-8520. Mailing Address: City of Beaumont, Planning Department, 550 E. 6th Street, Beaumont, CA 92223

COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL (COMMENTS MAY BE MADE BY THE

BMT-06-PP-077

Submitted by:

Title:

Date:

Signature:



RIVERSIDE COUNTY FIRE DEPARTMENT

In cooperation with the
California Department of Fire and Fire Protection
4020 Lamar St., 2nd Fl., P.O. Box 1848, Riverside, Ca. 92502-1848 * 951 955-4886 * 951 955-4888
Fire Protection Planning and Engineering Service Section

DATE: 6-5-06 BPT-06-PP-077
RE: 06-PP-077 PLANNER: N/A

The Riverside County Fire Department requests an amended map with the following changes prior to issuance of letter of conditions:

boundary setting the
incorporated
area of Riverside
County and the
City of:

uninc

turnout

limera

ayon Lake

achella

ert Hot Springs

Wells

o

e Elsinora

Quinta

eno Valley

Desert

s

no Mirage

oints

cula

of Supervisors

ater

istrict 1

istrict 2

istrict 3

istrict 4

istrict 5

- Show vicinity map with 2003 or later Thomas Brothers coordinates
- List all utility companies
- Driveway width not shown incorrect minimum width 32'
- Driveway grade not shown/incorrect maximum grade 15%
- Driveway surface not shown incorrect, show asphalt or concrete
- Driveway radius not shown/incorrect. Contact Fire Dept. for guideline handout
- Fire Dept. turnaround not shown incorrect. Contact Fire Dept. for guideline handout
- Fire Dept. turnout not shown/incorrect. Contact Fire Dept. for guideline handout
- Occup. classification per 2001 CBC not shown incorrect for bldg(s)
- Type construction per 2001 CBC not shown incorrect for bldg(s)
- Show square footage per floor, mezzanines and total for building, for each building shown
- Label all buildings as proposed or existing. Label existing building either to remain or to be removed
- Floor plans and elevations needed for buildings
- Show all bus zones, loading, unloading zones, etc
- Show location and size in gallons for all above/underground fuel tanks, waste oil, LPG and chemical tanks. (If no tanks state on plans)
- Medians must be setback 35 feet from face of curb and minimum 20 feet driving width each side of median.

Gate width and/or type of gate not shown or incorrect. Gate must be a minimum 20 feet in width, (automatic and/or manual with a Rapid Entry System(s). Gate must be setback 35 feet from face of curb/road right of way. (If no gates state on plans)

Project will require water service from a public water supply

Cul-de-sac length too long for High Fire Hazard area maximum length 660 feet

Cul-de-sac exceeds maximum length of 1320 feet

Cul-de-sac length too long for State Responsibility Area maximum length 800 feet.

Primary and secondary access not shown/incorrect

Driveways must take their access from a public or private street. NOT an easement

Vehicular access required within 150 feet of any portion of any building as measured along approved vehicular travel ways. Access shall be a minimum 24 feet in width, asphalt or concrete surface

State on plans if this is a "SHELL BUILDING NO TENANT"≡

A Fire Protection Engineers Report shall be submitted for review and approval, prior to conditioning of the project.

Fire flow letter was faxed/mailed on date: _____ to _____.
Letter must be returned to fire Dept. prior to conditioning of project.

Other Details for Community Center Not shown.

All question regarding these corrections contact the Fire Department Planning Section at 909-955-4777.

**CITY OF BEAUMONT
PLOT PLAN
CONDITIONS OF APPROVAL**

**PLOT PLAN NO. 14-PP-02 “CEILO-ESTRELLA”
APN: 408-100-008 THROUGH -028; 408-101-025, -030, -039,
-046, -057; 408-110-001 THROUGH -022, -029, -030;
408-111-005, -010
PARDEE HOMES**

**PLANNING
COMMISSION
APPROVAL DATE:**

8/12/2014

1.0 STANDARD CONDITIONS

- 1.1 The following conditions of approval are for **PLOT PLAN 14-PP-02**, and consist of Conditions 1.1 through 1.13, Conditions 2.1 through 2.6, Conditions 3.1 through 3.8, Conditions 4.1 through 4.14, Conditions 5.1 through 5.4, Conditions 6.1 through 6.12, Conditions 7.1 through 7.11; and pages 1 through 10, inclusive.
- 1.2 The developer shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **PLOT PLAN 14-PP-02** which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the developer of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
- 1.3 The Plot Plan shall comply with all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
- 1.4 Notwithstanding provisions in the Development Agreement contrary thereto, this conditionally approved plot plan will expire two (2) years after the original approval date of the approval, unless extended as provided by the Beaumont Municipal Code or by a development agreement. Approval of the Plot Plan occurred on 8/12/2014.
- 1.5 Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall

PLOT PLAN 14-PP-02
Conditions of Approval
Page 2 of 10

be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal, listed in Ordinance No. 506.

- 1.6 The developer shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Director.
- 1.7 If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7070.5.
- 1.8 In the event that significant Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be retained to assess the find. Work on the overall project may continue during this assessment period. If a Treatment Plan or cultural resources management plan is required, the developer shall be required to have the archaeologist consult with the relevant Native American authority regarding the disposition of any found artifacts.
- 1.9 The development and uses entitled pursuant to the permit shall comply with the Beaumont Municipal Code and all other applicable City of Beaumont ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the plot plan, unless otherwise amended by these conditions of approval.
- 1.10 All subsequent submittals required by these conditions of approval, including but not limited to landscape plans, grading plans, building plans, improvement plans or mitigation monitoring plans, shall be subject to the payment of review fees by the permittee as set forth herein.
- 1.11 If deemed necessary by the Director of Planning, within thirty (30) days of approval by the Planning Commission ten (10) copies of an Amended Per Final Conditions set of the following Exhibits shall be submitted to the Planning Director and Public Works Director for review approval.

Exhibit "A" - Site Plan

Exhibit "B" - Grading and Erosion Control Plan

Exhibit "C" - Landscape and Irrigation Plan

PLOT PLAN 14-PP-02
Conditions of Approval
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- 1.12 The properties contained within Plot Plan No. 14-PP-02 are part of the Sundance Specific Plan, approved by the Beaumont City Council on May 4, 2004. The provisions and criteria of the Sundance Specific Plan shall control and guide the development of Plot Plan No. 14-PP-02.
- 1.13 An Environmental Impact Report was prepared and certified for the Deutsh Specific Plan, addenda were prepared for the subsequent amendment entitled Sundance Specific Plan and amendments, and a series of mitigation measures were adopted by the City Council to mitigate the potential environmental impacts of the project. All of the mitigation measures set forth in the subject environmental document are conditions of approval for underlying Tentative Tract No. 34862, -1 and Plot Plan 14-PP-02.

2.0 AGENCY CONDITIONS

- 2.1 The project shall comply with the requirements set forth in the City Public Works Director conditions, a copy of which is attached hereto.
- 2.2 The project shall comply with the requirements of the Beaumont Police Department.
- 2.3 The project shall comply with the requirements set forth by the Beaumont Fire Department.
- 2.4 The project shall comply with the requirements as set forth by the Beaumont-Cherry Valley Water District.
- 2.5 The project shall comply with the requirements as set forth by the Southern California Gas Company.
- 2.6 The project shall comply with the requirement as set forth by the Beaumont Unified School District.

3.0 DEVELOPMENT STANDARD CONDITIONS

All the following conditions shall be satisfied prior to the commencement of any use allowed by this permit:

- 3.1 Conditions, Covenants, and Restrictions (CC&R's) shall be recorded for this project by the developer. A note shall be placed on the cover page of said CC&R's which

PLOT PLAN 14-PP-02
Conditions of Approval
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states as follows: "The City of Beaumont shall not be responsible for the enforcement of the CC&R's for Tract No. 36148." The CC&R's shall include:

- 3.1.1 Limit residents/households to a maximum of two vehicles, which shall not exceed a size preventing storage inside a standard sized garage.
- 3.1.2 Require all vehicles, other than those belonging to temporary guests, to be kept in an enclosed garage. Reasonable exceptions for short periods to accommodate conventional residential activity may be made.
- 3.1.3 Limit exterior parking to a maximum of 72 hours.
- 3.1.4 Garages may not be used for storage to the extent that they prevent vehicular parking.
- 3.2 Site improvements shall be constructed in accordance with the following provisions:
 - 3.2.1 On-site driveways and parking areas shall be surfaced with asphalt or concrete as approved by the Public Works Director. Handicapped parking shall be provided consistent with City standards.
 - 3.2.2 Utilities shall be installed underground as approved by the Public Works Director.
- 3.3 All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code. Free-standing signage shall be limited to a single monument sign with a maximum area of thirty (30) square feet and a maximum height of five (5) feet. Building mounted signage shall be in the form of channel letters and shall comply with relevant city sign standards.
- 3.4 Any proposed outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way and shall comply with the City of Beaumont's Outdoor Lighting Ordinance.
- 3.5 Color and materials samples for the building shall be submitted for the approval of the Director of Planning prior to issuance of building permits. The front of the building shall employ at least two paint colors and/or textures to improve architectural/visual interest. Roofing materials are to be of earth toned color to match the cultured stone textures on the elevations.

- 3.5 Any walls to be built along the surrounding property lines must be block walls.
- 3.6 All trash enclosures are required to have metal doors. Chain link gates are not permitted.
- 3.7 Developer shall participate in the Beaumont implementation of the City Road and Bridge Mitigation Fee Program; and Developer, as a condition of approval, shall enter into an Improvement Credit Agreement with the City of Beaumont.
- 3.8 Four Sided-Architecture shall be provided through-out the project, subject to approval by the Planning Director. Enhanced elevations (additional shutters, etc) shall be provided for all units adjacent to Oak Valley Parkway, Edelweiss Drive, and the Southern California Edison Easement.

4.0 GRADING CONDITIONS

- 4.1 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:
 - a. The land divider or developer shall submit five (5) prints of a comprehensive grading plan to the Public Works Director which complies with the Uniform Building Code, Chapter 70, the Beaumont Municipal Code and as may be additionally provided for in these conditions.
 - b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
 - c. Graded land shall be provided with erosion control measures as approved by the Public Works Director.
 - d. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Director. Utilities shall be placed underground wherever feasible.
 - e. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
 - f. Where street trees cannot be planted within the right-of-way of interior streets and project parkways due to insufficient road right-of-way, they shall be planted outside of the road right-of-way.
 - g. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate.
 - h. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.

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- i. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
- 4.2 No grading permits shall be issued for any proposed new structures outside the areas shown on the approved tentative map unless otherwise approved by the Planning Director and the Public Works Director.
- 4.3 If grading is proposed for five (5) or more acres or is part of a larger project that will disturb five (5) or more acres it shall require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Grading permits shall not be issued until the Public Works Director has determined that the project has complied with the current City requirements for compliance with the NPDES Construction General Permit.
- 4.4 If the project grading is to be phased, prior to issuance of a grading permit, an overall conceptual grading plan shall be submitted to the Public Works Director and Planning Director for approval. The plan shall be used as a guideline for subsequent detailed grading plans for individual phases of development and shall include the following:
 - a. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
 - b. Approximate time frames for grading and identification of areas which may be graded during the higher probability rain months of December through March.
 - c. Preliminary pad and roadway elevations.
 - d. Areas of temporary grading outside of a particular phase.
- 4.5 Driveways shall be designed so as not to exceed a fifteen (15) percent grade.
- 4.6 The subdivider shall provide evidence to the Public Works Director that all off-site grading areas have recorded grading and drainage easements and that maintenance responsibilities have been assigned as approved by the Public Works Director.
- 4.7 A qualified paleontologist shall be retained by the subdivider for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist, the City Public Works Director and the grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The paleontologist shall submit in writing to the Planning Director the results of the initial consultation and details of the fossil recovery plan if recovery was deemed necessary.
- 4.8 The subdivider shall pay at his or her sole expense and shall notify the Public Works Director

in writing that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit) should any grading be proposed within or along the banks of any natural watercourse. Copies of any agreement shall be submitted to the Public Works Director with the notification.

- 4.9 The subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the alteration of any watercourse or wetland complies with the U.S. Army Corps of Engineers (Corps) Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or alongside the banks of the any watercourse or wetland where the Corps has jurisdiction. Copies of any agreements shall be submitted to the Public Works Director along with the notification.
- 4.10 Grading plans shall be submitted to the Public Works Director for review and approval. The plans shall include an erosion and siltation control element, as necessary, to prevent graded and cleared areas from being eroded, resulting in the transport of sediment into the watercourses and downstream where it may affect downstream properties and habitat. Approval of the grading plans is required to fulfill monitoring requirements of the California Environmental Quality Act (CEQA).
- 4.11 Any grading plans proposing grading adjacent to or within the open space lots shall be submitted to the Planning Director for review and approval.
- 4.12 Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans.
- 4.13 The subdivider shall submit two (2) copies of a soils report to the Public Works Director. The report shall address the soils stability and geologic conditions of the site as approved by the Public Works Director.
- 4.14 Prior to the issuance of a grading permit, the developer shall cause to be prepared Conditions, Covenants and Restrictions (CC&R's) for the review and approval of the Planning Director, which shall include provisions requiring formation of a homeowners' association which shall be responsible for the ownership and maintenance of any water quality basin, conservation area, open space or other facility required to be constructed, set aside or improved for purposes set forth in any regulatory permit, including but not limited to those issued by the State of California or the U.S. Army Corps of Engineers. The CC&R's shall be recorded and in force prior to the issuance of any occupancy permit or final building inspection.

5. LANDSCAPING & IRRIGATION CONDITIONS

Prior to the issuance of permits the following conditions shall be satisfied as approved by the Planning Director:

- 5.1 Three (3) sets of detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with a processing fee as stated on the current Schedule of Development Fees to the Community and Economic Development Department.
- 5.2 All landscape materials and irrigation improvements shall be installed and fully operational prior to final inspection and occupancy.
- 5.3 A minimum of fifty (50) percent of on-site trees shall be of 24 inch box size or larger.
- 5.4 Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Department for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be installed including, but not limited to, parkway planting, recreation trail, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:
 - a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.
 - b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
 - c. Landscaping shall be provided in accordance with the conceptual landscaping plan and standards set forth **Beaumont Municipal Code, Chapter 17.06 Landscaping Standards**, as well as, landscaping standards described within the Sundance Specific Plan.

6.0 BUILDING CONDITIONS

Prior to the issuance of **BUILDING PERMITS**, all the following conditions shall be satisfied:

- 6.1 The subdivider shall submit written clearances to the Planning Director that all pertinent requirements from the following agencies have been met:

City Public Works Department
Beaumont Unified School District
Beaumont-Cherry Valley Water District
- 6.2 A detailed wall and fencing plan shall be submitted to and approved by the Planning Director and shall show all project walls and fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be constructed along all side yards adjacent to streets and in locations as approved by the Planning Director. The wall plan shall be consistent with the acoustical report and

- recommendations prepared for the project.
- 6.3 Prior to submittal of architectural building plans and wall and fence plans to the planning director, an acoustical study shall be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units located near Cherry Avenue, Starlight Avenue and Oak Valley Parkway. The study shall be submitted to the Planning Director for review with a \$300.00 review fee and the approved recommendations shall be incorporated into the architectural building plans and wall and fence plans.
 - 6.4 Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with Planning Director approval. For commercial properties, approved roof mounted equipment must be full screened from view as approved by the Director of Planning.
 - 6.5 Building separation between all buildings shall not be less than eight (8) feet. Additional encroachments are allowed as approved by the Planning Director pursuant to an application for a setback adjustment.
 - 6.6 All street side yard setbacks shall be a minimum of ten (10) feet.
 - 6.7 All front yards shall be provided with landscaping and automatic irrigation systems, as approved by the Planning Director.
 - 6.8 Wood fencing shall not be permitted in this subdivision. Acceptable materials include masonry, vinyl, or tubular steel, as approved by the Planning Director.
 - 6.9 All utility connections and easements shall be placed underground and shall not encroach into the driveway area unless otherwise approved by the Public Works Director.
 - 6.10 All residential units shall be served by a minimum of two access points at all times, for proper circulation and emergency vehicle ingress and egress, as approved by the Fire Department.
 - 6.11 All residential and commercial structures shall be provided with “four-sided” architectural features. With respect to residential structures, this may take the form of edge trim on all exterior doors or windows, or other methods as approved by the Planning Director.
 - 6.12 All residences must have illuminated address numbers.

7.0 FINAL INSPECTION/OCCUPANCY CONDITIONS

Prior to the FINAL BUILDING INSPECTION or issuance of OCCUPANCY PERMITS, which ever occurs first, all the following conditions shall be satisfied:

PLOT PLAN 14-PP-02
Conditions of Approval
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- 7.1 Decorative block and sound walls shall be constructed along all external tract boundaries subject to the approval of the Public Works Director and Planning Director. A graffiti resistant coating or landscaping shall be provided on all block walls.
- 7.2 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans. All walls and fences shall be constructed subject to the approval of the Planning Director.
- 7.3 All lighting shall be in compliance with the City's Outdoor Lighting Ordinance. The Ordinance governs all outdoor lighting, pole mount, wall or building mounted, landscape lighting and Parks. Front and rear porch lighting are included on Residential Standards.
- 7.4 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Director and the Public Works Director.
- 7.5 A licensed landscape architect shall provide a Compliance Letter to the Planning Director and the Public Works Director stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans and conditions of approval. The Compliance Letter shall be submitted at least three (3) working days prior to any final building inspection or issuance of any occupancy permits, whichever occurs first.
- 7.6 All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection at the direction of the Planning Director.
- 7.7 All driveways shall be concrete paved.
- 7.8 The subdivider shall submit to the Planning Director a duly and completely executed agreement with a CFD or other maintenance entity approved by the Planning Director which demonstrates to the satisfaction of the City Attorney, Planning Director and Public Works Director that the subdivider has provided for the dedication and maintenance of landscaping, irrigation and open space areas. Model homes shall be exempt from this condition.
- 7.9 Access roads, street improvements, all agency requirements, parking areas and security lighting shall be constructed in accordance with approved improvement plans and specifications.
- 7.10 Clearance shall be obtained from the Riverside County Fire Department, and all fire protection improvements shall be in place as approved by the Fire Chief.
- 7.11 All site improvements shall be developed in a manner consistent with the Plot plan package approved by the Beaumont Planning Commission.

**CITY OF BEAUMONT
PLOT PLAN
CONDITIONS OF APPROVAL**

**PLOT PLAN NO. 13-PP-03 “CEILO-ESTRELLA”
APN: 408-100-008 THROUGH -028; 408-101-025, -030, -039,
-046, -057; 408-110-001 THROUGH -022, -029, -030;
408-111-005, -010
PARDEE HOMES**

**PLANNING
COMMISSION
APPROVAL DATE:**

8/12/2014

1.0 STANDARD CONDITIONS

- 1.1 The following conditions of approval are for **PLOT PLAN 14-PP-02**, and consist of Conditions 1.1 through 1.13, Conditions 2.1 through 2.6, Conditions 3.1 through 3.8, Conditions 4.1 through 4.14, Conditions 5.1 through 5.4, Conditions 6.1 through 6.12, Conditions 7.1 through 7.11; and pages 1 through 10, inclusive.
- 1.2 The developer shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **PLOT PLAN 14-PP-02** which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the developer of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
- 1.3 The Plot Plan shall comply with all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
- 1.4 Notwithstanding provisions in the Development Agreement contrary thereto, this conditionally approved plot plan will expire two (2) years after the original approval date of the approval, unless extended as provided by the Beaumont Municipal Code or by a development agreement. Approval of the Plot Plan occurred on **8/12/2014**.
- 1.5 Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall

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be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal, listed in Ordinance No. 506.

- 1.6 The developer shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Director.
- 1.7 If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7070.5.
- 1.8 In the event that significant Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be retained to assess the find. Work on the overall project may continue during this assessment period. If a Treatment Plan or cultural resources management plan is required, the developer shall be required to have the archaeologist consult with the relevant Native American authority regarding the disposition of any found artifacts.
- 1.9 The development and uses entitled pursuant to the permit shall comply with the Beaumont Municipal Code and all other applicable City of Beaumont ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the plot plan, unless otherwise amended by these conditions of approval.
- 1.10 All subsequent submittals required by these conditions of approval, including but not limited to landscape plans, grading plans, building plans, improvement plans or mitigation monitoring plans, shall be subject to the payment of review fees by the permittee as set forth herein.
- 1.11 If deemed necessary by the Director of Planning, within thirty (30) days of approval by the Planning Commission ten (10) copies of an Amended Per Final Conditions set of the following Exhibits shall be submitted to the Planning Director and Public Works Director for review approval.

Exhibit "A" - Site Plan

Exhibit "B" - Grading and Erosion Control Plan

Exhibit "C" - Landscape and Irrigation Plan

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- 1.12 The properties contained within Plot Plan No. 14-PP-02 are part of the Sundance Specific Plan, approved by the Beaumont City Council on May 4, 2004. The provisions and criteria of the Sundance Specific Plan shall control and guide the development of Plot Plan No. 14-PP-02.
- 1.13 An Environmental Impact Report was prepared and certified for the Deutsh Specific Plan, addenda were prepared for the subsequent amendment entitled Sundance Specific Plan and amendments, and a series of mitigation measures were adopted by the City Council to mitigate the potential environmental impacts of the project. All of the mitigation measures set forth in the subject environmental document are conditions of approval for underlying Tentative Tract No. 34862, -1 and Plot Plan 14-PP-02.

2.0 AGENCY CONDITIONS

- 2.1 The project shall comply with the requirements set forth in the City Public Works Director conditions, a copy of which is attached hereto.
- 2.2 The project shall comply with the requirements of the Beaumont Police Department.
- 2.3 The project shall comply with the requirements set forth by the Beaumont Fire Department.
- 2.4 The project shall comply with the requirements as set forth by the Beaumont-Cherry Valley Water District.
- 2.5 The project shall comply with the requirements as set forth by the Southern California Gas Company.
- 2.6 The project shall comply with the requirement as set forth by the Beaumont Unified School District.

3.0 DEVELOPMENT STANDARD CONDITIONS

All the following conditions shall be satisfied prior to the commencement of any use allowed by this permit:

- 3.1 Conditions, Covenants, and Restrictions (CC&R's) shall be recorded for this project by the developer. A note shall be placed on the cover page of said CC&R's which

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states as follows: "The City of Beaumont shall not be responsible for the enforcement of the CC&R's for Tract No. 36148." The CC&R's shall include:

- 3.1.1 Limit residents/households to a maximum of two vehicles, which shall not exceed a size preventing storage inside a standard sized garage.
- 3.1.2 Require all vehicles, other than those belonging to temporary guests, to be kept in an enclosed garage. Reasonable exceptions for short periods to accommodate conventional residential activity may be made.
- 3.1.3 Limit exterior parking to a maximum of 72 hours.
- 3.1.4 Garages may not be used for storage to the extent that they prevent vehicular parking.
- 3.2 Site improvements shall be constructed in accordance with the following provisions:
 - 3.2.1 On-site driveways and parking areas shall be surfaced with asphalt or concrete as approved by the Public Works Director. Handicapped parking shall be provided consistent with City standards.
 - 3.2.2 Utilities shall be installed underground as approved by the Public Works Director.
- 3.3 All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code. Free-standing signage shall be limited to a single monument sign with a maximum area of thirty (30) square feet and a maximum height of five (5) feet. Building mounted signage shall be in the form of channel letters and shall comply with relevant city sign standards.
- 3.4 Any proposed outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way and shall comply with the City of Beaumont's Outdoor Lighting Ordinance.
- 3.5 Color and materials samples for the building shall be submitted for the approval of the Director of Planning prior to issuance of building permits. The front of the building shall employ at least two paint colors and/or textures to improve architectural/visual interest. Roofing materials are to be of earth toned color to match the cultured stone textures on the elevations.

- 3.5 Any walls to be built along the surrounding property lines must be block walls.
- 3.6 All trash enclosures are required to have metal doors. Chain link gates are not permitted.
- 3.7 Developer shall participate in the Beaumont implementation of the City Road and Bridge Mitigation Fee Program; and Developer, as a condition of approval, shall enter into an Improvement Credit Agreement with the City of Beaumont.
- 3.8 Four Sided-Architecture shall be provided through-out the project, subject to approval by the Planning Director. Enhanced elevations (additional shutters, etc) shall be provided for all units adjacent to Oak Valley Parkway, Edelweiss Drive, and the Southern California Edison Easement.

4.0 GRADING CONDITIONS

- 4.1 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:
 - a. The land divider or developer shall submit five (5) prints of a comprehensive grading plan to the Public Works Director which complies with the Uniform Building Code, Chapter 70, the Beaumont Municipal Code and as may be additionally provided for in these conditions.
 - b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
 - c. Graded land shall be provided with erosion control measures as approved by the Public Works Director.
 - d. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Director. Utilities shall be placed underground wherever feasible.
 - e. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
 - f. Where street trees cannot be planted within the right-of-way of interior streets and project parkways due to insufficient road right-of-way, they shall be planted outside of the road right-of-way.
 - g. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate.
 - h. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.

- i. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
- 4.2 No grading permits shall be issued for any proposed new structures outside the areas shown on the approved tentative map unless otherwise approved by the Planning Director and the Public Works Director.
- 4.3 If grading is proposed for five (5) or more acres or is part of a larger project that will disturb five (5) or more acres it shall require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Grading permits shall not be issued until the Public Works Director has determined that the project has complied with the current City requirements for compliance with the NPDES Construction General Permit.
- 4.4 If the project grading is to be phased, prior to issuance of a grading permit, an overall conceptual grading plan shall be submitted to the Public Works Director and Planning Director for approval. The plan shall be used as a guideline for subsequent detailed grading plans for individual phases of development and shall include the following:
 - a. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
 - b. Approximate time frames for grading and identification of areas which may be graded during the higher probability rain months of December through March.
 - c. Preliminary pad and roadway elevations.
 - d. Areas of temporary grading outside of a particular phase.
- 4.5 Driveways shall be designed so as not to exceed a fifteen (15) percent grade.
- 4.6 The subdivider shall provide evidence to the Public Works Director that all off-site grading areas have recorded grading and drainage easements and that maintenance responsibilities have been assigned as approved by the Public Works Director.
- 4.7 A qualified paleontologist shall be retained by the subdivider for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist, the City Public Works Director and the grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The paleontologist shall submit in writing to the Planning Director the results of the initial consultation and details of the fossil recovery plan if recovery was deemed necessary.
- 4.8 The subdivider shall pay at his or her sole expense and shall notify the Public Works Director

in writing that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit) should any grading be proposed within or along the banks of any natural watercourse. Copies of any agreement shall be submitted to the Public Works Director with the notification.

- 4.9 The subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the alteration of any watercourse or wetland complies with the U.S. Army Corps of Engineers (Corps) Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or alongside the banks of the any watercourse or wetland where the Corps has jurisdiction. Copies of any agreements shall be submitted to the Public Works Director along with the notification.
- 4.10 Grading plans shall be submitted to the Public Works Director for review and approval. The plans shall include an erosion and siltation control element, as necessary, to prevent graded and cleared areas from being eroded, resulting in the transport of sediment into the watercourses and downstream where it may affect downstream properties and habitat. Approval of the grading plans is required to fulfill monitoring requirements of the California Environmental Quality Act (CEQA).
- 4.11 Any grading plans proposing grading adjacent to or within the open space lots shall be submitted to the Planning Director for review and approval.
- 4.12 Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans.
- 4.13 The subdivider shall submit two (2) copies of a soils report to the Public Works Director. The report shall address the soils stability and geologic conditions of the site as approved by the Public Works Director.
- 4.14 Prior to the issuance of a grading permit, the developer shall cause to be prepared Conditions, Covenants and Restrictions (CC&R's) for the review and approval of the Planning Director, which shall include provisions requiring formation of a homeowners' association which shall be responsible for the ownership and maintenance of any water quality basin, conservation area, open space or other facility required to be constructed, set aside or improved for purposes set forth in any regulatory permit, including but not limited to those issued by the State of California or the U.S. Army Corps of Engineers. The CC&R's shall be recorded and in force prior to the issuance of any occupancy permit or final building inspection.

5. LANDSCAPING & IRRIGATION CONDITIONS

Prior to the issuance of permits the following conditions shall be satisfied as approved by the Planning Director:

- 5.1 Three (3) sets of detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with a processing fee as stated on the current Schedule of Development Fees to the Community and Economic Development Department.
- 5.2 All landscape materials and irrigation improvements shall be installed and fully operational prior to final inspection and occupancy.
- 5.3 A minimum of fifty (50) percent of on-site trees shall be of 24 inch box size or larger.
- 5.4 Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Department for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be installed including, but not limited to, parkway planting, recreation trail, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:
 - a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.
 - b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
 - c. Landscaping shall be provided in accordance with the conceptual landscaping plan and standards set forth **Beaumont Municipal Code, Chapter 17.06 Landscaping Standards**, as well as, landscaping standards described within the Sundance Specific Plan.

6.0 BUILDING CONDITIONS

Prior to the issuance of BUILDING PERMITS, all the following conditions shall be satisfied:

- 6.1 The subdivider shall submit written clearances to the Planning Director that all pertinent requirements from the following agencies have been met:

City Public Works Department
Beaumont Unified School District
Beaumont-Cherry Valley Water District
- 6.2 A detailed wall and fencing plan shall be submitted to and approved by the Planning Director and shall show all project walls and fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be constructed along all side yards adjacent to streets and in locations as approved by the Planning Director. The wall plan shall be consistent with the acoustical report and

recommendations prepared for the project.

- 6.3 Prior to submittal of architectural building plans and wall and fence plans to the planning director, an acoustical study shall be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units located near Cherry Avenue, Starlight Avenue and Oak Valley Parkway. The study shall be submitted to the Planning Director for review with a \$300.00 review fee and the approved recommendations shall be incorporated into the architectural building plans and wall and fence plans.
- 6.4 Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with Planning Director approval. For commercial properties, approved roof mounted equipment must be full screened from view as approved by the Director of Planning.
- 6.5 Building separation between all buildings shall not be less than eight (8) feet. Additional encroachments are allowed as approved by the Planning Director pursuant to an application for a setback adjustment.
- 6.6 All street side yard setbacks shall be a minimum of ten (10) feet.
- 6.7 All front yards shall be provided with landscaping and automatic irrigation systems, as approved by the Planning Director.
- 6.8 Wood fencing shall not be permitted in this subdivision. Acceptable materials include masonry, vinyl, or tubular steel, as approved by the Planning Director.
- 6.9 All utility connections and easements shall be placed underground and shall not encroach into the driveway area unless otherwise approved by the Public Works Director.
- 6.10 All residential units shall be served by a minimum of two access points at all times, for proper circulation and emergency vehicle ingress and egress, as approved by the Fire Department.
- 6.11 All residential and commercial structures shall be provided with “four-sided” architectural features. With respect to residential structures, this may take the form of edge trim on all exterior doors or windows, or other methods as approved by the Planning Director.
- 6.12 All residences must have illuminated address numbers.

7.0 FINAL INSPECTION/OCCUPANCY CONDITIONS

Prior to the FINAL BUILDING INSPECTION or issuance of OCCUPANCY PERMITS, which ever occurs first, all the following conditions shall be satisfied:

PLOT PLAN 14-PP-02
Conditions of Approval
Page 10 of 10

- 7.1 Decorative block and sound walls shall be constructed along all external tract boundaries subject to the approval of the Public Works Director and Planning Director. A graffiti resistant coating or landscaping shall be provided on all block walls.
- 7.2 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans. All walls and fences shall be constructed subject to the approval of the Planning Director.
- 7.3 All lighting shall be in compliance with the City's Outdoor Lighting Ordinance. The Ordinance governs all outdoor lighting, pole mount, wall or building mounted, landscape lighting and Parks. Front and rear porch lighting are included on Residential Standards.
- 7.4 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Director and the Public Works Director.
- 7.5 A licensed landscape architect shall provide a Compliance Letter to the Planning Director and the Public Works Director stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans and conditions of approval. The Compliance Letter shall be submitted at least three (3) working days prior to any final building inspection or issuance of any occupancy permits, whichever occurs first.
- 7.6 All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection at the direction of the Planning Director.
- 7.7 All driveways shall be concrete paved.
- 7.8 The subdivider shall submit to the Planning Director a duly and completely executed agreement with a CFD or other maintenance entity approved by the Planning Director which demonstrates to the satisfaction of the City Attorney, Planning Director and Public Works Director that the subdivider has provided for the dedication and maintenance of landscaping, irrigation and open space areas. Model homes shall be exempt from this condition.
- 7.9 Access roads, street improvements, all agency requirements, parking areas and security lighting shall be constructed in accordance with approved improvement plans and specifications.
- 7.10 Clearance shall be obtained from the Riverside County Fire Department, and all fire protection improvements shall be in place as approved by the Fire Chief.
- 7.11 All site improvements shall be developed in a manner consistent with the Plot plan package approved by the Beaumont Planning Commission.

City of Beaumont Fire Department

Fire Protection / Planning Department

550 E. 6TH Street, Beaumont CA 92223

FIRE REVIEW PLANNING CASE CONDITIONS OF APPROVAL

CASE# 14-PP-02,

APN # Por-408-100-008,408-022-028,408-101-025,408-101-030,408-101-039, etc...

SUBJECT: Residential Single Family Dwellings

DATE: 7/10/14

CONTACT: Pardee Homes

PHONE # ???

SITE ADDRESS: N.W. Corner of Starlight Ave and Oak Valley Parkway

Specific Conditions:

- 1. A 13-D fire sprinkler system shall be installed in each home. Plans shall be submitted by a licensed C-16 contractor to the Fire Prevention Bureau for review and approval, prior to installation.**
- 2. Underground fire line plans shall be submitted to the Fire Prevention Bureau for review and approval, prior to Mylar's being printed.**
- 3. Provide a title block on the Mylar's saying, " City of Beaumont Fire Division".**
- 4. Fire department access and water is required up to the models, and before lumber can be dropped. Provide a phasing plan (homes, streets) for approval, prior to be able to pull building permits.**
- 5. Fire department access roads shall be connected prior to phase finals. Phasing map will help determine construction.**
- 6. All street widths shall be a minimum of 36 feet per Riverside County Standards.**

Standard Conditions:

With respect to the conditions of approval for the referenced project, the fire department recommends the following fire protection measures and requirements consistent with nationally recognized practices to safeguard the public health, safety and general welfare from hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to provide safety and assistance to fire fighters and emergency responders during emergency operations. The provisions of this code shall be in accordance with City of Beaumont/Riverside County Ordinances and/or recognize fire protection standards:

F1. FIRE FINAL - and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code, California Fire Code, and other related codes which are in force at the time of building plan submittal.

F2. FIRE FLOW REQUIREMENTS - The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B, Table B105.1. The applicant/developer shall provide documentation to show that a water system exists, and is capable of delivering 1,000 GPM for 2 hour(s) for duration at 20-PSI residual operating pressure must be available before any combustible material is placed on the job site. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. California Fire Code 2013.

F3. SUPER FIRE HYDRANTS - Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 – 2 1/2") shall be located be located not less than 25 feet or more than 200 feet from any portion of the building as measured along approved emergency vehicular travel ways, and spaced no more than the required spacing per Appendix C, table C105.1 in feet apart in any direction. The fire flow shall be available from any adjacent fire hydrant(s) in the system. CFC Chapter 5, section 503.1.1 and Appendix C table – C105.1

F4. ALL WEATHER ACCESS ROAD - Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved fire department emergency vehicular access road (all weather surface) capable of sustaining an imposed load of 80,000 lbs. Road shall be provided prior to construction, based on street standards approved by the public works director and the Fire Prevention Bureau. CFC Chapter 5, section 503.2.3

F5. 24 FOOT WIDTH, 15 FOOT VERTICAL - Prior to construction and issuance of building permits, fire apparatus access roads shall have an unobstructed width of not less than 24 feet or as approved by the Fire Prevention Bureau and an unobstructed vertical clearance of not less than 15 feet. CFC Chapter 5, section 503.2.1 & RVC Fire Ordinance 787.7

F6. 15 % GRADE - Prior to construction, all roads, driveways and private roads shall not exceed 15 percent grade. Add: Grade transitions shall not exceed Riverside County Fire Department apparatus maximum approach and departure angles as determined by the Fire Chief. RVC Fire Ordinance # 787.7 CFC Chapter 5, section 503.2.7

F7. PHASING - If construction is phased, each phase shall provide an approved emergency vehicular access for fire protection prior to any building construction. CFC Chapter 5, section 501.4

F8. DEAD ENDS - Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. CFC Chapter 5, section 503.2.5

F9. U/G WATER PLANS - Prior to issuance of permits, the applicant/developer shall furnish **(3)** copies of the water system plans to the Fire Prevention Bureau for review. Plans shall be in accordance with Appendix B and Appendix C and section 508.1 of the CFC 2013:

- * Signed by a registered civil engineer or certified fire protection engineer.

- * Contain a Fire Prevention Bureau approval signature block.

- * Conform to hydrant type, location, spacing of new and existing hydrants, and a minimum fire flow required as determined by the Fire Prevention Bureau.

- * The post indicator valve and fire department connection shall be located to the front access side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access, and within 200 feet of an approved fire hydrant, and within 50 of an approved roadway or driveway or otherwise approved by the Fire Chief.

- * Guard posts or other approved means may be required to protect fire department inlet connections from vehicular damage. RVC Fire Ordinance 787.7 section 912.2.1

- * After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants shall be installed, and made serviceable prior to and during the time of construction, and accepted by the City of Beaumont Fire Prevention Bureau. CFC Chapter 5, 508, and the National Fire Protection Association 24 sec 1-4.1

- * Existing fire hydrants on public streets are allowed to be available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. CFC, Appendix B, & C and NFPA 24 section 1-4.1

F10. BLUE DOT REFLECTOR - Prior to issuance of Certificate of Occupancy or building final, "Blue Reflective Markers" shall be installed on private streets, public streets, and driveways to identify fire hydrant locations in accordance with City & RVC Fire Ordinance 787.7 specifications.

F11. RESIDENTIAL NUMBERS - Prior to issuance of Certificate of Occupancy or building final, all residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numerals shall be not less than four (4) inches in height. CFC Chapter 5, section 505.1

F12. ROOFING - Prior to Certificate of Occupancy or building final, all structures shall have fire retardant roofing materials (Class A & B roofs) as described in section 1504 of the CBC.

F13. PAVED ACCESS - Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards.

F14. DRIVEWAYS - Prior to construction, private/commercial driveways over **150 feet** in length shall have a turn around as determined by the fire department capable of accommodating fire apparatus. Driveway grades up/down shall not exceed 15 percent. CFC Chapter 5, section 503.2.5

F15. ANGLE APPROACH - The angle of approach and departure for any means of Fire Department access shall not exceed 1 foot drop in 20 feet, and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ. CFC Chapter 5, section 503.2.7

F16. FIRE SPRINKLERS - Prior to issuance of Certificate of Occupancy or building final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans (3) sets shall be submitted to the Fire Prevention Bureau for approval prior to installation. No person shall remove or modify any fire protection system installed or maintained under the provisions of the California Fire Code without the approval by the Fire Chief. A Licensed C-16 contractor shall do all the work and/or certification. CFC Chapter 9, section 901.3.1, 903.1 & CBC Chapter 9, section 903.1.1

F17. SAFETY PRECAUTIONS - Approval of the safety precautions for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals for specific operations or processes associated with such construction, alteration or demolition. Structure, facilities and conditions which in the opinion of the fire code official, constitute a distinct hazard to life or property. The fire code official is authorized to order the posting of signs in a conspicuous location in each structure. The posting of signs shall not be obscured, removed, defaced, mutilated, or destroyed.

F18. FIRE DEPARTMENT INSPECTION APPROVAL - Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such

construction or work shall remain accessible and exposed for inspection purposes until approved.

F19. AUTHORITY TO INSPECT - The Fire Prevention Bureau shall maintain the authority to inspect as often as necessary for buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.

F20. ALTERATIONS - Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation.

F21. MEDIAN CROSSOVERS - Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Chief and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer.

F22. SINGLE FAMILY DWELLINGS - Approved fire prevention standard fire hydrants (6" x 4" x 2 – 2 1/2") shall be located at each intersection of all residential streets and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant. Minimum fire flow shall be **1,000 GPM** for 2 hours at 20 PSI. Fire flow and flow duration for dwellings in excess of 3,600 square feet shall not be less than that specified in Appendix C, Table C 105.1, RVC 787.7 & CFC Chapter 5, and Appendix C, Table C 105.1

F23. ACCESS/ROAD LENGTH - No cul-de-sac or dead end road length shall exceed one thousand three hundred-twenty (**1,320**) feet in length. In any hazard fire area of Riverside County, no dead-end or cul-de-sac road shall exceed six hundred-sixty (**660**) feet in length. The Fire Chief, based on city street standards shall determine minimum turning radius for fire apparatus based upon fire apparatus manufacture specifications. Riverside County Ordinance 787.7, CFC Chapter 5, section 503.2.5

F24. BUILDING OPENINGS - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building where ground ladder access is the only means to reach the highest point on the building from the exterior. Obstructions will not be placed as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787.7

Please call if you have questions: (951)-572-3225

Thank you,

Richard Horner

Assistant Fire Marshal

City of Beaumont Fire Services

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8520
(951) 769-8526 FAX

PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESS PCL NO.:

Por 408-100-008, 408-022-028, 408-101-025,
408-101-030, 408-101-039, 408-101-046, 408-
101-057, 408-110-001, 408-110-003, 408-110-
032, 408-111-005, 408-111-010

TRACT MAP /PARCEL MAP NO.:

BEAUMONT CASE NO.

14-PP-02 (Plot Plan)

DATE:

7/3/2014

RETURN CORR./CONDS BY:

7/22/14

LOCATION:

NW Corner of Starlight Avenue and Oak Valley Pkwy.

TRANSMITTED TO:

City Engineer

Beaumont Fire Department

Beaumont Police Department

Beaumont Building and Safety

Beaumont Transit Department

Beaumont Economic Development

Beaumont Unified School Dist.

BRIEF DESCRIPTION OF PROJECT:

Plot Plan Application for the development of 92 Detached Condominium Units within the Phase C portion of PA-25 of the Sundance Specific Plan. There are no changes proposed in conjunction with this proposal, related to existing Tentative Tract Map 34862 and the previously approved building footprints under Plot Plan 06-PP-07, for the development of 279 Detached Condominium Units Overall within the Estrella Community.

Please review the attached tentative map/documents and return your comments or Conditions of Approval NO LATER THAN the date noted above. If additional time is needed, please so state in your recommendations or contact the Planning Director by telephone. There is no need to return the exhibit, you may keep it in your files. Should you have any questions, please do not hesitate to contact this department (909) 769-8520. Mailing Address: City of Beaumont, Planning Department, 550 E. 6th Street, Beaumont, Ca 92223

COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)

1. ALL ~~PLANNING~~ WORKS SHALL COMPLY WITH LATEST CODES.
2. NO CROSS-LOT DRAINAGE WILL BE ALLOWED.

Submitted by:

Public Works

Title:

Adm. Engr.

Date:

7/21/14

Signature:

Ponce

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8520
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PLANNING DEPARTMENT
TRANSMITTAL SHEET

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BEAUMONT CASE NO.

14-PP-02 (Plot Plan)

DATE:

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7/22/14

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NW Corner of Starlight Avenue and Oak Valley Pkwy.

TRANSMITTED TO:

City Engineer

Beaumont Fire Department

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COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)

No Comments

Submitted by:

Kristin Henderson

Title:

CRU

Date:

7-8-14

Signature:

[Handwritten Signature]

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8520
(951) 769-8526 FAX

PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESSMENT NO.

Por 408-100-008, 408-022-028, 408-101-025,
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101-057, 408-110-001, 408-110-003, 408-110-
032, 408-111-005, 408-111-010

TRACT MAP / PARCEL MAP NO.

RECEIVED

JUL 22 2014 *JLL*

FACILITIES

BEAUMONT CASE NO.

14-PP-02 (Plot Plan)

DATE:

7/3/2014

RETURN CORR./COMMENTS BY:

7/22/14

LOCATION:

NW Corner of Starlight Avenue and Oak Valley Pkwy.

TRANSMITTED TO:

City Engineer
Beaumont Fire Department
Beaumont Police Department

Beaumont Building and Safety
Beaumont Transit Department
Beaumont Economic Development
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BRIEF DESCRIPTION OF PROJECT

Plot Plan Application for the development of 92 Detached Condominium Units within the Phase C portion of PA-25 of the Sundance Specific Plan. There are no changes proposed in conjunction with this proposal, related to existing Tentative Tract Map 34862 and the previously approved building footprints under Plot Plan 06-PP-07, for the development of 279 Detached Condominium Units Overall within the Estrella Community.

Please review the attached tentative map/documents and return your comments or Conditions of Approval NO LATER THAN the date noted above. If additional time is needed, please so state in your recommendations or contact the Planning Director by telephone. There is no need to return the exhibit, you may keep it in your files. Should you have any questions, please do not hesitate to contact this department (909) 769-8520. Mailing Address: City of Beaumont, Planning Department, 550 E. 6th Street, Beaumont, Ca 92223

COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL (COMMENTS MAY BE ATTACHED)

The Beaumont Unified School District does not have any objections to this project, but would like to remind the builder that the project is subject to school fees—the current rate for residential building is \$3.40 per square foot. However, this rate is subject to annual adjustments, so please check with District for current rates. Please be sure fees have been paid prior to requesting building permits. The district will issue a certificate of payment upon receipt of school fees.

Submitted by: June Lindsey

Title: Director of Facilities Planning Date: 7/22/14

Signature: *June Lindsey*

Tentative Tract Map No. 34726

(Planning Area 13)

**CITY OF BEAUMONT
SUBDIVISION
CONDITIONS OF APPROVAL**

**TENTATIVE TRACT MAP NO. 34726
APN: 419-020-064
Pardee Homes**

**CITY COUNCIL
APPROVAL:**

May 1, 2018

1.0 STANDARD CONDITIONS

- 1.1 The following conditions of approval are for **TENTATIVE TRACT NO. 34726**, and consist of Conditions 1.1 through 1.13, Conditions 2.1 through 2.7, Conditions 3.1 through 3.11, Conditions 4.1 through 4.15, Conditions 5.1 through 5.15, Conditions 6.1 through 6.9; and pages 1 through 12, inclusive.
- 1.2 The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **TENTATIVE TRACT NO. 34726**, which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
- 1.3 The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
- 1.4 Notwithstanding provisions in the Development Agreement contrary thereto, this conditionally approved tentative map will expire two (2) years after the original approval date, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development agreement.
- 1.5 Action on a minor change and/or revised map request will not extend the time limits of the tentative map. The City Council approval date on the original tentative map is May 1, 2018.
- 1.6 The final map shall be prepared by a licensed land surveyor or registered civil

Tentative Tract No. 34726
Conditions of Approval
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engineer subject to all the requirements of the State of California Subdivision Map Act and The Beaumont Municipal Code.

- 1.7 If required by the Planning Department, within ten (10) days of approval by the City Council ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Planning Department prior to release of the final conditions of approval.
- 1.8 Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal.
- 1.9 The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Department.
- 1.10 The properties contained within Tentative Tract No. 34726 are part of the Sundance Specific Plan. The provisions and criteria of the Sundance Specific Plan shall control and guide the development of Tentative Tract No. 34726. All of the conditions of approval for the Specific Plan are herewith established as conditions of approval for Tentative Tract No. 34726.
- 1.11 An Environmental Report and Addendums were prepared and certified for the Deutsch/Sundance Specific Plan and amendments, and a series of mitigation measures were adopted by the City Council to mitigate the potential environmental impacts of the project. All of the mitigation measures set forth in the subject environmental document are herewith established as conditions of approval for Tentative Tract No. 34726.
- 1.12 Execution of the project will necessitate the conducting of mitigation monitoring by the City to ensure that all of the mitigation measures set forth in the Environmental Impact Report and Addendum are systematically implemented. The subdivider shall fund the mitigation monitoring requirements by paying an amount equal to the City's actual contracting cost for such services, plus a 20 percent administrative charge.
- 1.13 Tentative Tract No. 34726 has been found to be substantially in conformance with the Sundance Specific Plan.

2.0 AGENCY CONDITIONS

- 2.1 The subdivider shall comply with the requirements set forth in the City Public Works Department conditions, a copy of which is attached.
- 2.2 The subdivider shall comply with the requirements of the Beaumont Police Department.
- 2.3 The subdivider shall comply with the requirements of the Beaumont Fire Department.
- 2.4 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 2.5 The subdivider shall comply with the requirements as set forth by the Caltrans.
- 2.6 The subdivider shall comply with the requirements of the Southern California Gas Company.
- 2.7 The subdivider shall comply with the requirements as set forth by the Beaumont Unified School District.

3.0 RECORDATION CONDITIONS

Prior to the RECORDATION of any final map, all the following conditions shall be satisfied:

- 3.1 The subdivider shall submit written clearances to the Public Works Department that all pertinent requirements from the following agencies have been met:
 - City Fire Department
 - City Police Department
 - City Planning Department
 - Beaumont Cherry Valley Water District
 - Beaumont Unified School District
- 3.2 All public street road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Department. Street names shall be subject to the approval of the Building Official. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Department.

Tentative Tract No. 34726
Conditions of Approval
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- 3.3 All delinquent property taxes, special taxes and assessments shall be paid to the Riverside County Tax Collectors Office.
- 3.4 Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the final map if they are located within the land division boundary. All offers of dedication and conveyances shall be submitted and recorded as directed by the Public Works Department.
- 3.5 Lots created by this subdivision shall comply with the following:
 - a. Lots created by this subdivision shall be in conformance with the development standards of the Sundance Specific Plan.
 - b. All sewer, storm drain and other public utility crossings in side and rear yards to be located in fee title lots and not easements.
- 3.6 No lots fronting on knuckles, or cul-de-sacs shall have less than twenty-five (25) feet of frontage measured at the property line, with the exception of flag lots as approved by the Planning Department.
- 3.7 This subdivision may be recorded in phases subject to the following:
 - a. Phasing, including phase boundaries and sequencing, shall be subject to Planning Department approval.
 - b. Common open space area improvement phasing, shall be required subject to Planning Department approval.
- 3.8 Consistent with City standards and the Beaumont General Plan, the subdivider is obligated to provide fully improved park space at a ratio of 5 acres per 1,000 population. Said conditions of approval require of park improvements and/or fees, and these requirements shall be applicable on a pro-rata basis for this subdivision as set forth in the conditions of approval for the Sundance Specific Plan.
- 3.9 The maintenance and management of common open space areas and common facilities shall be conducted as set forth herein and approved by the Planning Department. All provisions of said condition shall be satisfied prior to map recordation.
- 3.10 A hydrology study, to the satisfaction of the Public Works Department, shall be prepared and approved prior to recordation. Said hydrology study shall be based upon methodology which is acceptable to the Riverside County Flood Control and

Water Conservation District, and shall address the potential impacts of the project, as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting any downstream problems.

- 3.11 The subdivider shall be responsible for the provision of a fair share of the necessary roadway, water, sewer and drainage facilities for the orderly implementation of the Sundance Specific Plan and the existing master plans for these facilities. Prior to recordation, the subdivider shall work with the City and the Public Works Department to establish the necessary financing and implementation measures to ensure the provision of a fair share of such necessary facilities.

4.0 GRADING CONDITIONS

- 4.1 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:
- a. The land divider or developer shall submit a comprehensive grading plan to the Public Works Department which complies with the Uniform Building Code, Chapter 70, the Beaumont Municipal Code and as may be additionally provided for in these conditions.
 - b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
 - c. Graded land shall be provided with erosion control measures as approved by the Public Works Department.
- 4.2 Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Department for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be installed including, but not limited to, parkway planting, recreation trails, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:
- a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.
 - b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
 - c. Utilities shall be placed underground wherever feasible.

- d. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
 - e. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate. All Landscaping shall be in compliance with Beaumont Municipal Code Chapter 17.06.
 - f. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.
 - g. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
 - h. All Trees proposed within 10 feet of any Right-of-Way shall provide for a 36" deep root barrier.
 - j. All street tree landscaping shall be planted with 36" box trees to the satisfaction of the Planning Department.
- 4.3 Three (3) sets of detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with the applicable processing fee.
- 4.4 No grading permits shall be issued for any proposed new structures outside the areas shown on the approved tentative map unless otherwise approved by the Planning Department and the Public Works Department.
- 4.5 If grading is proposed for five (5) or more acres or is part of a larger project that will disturb five (5) or more acres it shall require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Grading permits shall not be issued until the Public Works Department has determined that the project has complied with the current City requirements for compliance with the NPDES Construction General Permit.
- 4.6 If the project grading is to be phased, prior to issuance of a grading permit, an overall conceptual grading plan shall be submitted to the Public Works Department and Planning Department for approval. The plan shall be used as a guideline for subsequent detailed grading plans for individual phases of development and shall include the following:

- a. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
 - b. Approximate time frames for grading and identification of areas which may be graded during the higher probability rain months of December through March.
 - c. Preliminary pad and roadway elevations.
 - d. Areas of temporary grading outside of a particular phase.
- 4.7 Driveways shall be designed so as not to exceed a fifteen (15) percent grade.
- 4.8 The subdivider shall provide evidence to the Public Works Department that all off-site grading areas have recorded grading and drainage easements and that maintenance responsibility have been assigned as approved by the Public Works Department and Planning Department.
- 4.9 A qualified paleontologist shall be retained by the subdivider for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist, the City Public Works Department and the grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and details of the fossil recovery plan if recovery was deemed necessary.
- 4.10 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Department in writing that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit) should any grading be proposed within or along the banks of any natural watercourse. Copies of any agreement shall be submitted to the Public Works Department with the notification.
- 4.11 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Department in writing that the alteration of any watercourse or wetland complies with the U.S. Army Corps of Engineers (Corps) Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean

Water Act should any grading or construction be proposed within or alongside the banks of the any watercourse or wetland where the Corps has jurisdiction. Copies of any agreements shall be submitted to the Public Works Department along with the notification.

- 4.12 Grading plans shall be submitted to the Public Works Department for review and approval. The plans shall include an erosion and siltation control element, as necessary, to prevent graded and cleared areas from being eroded, resulting in the transport of sediment into the watercourses and downstream where it may affect downstream properties and habitat. Approval of the grading plans is required to fulfill monitoring requirements of the California Environmental Quality Act (CEQA).
- 4.13 Any grading plans proposing grading adjacent to or within the open space lots shall be submitted to the Planning Department for review and approval.
- 4.14 The subdivider shall submit two (2) copies of a soils report to the Public Works Department. The report shall address the soils stability and geologic conditions of the site as approved by the Public Works Department.
- 4.15 All parks, trails and open space shall be completed/improved at a time as required by the City of Beaumont, but no later than 75% of the buildable lots within the final map/planning area/ project.

5.0 BUILDING CONDITIONS

Prior to the issuance of BUILDING PERMITS, all the following conditions shall be satisfied:

- 5.1 The subdivider shall submit written clearances to the Planning Department that all pertinent requirements from the following agencies have been met:

City Public Works Department
Beaumont Unified School District
Beaumont Fire Protection Department
Beaumont Planning Department

- 5.2 Prior to submittal of architectural building plans and wall and fence plans to the Planning Department, an acoustical study shall be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce ambient interior noise levels to 45 Ldn. The study shall be submitted to the Planning Department for

review with review fee as set in the Fee Schedule or at actual hourly cost and the approved recommendations shall be incorporated into the architectural building plans and wall and fence plans.

- 5.3 A detailed wall and fencing plan shall be submitted to and approved by the Planning Department & Public Works Department and shall show all project walls and fencing including but not limited to perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be constructed along all side or other yards adjacent to streets, or which are plainly visible, and in locations as may be required by the Planning Department.
- 5.4 Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with Planning Department approval.
- 5.5 Building separation between all buildings shall not be less than as set forth in the California Building Code.
- 5.6 All front yards shall be provided with landscaping and automatic irrigation systems and adhere to Municipal Code Chapter 17.06 Landscaping Standards, as approved by the Planning Department. Additionally, all front yard landscaping shall be installed with drought tolerant landscaping.
- 5.7 No wood fencing is permitted in this development. All fencing materials shall be masonry, vinyl or tubular steel, as approved by the Planning Department.
- 5.8 All utility connections and easements shall be placed underground and shall not encroach into the driveway area unless otherwise approved by the Public Works Department.
- 5.9 A plot plan for all residential buildings, garages and accessory buildings for residential products shall be submitted to the Planning Department accompanied by applicable filing fees for a plot plan. The plot plan shall be subject to the approval of Planning Commission and shall contain the following elements:
 - a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
 - b. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's

- brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers when feasible (trade names also acceptable).
- c. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. All residential structures shall be provided with "four-sided" architectural features. With respect to residential structures, this may take the form of edge trim on all exterior doors or windows, or other methods as approved by the Planning Department. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to and visible from parks, walkways, and public roadways.
 - d. Preliminary wall and fencing plan for the subdivision, including colors, materials and location details.
 - f. Five (5) sets of photographic or color laser prints (8 X 10 in.) of the sample board and colored elevations shall be submitted for permanent filing.
 - g. All residential and commercial structures shall be provided with "four-sided" architectural features. With respect to residential structures, this may take the form of edge trim on all exterior doors or windows, or other methods as approved by the Planning Director.
 - h. Preliminary Landscape Plans.
- 5.10 All residential units shall be served by a minimum of two access points at all times, for proper circulation and emergency vehicle ingress and egress, as approved by the Fire Department.
- 5.11 Street Improvement Plans shall be prepared to the satisfaction of the Public Works Department. Additionally, Street Lighting plans in accordance with the City of Beaumont Outdoor Lighting ordinance shall be submitted in conjunction with the Street Improvement Plans. Street Lights shall be reviewed and approved by the Planning and Building Department with appropriate fees paid. All Mailbox clusters shall have appropriate lighting as approved by the City.

- 5.12 All Community Mailboxes shall be maintained by the Homeowners or by a Homeowners Association for that area. Community Mailboxes shall be approved by the City of Beaumont prior to installation for review of anti-theft features.
- 5.13 Conditions, Covenants, and Restrictions (CC&R's) shall be recorded for this tract by the Subdivider. A note shall be placed on the cover page of said CC&R's which states as follows: "The City of Beaumont shall not be responsible for the enforcement of the CC&R's for Tract No. 34726."
- 5.14 The project shall participate in the Beaumont Community Facilities District program to provide for maintenance services (if deemed required by the City of Beaumont) and public safety services. This requirement is not contingent on the project seeking public facilities financing.
- 5.15 There shall be a bus stop location installed (signage and curb painting) on 8th Street on the western side of the Well Site (Lot 19) to the satisfaction of the Public Works Department and Beaumont Transit Department.

6.0 FINAL INSPECTION/OCCUPANCY CONDITIONS

Prior to the FINAL BUILDING INSPECTION or issuance of OCCUPANCY PERMITS, whichever occurs first, all the following conditions shall be satisfied:

- 6.1 Decorative block and sound walls shall be constructed subject to the approval of the Building Department and Planning Department. A graffiti resistant coating or landscaping shall be provided on all block walls.
- 6.2 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans.
- 6.3 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Department and the Public Works Department.
- 6.4 A licensed landscape architect shall provide a Compliance Letter to the Planning Department and the Public Works Department stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans, Municipal Code and conditions of approval.
- 6.5 All landscaping and irrigation shall be installed in accordance with approved

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plans and shall be verified by a City field inspection and applicable fees paid at the direction of the Planning Department.

- 6.6 All driveways shall be concrete paved.
- 6.7 Access roads, street improvements, all agency requirements, parking areas and security lighting shall be constructed in accordance with approved improvement plans and specifications.
- 6.8 Clearance shall be obtained from the Beaumont Fire Department, and all fire protection improvements shall be in place as approved by the Fire Chief.
- 6.9 All plans prepared for City of Beaumont approval shall include, once approved, a pdf scan of the approved plans and a GIS/CAD file in the standards as forth by the City.

**PUBLIC WORKS
CONDITIONS OF APPROVAL**

TENTATIVE TRACT MAP NO. 37426 PA 13

Section 1 – General

- 1.1 The design of public infrastructure elements shall conform to the requirements of the City General Plan, Water Quality Management Plan, Master Plans, City of Beaumont Standards, Caltrans Standard Specifications and the Standard Specifications for Public Works Construction, current edition, as required by the City Engineer. Grading work outside of road right of way shall conform to the latest edition of California Building Code and the City of Beaumont standards and practices. All existing utilities that will be abandoned shall be removed and called out on plans for removal.
- 1.2 The following plans and reports shall be prepared by a competent California licensed civil engineer prior to any site development. All required plans shall be drawn in ink at appropriate scales on mylar sheets as approved by the City Engineer. At approval of the plans, digital copies of the signed/approved shall be given to the City on a CD in PDF format. Upon request of the City, the AutoCAD files for the plans shall also be submitted to the City.
- 1.3 Developer shall be responsible for paying Transportation Uniform Mitigation Fee (TUMF) as part of constructing new residential development. Developer shall pay applicable TUMF fees which are included in the City's TUMF ordinance.
- 1.4 Plans Required:
 - A. Street Improvement Plans – Plan/Profile at 1" = 40' (Hor.), 1" = 4' (Ver.), plus Title/Index and Detail Sheets.
 - B. Rough Grading and Precise Grading Plans – at appropriate clarity scales. Erosion/sediment control plans shall be prepared and submitted with Roughing Grading Plans.
 - C. Water, Sewer, and Storm Drain Improvement Plans – Plan/Profile at 1" = 40' (Hor.), 1" = 4' (Ver.), plus Title/Index and Detail Sheets.
 - D. Wall and Fence Plans
 - E. Landscape and Irrigation Plans

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TENTATIVE TRACT MAP NO. 37426 PA 13

- F. Street Lighting and Onsite Lighting Plan
 - G. Composite underground Utility plan at minimum 1" = 100' scale showing all curb and gutter, sewer, water, and storm drain with utility valves, manholes and service connections. Gas, electric, telephone, and CATV shall be shown based on plans prepared by utility agencies.
 - H. Storm Water Pollution Prevention Plan shall be prepared and approved by the California State Water Quality Control Board, Santa Ana Region prior to any site grading.
- 1.5 Final maps shall meet all requirements of the Beaumont Municipal Code, and shall include the following:
- A. Existing easements and proposed easements within the Tract. Utility easements may be required for City maintenance purposes. Developer shall give City appropriate utility easements.
 - B. All City of Beaumont Right of Way
 - C. All required off-site Right of Way shall be acquired by the developer pursuant to the Subdivision Map Act and the Beaumont Municipal Code and dedicated to the City at no cost.
- 1.6 The following reports are required:
- A. A preliminary title report accompanied by copies of all recorded documents cited therein shall be submitted to the City Engineer for review along with the first submittal of the final map for checking.
 - B. A preliminary soils report prepared by a competent California licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations shall be submitted for review to the City Engineer along with the first submittal of grading plans, street improvements plans and /or other improvement plans for review. Within the required soils report special attention shall be directed to the rippability of the proposed road cuts and stability of manufactured slopes. The geotechnical engineer shall determine the setback requirements to support loading without failures in the soil mass.
 - C. Any grading and/or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical/civil engineer who shall obtain all required permits and submit reports on progress and test

PUBLIC WORKS CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 37426 PA 13

results to the City Engineer for review and approval as determined by the City. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the City Engineer for review and approval, which may require additional tests at the expense of the developer. Permits to build structures will not be issued until a report has been submitted by a geotechnical engineer and approved by the City Engineer attesting to the sufficiency of all building pads to sustain proposed foundation loading and graded in compliance with the geotechnical recommendations.

- D. A hydrology/hydraulics report shall be prepared and approved prior to the issuance of a construction permit. Said report shall be based upon methodology which is acceptable to the City Engineer, and shall address the potential 10-year and 100-year storm event impacts of local drainage upon the project as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting downstream problems. The report shall be submitted for review to the City Engineer along with the first submittal of Street Plans and/or other improvement plan for review.

1.7 The following Fees are required:

- A. At the time of first submittal of final map and improvement plans, the developer shall pay to the City of Beaumont all applicable fees based on City requirements. An engineer's estimate of construction cost shall be prepared by the developer's engineer and approved by the City Engineer.
- B. At the time of requesting recordation of final map, the developer shall provide securities to guarantee setting final survey monumentation within the tract map. Final monumentation certificates shall be provided by the developer to the City Engineer ensuring monuments were set within the tract map.
- C. Prior to the issuance of any permits to construct any public improvements, the developer shall pay to the City of Beaumont all applicable fees.
- D. Prior to the issuance of any permits to construct any public improvements, the developer shall provide securities to guarantee completion of construction and payment of labor and materials in accordance with Chapter 16.56 of the Beaumont Municipal Code.

Section 2 – Street Improvements

- 2.1 Off-site street improvement requirements shall be constructed based on a sensitivity analysis contained in the Traffic Study for this development. The developer shall be

PUBLIC WORKS CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 37426 PA 13

- directly and solely responsible for the mitigation of impacts related to existing traffic levels plus project traffic increases prior to the recordation of the final map. The developer shall obtain all required Right of Way, design and construct all street improvements at times required by the Traffic Study and approved by the City Engineer.
- 2.2 Street that are to be dedicated to the City shall be indicated on the Final Tract Map. Private streets that are to be maintained by the developer shall be indicated on the Final Tract Map. All public streets shall be constructed per Riverside County Transportation Department (RCTD) Standards or as approved by the City Engineer. The City reserves the right to accept completed streets after the maintenance phase has ended for the street improvements and have been inspected and accepted by the City.
 - 2.3 The cluster unit streets shall be maintained by the developer. An easement for sewer maintenance within the cluster unit streets shall be given by the developer to the City. Easement shall cover ingress and egress limits.
 - 2.4 The developer shall construct street improvements which shall consist of a 2" asphalt overlay along the project frontage on 8th Street to Xenia Avenue at the sole expense of the developer. The City's 8th Street rehabilitation project will end short of Xenia Avenue due to Pardee's development of Tract 37426 in which utility connections will be made into 8th Street.
 - 2.5 All existing improvements (sidewalk, curb and gutter, road pavement) that will be affected by the proposed improvements shall be replaced in kind or better to comply with City of Beaumont Standards.
 - 2.6 Pavement structural section shall be designed based on soils tests (R-Value Tests) conducted by an acceptable soils testing laboratory and submitted by a California licensed geotechnical/civil engineer for a Traffic Index value as approved by the City Engineer.
 - 2.7 All sidewalks shall have a minimum unobstructed width of four feet. Sidewalk and pedestrian ramps shall conform to RCTD standards. Pedestrian ramps shall conform to the federal ADA standards and requirements.
 - 2.8 All curb heights and gutter widths shall conform to RCTD standards. Actual curb height shall be determined in the Hydrology/Hydraulics report and approved by the City Engineer.
 - 2.9 All covers for utility manholes, valves, and vaults shall be adjusted to final grade after final paving.

PUBLIC WORKS CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 37426 PA 13

- 2.10 In the event that the developer phases the project, phasing maps shall be filed with the City for approval. All phases of the project shall require a minimum of two access points unless otherwise approved by the City Engineer.
- 2.11 Sidewalks and driveway approaches shall be constructed after the construction of homes is complete. Curb and gutter can be constructed before the construction of homes is complete.
- 2.12 Streets shall not be paved until all underground utilities are installed. There shall be no intersecting street centerlines less than 90° unless otherwise approved by the City Engineer.
- 2.13 The minimum centerline radius for local streets 50'-60' ROW shall be 300 feet unless otherwise approved by the City Engineer.
- 2.14 The minimum centerline radius for streets 66'-78' ROW shall be 850 feet unless otherwise approved by the City Engineer.
- 2.15 The minimum centerline radius for streets 88' ROW shall be 1400 feet unless otherwise approved by the City Engineer.
- 2.16 Street lights shall conform to the City of Beaumont Approved Street Lighting Specifications.
- 2.17 Power lines and telephones poles (existing and proposed) within project boundaries shall be placed underground and must be coordinated with utility purveyors.
- 2.18 All conditions under this section are conditions precedent to issuance of occupancy permit.

Section 3– Sewer Improvements

- 3.1 The sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant in accordance with the Master Sewer Plan.
- 3.2 Sewer line locations shall follow the State Department of Health requirements for water line and sewer line separations both horizontally and vertically. If pertinent conditions do not allow for the required separations horizontally and vertically, the proposed separations shall be submitted to the City Engineer for review and approval.

PUBLIC WORKS CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 37426 PA 13

- 3.3 Sewer infrastructure shall conform to the standards of Riverside County Transportation Department (RCTD) standards. Any deviations from the RCTD standards shall be submitted to the City Engineer for review and approval
- 3.4 A sewer easement shall be given to the City for the existing 15" sewer line located south of Carnation Lane and conveying sewer into 8th Street.
- 3.5 A sewer easement shall be given to the City for sewer maintenance in Lots 20 and 21.

Section 4 – Water Improvements

- 4.1 The developer shall comply with the requirements of the Beaumont Cherry Valley Water District.
- 4.2 All water valves and vault covers within paved areas shall be raised flush with finished surface and painted after paving is completed.
- 4.3 All fire hydrants, air vacs and other above ground water facilities shall be placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc. may be placed within sidewalks or paved areas provided such devices are set flush with the finished surfaces and are properly rated for chosen locations as approved by the City Engineer.
- 4.4 Water line locations shall follow the State Department of Health requirements for water line and sewer line separations both horizontally and vertically. If pertinent conditions do not allow for the required separations horizontally and vertically, the proposed separations shall be submitted to the City Engineer for review and approval.

Section 5 – Storm Drain Improvements

- 5.1 The developer's engineer shall provide hydraulic calculations for the proposed flows to be discharged into and through existing or any other storm drain facilities shall not exceed the maximum flows for which said facilities are currently capable of handling.
- 5.2 The developer shall be responsible for the maintenance of the under sidewalk drains located on Blue Orchid and Bluebell Way. The developer shall also be responsible for the maintenance of storm drain channels that convey storm water from under sidewalk drains and into the existing detention basin.

PUBLIC WORKS CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 37426 PA 13

- 5.3 Storm flows can be conveyed in street sections to the extent that the top of curbs shall accommodate a 10-year storm and that right of way limits shall accommodate a 100-year storm. Where storm flows cannot be adequately conveyed by street sections, underground storm drains shall be provided and shall be identified in the Hydrology/Hydraulics report and approved by the City Engineer.
- 5.4 The engineer shall demonstrate by hydrology and hydraulic calculations that existing storm drain improvements are adequate to receive flows generated from the proposed development. If existing drainage system is determined to be inadequate, the developer shall provide adequate solutions subject to approval by the City Engineer.
- 5.5 All storm drains, catch basins, and storm water structures shall be provided with adequate capabilities to filter and retain sediment, grit, oil, and grease to prevent pollution in the storm water runoff in compliance with the City of Beaumont Best Management Practices for storm water. Storm drain structures shall contain filter devices that conform to the approved filter device list issued by the State Water Board.
- 5.6 During the grading phase of the proposed development, the developer shall construct temporary drainage facilities and erosion control measures to minimize erosion and silt deposition.
- 5.7 Prior to issuance of a grading permit, the developer shall obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges associated with construction activities as required by the California Water Resources Control Board and approved by the City Engineer.
- 5.8 All water quality/detention basins shall be maintained by the Home Owner's Association (HOA) or other acceptable maintenance entity. Said basins shall be lettered lots owned and maintained by the HOA. Easements shall be dedicated to the City for all basins and access roads/ramps for maintenance purposes.

Section 6 – NPDES and Water Quality

- 6.1 The project will require a National Pollutant Discharge Elimination System (NPDES) General Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board.
- 6.2 A copy of the Notice of Intent (NOI) and Waste Discharge Identification (WDID) number from the State Water Resources Control Board shall be provided to the Public Works Department prior to approval of any improvement plan.

PUBLIC WORKS CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 37426 PA 13

- 6.3 A Storm Water Pollution Prevention Plan (SWPPP) shall be available to State and Public Works Inspectors at the jobsite prior to commencing construction. The developer shall be responsible for implementation, monitoring, operation, and maintenance of the SWPPP until all improvements have been accepted by Public Works Department or construction is complete, whichever is later.
- 6.4 A final project-specific Water Quality Management Plan (WQMP) shall be submitted to Public Works Department for approval with the Rough Grading Plan submittal. The WQMP shall be approved prior to the issuance of a grading permit. The WQMP shall incorporate, but not limited to, the following: site design BMP's, applicable source control BMP's, treatment control BMP's, long term operation and maintenance requirements, and inspection and maintenance checklist. Maintenance and funding requirements shall be outlined in the WQMP for the maintenance of the development BMP's. The post construction Best Management Practices (BMPs) outlined in the approved final project-specific WQMP shall be incorporated in the improvement plans.

Section 7 – Traffic Safety

- 7.1 During construction, temporary traffic control devices shall be constructed as deemed necessary by the City Engineer. Such measures and devices shall include but not be limited to: flagmen, barricades, portable electric traffic signals, and street sweeping.

Section 8 – Onsite Improvements and Grading

- 8.1 Grading of the proposed development shall conform to the standards of the latest edition of the California Building Code and the Beaumont Municipal Code.
- 8.2 Setbacks for cut/fill slopes from the property line shall vary when vinyl fence, wooden fence, retaining walls, or block walls are used. When retaining walls or block walls are used, a minimum of 1' setback for cut/fill slopes is required from face of retaining or block wall to keep soil stabilized. Longer setbacks than 1' can be used to keep soil stabilized from face of retaining or block wall.
- 8.3 Lots shall be designed and graded to drain to abutting street. No lot shall drain onto adjacent properties. Drainage devices shall be required to convey storm water from lot onto abutting street. Curb cores shall be required for onsite lot drainage to discharge out into abutting street.

PUBLIC WORKS CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 37426 PA 13

- 8.4 Building foundation clearance requirements for top of slope and toe of slope shall conform to (Chapter 18 – Soils and Foundations) of the latest edition of the California Building Code.
- 8.5 Building setback requirements for rear yard, front yard, and side yard shall comply with the setback requirements determined by Director of Planning Department.
- 8.6 Before foundation trenching is allowed, soil compaction report must be submitted to the City for review and approval.
- 8.7 Prior to obtaining a building permit for construction, the developer shall submit pad certification letters and pad compaction reports to the City for review and approval.



Beaumont-Cherry Valley Water District

Phone: (951) 845-9581 Fax: (951) 845-0159
Email: info@bcvwd.org

<http://www.bcvwd.org>

November 28, 2017

Board of Directors

David Hoffman
Division 5

John Covington
Division 4

Daniel Slawson
Division 3

Claudeen Diaz
Division 2

Andy Ramirez
Division 1

Rebecca Deming
City of Beaumont, Planning Department
550 East 6th Street
Beaumont, CA 92223

Subject: Beaumont Cherry Valley Water District Comments Regarding:
City of Beaumont Project Review Request
TTM 37426, 37427 and 37428 (Cherry Ave. and Brookside Ave.)
TM2017-002, 3 & 4

Beaumont-Cherry Valley Water District (BCVWD) comments regarding subject project are as follows:

I. General BCVWD Comments

1. The Beaumont-Cherry Valley Water District has reviewed the submittal and the District has recognize that TTM 37426 and 37428 were specified in the original project specific plan while TTM 37427 is an existing school site. The proposed development shows a change of use and will require approval from Beaumont-Cherry Valley Water District's Board of Directors for an updated Will Serve Letter.
2. Applicant shall coordinate all water and non-potable water facilities with BCVWD.
3. BCVWD Master Plan for Water and Non-Potable Water identifies facilities that will need to be installed in the vicinity of the project as part of the project work in order to complete said master plan facilities.

II. Project Development Conditions which must be met:

1. Upon approval of project revisions the BCVWD Board of Directors, the Applicant shall enter into a water facilities extension agreement and pay all fees associated with the domestic and non-potable water services for the development. The Applicant shall also pay all fees related to new fire service facilities including any facilities improvements that may be necessary to meet the fire flow requirements.
2. The Applicant shall pay front footage fees along all property frontages where facilities are currently installed.



Beaumont-Cherry Valley Water District

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Division 1

3. The Applicant shall extend existing facilities along all property frontages where facilities are planned but not currently installed.
4. The Applicant shall connect to the recycled water system for irrigation supply. To minimize the use of potable water, the District requires the applicant conform to the City of Beaumont Landscaping Ordinances and Zoning Requirements and/or County of Riverside Landscaping Ordinances (as applicable) which pertains to water efficient landscape requirements and the following:
 - a. Landscaped areas which have turf shall have "smart irrigation controllers" which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall and automatically determine watering schedule based on weather conditions, and not require seasonal monitoring changes. Orchard areas, if any, shall have drip irrigation.
 - b. Landscaping in non-turf areas should be drought tolerant consisting of planting materials. Irrigation systems for these areas should be drip or bubbler type.
5. The Applicant shall prepare separate water improvement plans and non-potable water improvement plans for the project as well as required water main and non-potable water main pipeline extensions in accordance with current District Standards showing all required domestic water system and non-potable water system improvements. Said plans shall be approved by the District prior to construction.
6. The Applicant shall conform to all District requirements and all City of Beaumont requirements.

Please call at (951) 845-9581, extension 17 if you have any questions or email me at dan.jaggers@bcvwd.org.

Very truly yours,

Daniel K. Jaggers, PE
Beaumont-Cherry Valley Water District
General Manager
DKJ/acw



CAL FIRE – RIVERSIDE UNIT
RIVERSIDE COUNTY FIRE DEPARTMENT
CITY OF BEAUMONT
OFFICE OF THE FIRE MARSHAL
550 E. 6TH Street, Beaumont CA 92223 Phone (951)-572-322

FIRE REVIEW PLANNING CASE CONDITIONS OF APPROVAL

CASE# TM2017-002, 3 & 4

APN #

SUBJECT: Sundance Specific Plan

DATE: 3/5/18

CONTACT: Michael Baker

PHONE # 760-346-7481

SITE ADDRESS: Tentative Tract Map# 37426,37427,37428

Specific Condition shall apply:

1. **Underground fire line plans shall be submitted to the fire department, for review and approval for fire hydrant spacing and type prior to signing Mylar's.**
2. **Provide a title block on the set of Mylar's saying, 'Riverside County Fire Department'.**
3. **All residential homes shall have fire sprinklers. Plans shall be submitted to the fire department for review and approval prior to installation.**
4. **Standard Conditions:**
5. **With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with City of Beaumont/Riverside County Ordinances and/or recognize fire protection standards:**
6. **F1. FIRE FINAL - and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use,**

California Building Code, California Fire Code, and other related codes which are in force at the time of building plan submittal.

7. **F2. FIRE FLOW REQUIREMENTS** - The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B, Table B105.1. The applicant/developer shall provide documentation to show that a water system exists, and is capable of delivering 1,000 GPM for 2 hour(s) for duration at 20-PSI residual operating pressure must be available before any combustible material is placed on the job site. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. California Fire Code 2010.
8. **F3. SUPER FIRE HYDRANTS** - Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 – 2 1/2") shall be located not less than 25 feet or more than 200 feet from any portion of the building as measured along approved emergency vehicular travel ways, and spaced no more than the required spacing per Appendix C, table C105.1 in feet apart in any direction. The fire flow shall be available from any adjacent fire hydrant(s) in the system. CFC Chapter 5, section 503.1.1 and Appendix B table – B105.1
9. **F4. ALL WEATHER ACCESS ROAD** - Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved fire department emergency vehicular access road (all weather surface) capable of sustaining an imposed load of 80,000 lbs. Road shall be provided prior to construction, based on street standards approved by the public works director and the Fire Prevention Bureau. CFC Chapter 5, section 503.2.3
10. **F5. 24 FOOT WIDTH, 15 FOOT VERTICAL** - Prior to construction and issuance of building permits, fire apparatus access roads shall have an unobstructed width of not less than 24 feet or as approved by the Fire Prevention Bureau and an unobstructed vertical clearance of not less than 15 feet. CFC Chapter 5, section 503.2.1 & RVC Fire Ordinance 787
11. **F6. 15 % GRADE** - Prior to construction, all roads, driveways and private roads shall not exceed 15 percent grade. Add: Grade transitions shall not exceed Riverside County Fire Department apparatus maximum approach and departure angles as determined by the Fire Chief. RVC Fire Ordinance # 787 CFC Chapter 5, section 503.2.7
12. **F7. PHASING** - If construction is phased, each phase shall provide an approved emergency vehicular access for fire protection prior to any building construction. CFC Chapter 5, section 501.4

13. **F8. DEAD ENDS** - Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. CFC Chapter 5, section 503.2.5
14. **F9. U/G WATER PLANS** - Prior to issuance of permits, the applicant/developer shall furnish **(3)** copies of the water system plans to the Fire Prevention Bureau for review. Plans shall be in accordance with Appendix B and Appendix C and section 508.1 of the CFC 2010:
15. **F10. BLUE DOT REFLECTOR** - Prior to issuance of Certificate of Occupancy or building final, "Blue Reflective Markers" shall be installed on private streets, public streets, and driveways to identify fire hydrant locations in accordance with City & RVC Fire Ordinance 787.6 specifications.
16. **F11. RESIDENTIAL NUMBERS** - Prior to issuance of Certificate of Occupancy or building final, all residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numerals shall be not less than four **(4)** inches in height. CFC Chapter 5, section 505.1
17. **F12. ROOFING** - Prior to Certificate of Occupancy or building final, all structures shall have fire retardant roofing materials (Class **A & B** roofs) as described in section 1504 of the CBC.
18. **F13. PAVED ACCESS-** - Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards.
19. **F14. ANGLE APPROACH** - The angle of approach and departure for any means of Fire Department access shall not exceed 1 foot drop in 20 feet, and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ. CFC Chapter 5, section 503.2.7
20. **F15. FIRE SPRINKLERS** - Prior to issuance of Certificate of Occupancy or building final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans **(3)** sets shall be submitted to the Fire Prevention Bureau for approval prior to installation. No person shall remove or modify any fire protection system installed or maintained under the provisions of the California Fire Code without the approval by the Fire Chief. A Licensed C-16 contractor shall do all the work and/or certification. CFC Chapter 9, section 901.3.1, 903.1 & CBC Chapter 9, section 903.1.1
21. **F16. SAFETY PRECAUTIONS** - Approval of the safety precautions for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other

approvals for specific operations or processes associated with such construction, alteration or demolition. Structure, facilities and conditions which in the opinion of the fire code official, constitute a distinct hazard to life or property. The fire code official is authorized to order the posting of signs in a conspicuous location in each structure. The posting of signs shall not be obscured, removed, defaced, mutilated, or destroyed.

22. **F17. FIRE DEPARTMENT INSPECTION APPROVAL** - Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such construction or work shall remain accessible and exposed for inspection purposes until approved.
23. **F18. AUTHORITY TO INSPECT** - The Fire Prevention Bureau shall maintain the authority to inspect as often as necessary for buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.
24. **F19. ALTERATIONS** - Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation.
25. **F20. MEDIAN CROSSOVERS** - Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Chief and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer.
26. **F21. GATES** – All exterior security/emergency access gates shall be electronically operated and be provided with a Knox key switch for access by emergency personnel, that includes the Police Department's "E" key. Contact Beaumont Police Department at 951-769-8500 for any questions. Gate entrances shall be at least two feet wider than the width of the traffic lane (s) serving that gate. Any gate providing access from a road to a driveway shall be located at least **35 feet** from the roadway, and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40 foot turning radius will be required. CFC Chapter 5, section 503.6
27. **F22. KNOX SWITCH** - Gate (s) shall be opened by a Fire Department Knox Switch, and all gates shall be a minimum of **24 feet** in width. Automatic gates shall be equipped with emergency backup power.

28. **F24. SINGLE FAMILY DWELLINGS** - Approved fire prevention standard fire hydrants (6" x 4" x 2 – 2 1/2") shall be located at each intersection of all residential streets and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant. Minimum fire flow shall be **1,000 GPM** for 2 hours at 20 PSI. Fire flow and flow duration for dwellings in excess of 3,600 square feet shall not be less than that specified in Appendix B, Table B 105.1, RVC 787.7 & CFC Chapter 5, and Appendix C, Table C 105.1
29. **F25. ACCESS/ROAD LENGTH** - No cul-de-sac or dead end road length shall exceed one thousand three hundred-twenty (**1,320**) feet in length. In any hazard fire area of Riverside County, no dead-end or cul-de-sac road shall exceed six hundred-sixty (**660**) feet in length. The Fire Chief, based on city street standards shall determine minimum turning radius for fire apparatus based upon fire apparatus manufacture specifications. Riverside County Ordinance 787.7, CFC Chapter 5, section 503.2.5
30. **F26. BUILDING OPENINGS** - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building where ground ladder access is the only means to reach the highest point on the building from the exterior. Obstructions will not be placed as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787

Please call if you have questions:



Richard Horner

Fire Safety Specialist/Office of the Fire Marshal

CAL FIRE/Riverside County Fire Department

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The Office of the Fire Marshal is committed to provide professional fire and life safety engineering, permitting and inspection services for our citizens and emergency responders through exemplary customer service, leadership, education, analysis, innovation and partnership with the development and business community.

Tentative Tract Map No. 34727

(Planning Area 54)

**CITY OF BEAUMONT
SUBDIVISION
CONDITIONS OF APPROVAL**

**TENTATIVE TRACT MAP NO. 37427
APN: 408-201-009
Pardee Homes**

**CITY COUNCIL
APPROVAL:**

May 1, 2018

1.0 STANDARD CONDITIONS

- 1.1 The following conditions of approval are for **TENTATIVE TRACT NO. 37427**, and consist of Conditions 1.1 through 1.13, Conditions 2.1 through 2.7, Conditions 3.1 through 3.11, Conditions 4.1 through 4.16, Conditions 5.1 through 5.15, Conditions 6.1 through 6.9; and pages 1 through 12, inclusive.
- 1.2 The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **TENTATIVE TRACT NO. 37427**, which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
- 1.3 The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
- 1.4 Notwithstanding provisions in the Development Agreement contrary thereto, this conditionally approved tentative map will expire two (2) years after the original approval date, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development agreement.
- 1.5 Action on a minor change and/or revised map request will not extend the time limits of the tentative map. The City Council approval date on the original tentative map is May 1, 2018.
- 1.6 The final map shall be prepared by a licensed land surveyor or registered civil

Tentative Tract No. 37427
Conditions of Approval
Page 2

engineer subject to all the requirements of the State of California Subdivision Map Act and The Beaumont Municipal Code.

- 1.7 If required by the Planning Department, within ten (10) days of approval by the City Council ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Planning Department prior to release of the final conditions of approval.
- 1.8 Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal.
- 1.9 The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Department.
- 1.10 The properties contained within Tentative Tract No. 37427 are part of the Sundance Specific Plan. The provisions and criteria of the Sundance Specific Plan shall control and guide the development of Tentative Tract No. 37427. All of the conditions of approval for the Specific Plan are herewith established as conditions of approval for Tentative Tract No. 37427.
- 1.11 An Environmental Report and Addendums were prepared and certified for the Deutsch/Sundance Specific Plan and amendments, and a series of mitigation measures were adopted by the City Council to mitigate the potential environmental impacts of the project. All of the mitigation measures set forth in the subject environmental document are herewith established as conditions of approval for Tentative Tract No. 37427.
- 1.12 Execution of the project will necessitate the conducting of mitigation monitoring by the City to ensure that all of the mitigation measures set forth in the Environmental Impact Report and Addendum are systematically implemented. The subdivider shall fund the mitigation monitoring requirements by paying an amount equal to the City's actual contracting cost for such services, plus a 20 percent administrative charge.
- 1.13 Tentative Tract No. 37427 has been found to be substantially in conformance with the Sundance Specific Plan.

2.0 AGENCY CONDITIONS

- 2.1 The subdivider shall comply with the requirements set forth in the City Public Works Department conditions, a copy of which is attached.
- 2.2 The subdivider shall comply with the requirements of the Beaumont Police Department.
- 2.3 The subdivider shall comply with the requirements of the Beaumont Fire Department.
- 2.4 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 2.5 The subdivider shall comply with the requirements as set forth by the Caltrans.
- 2.6 The subdivider shall comply with the requirements of the Southern California Gas Company.
- 2.7 The subdivider shall comply with the requirements as set forth by the Beaumont Unified School District.

3.0 RECORDATION CONDITIONS

Prior to the RECORDATION of any final map, all the following conditions shall be satisfied:

- 3.1 The subdivider shall submit written clearances to the Public Works Department that all pertinent requirements from the following agencies have been met:
 - City Fire Department
 - City Police Department
 - City Planning Department
 - Beaumont Cherry Valley Water District
 - Beaumont Unified School District
- 3.2 All public street road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Department. Street names shall be subject to the approval of the Building Official. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Department.

Tentative Tract No. 37427
Conditions of Approval
Page 4

- 3.3 All delinquent property taxes, special taxes and assessments shall be paid to the Riverside County Tax Collectors Office.
- 3.4 Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the final map if they are located within the land division boundary. All offers of dedication and conveyances shall be submitted and recorded as directed by the Public Works Department.
- 3.5 Lots created by this subdivision shall comply with the following:
 - a. Lots created by this subdivision shall be in conformance with the development standards of the Sundance Specific Plan.
 - b. All sewer, storm drain and other public utility crossings in side and rear yards to be located in fee title lots and not easements.
- 3.6 No lots fronting on knuckles, or cul-de-sacs shall have less than twenty-five (25) feet of frontage measured at the property line, with the exception of flag lots as approved by the Planning Department.
- 3.7 This subdivision may be recorded in phases subject to the following:
 - a. Phasing, including phase boundaries and sequencing, shall be subject to Planning Department approval.
 - b. Common open space area improvement phasing, shall be required subject to Planning Department approval.
- 3.8 Consistent with City standards and the Beaumont General Plan, the subdivider is obligated to provide fully improved park space at a ratio of 5 acres per 1,000 population. Said conditions of approval require of park improvements and/or fees, and these requirements shall be applicable on a pro-rata basis for this subdivision as set forth in the conditions of approval for the Sundance Specific Plan.
- 3.9 The maintenance and management of common open space areas and common facilities shall be conducted as set forth herein and approved by the Planning Department. All provisions of said condition shall be satisfied prior to map recordation.
- 3.10 A hydrology study, to the satisfaction of the Public Works Department, shall be prepared and approved prior to recordation. Said hydrology study shall be based

upon methodology which is acceptable to the Riverside County Flood Control and Water Conservation District, and shall address the potential impacts of the project, as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting any downstream problems.

- 3.11 The subdivider shall be responsible for the provision of a fair share of the necessary roadway, water, sewer and drainage facilities for the orderly implementation of the Sundance Specific Plan and the existing master plans for these facilities. Prior to recordation, the subdivider shall work with the City and the Public Works Department to establish the necessary financing and implementation measures to ensure the provision of a fair share of such necessary facilities.

4.0 GRADING CONDITIONS

- 4.1 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:
- a. The land divider or developer shall submit comprehensive grading plan to the Public Works Department which complies with the Uniform Building Code, Chapter 70, the Beaumont Municipal Code and as may be additionally provided for in these conditions.
 - b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
 - c. Graded land shall be provided with erosion control measures as approved by the Public Works Department.
- 4.2 Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Department for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be installed including, but not limited to, parkway planting, recreation trails, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:
- a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.
 - b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

Tentative Tract No. 37427
Conditions of Approval
Page 6

- c. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground wherever feasible.
 - d. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
 - e. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate. All Landscaping shall be in compliance with Beaumont Municipal Code Chapter 17.06.
 - f. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.
 - g. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
 - h. All Trees proposed within 10 feet of any Right-of-Way shall provide for a 36" deep root barrier.
- 4.3 Three (3) sets of detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with the applicable processing fee.
- 4.4 No grading permits shall be issued for any proposed new structures outside the areas shown on the approved tentative map unless otherwise approved by the Planning Department and the Public Works Department.
- 4.5 If grading is proposed for five (5) or more acres or is part of a larger project that will disturb five (5) or more acres it shall require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Grading permits shall not be issued until the Public Works Department has determined that the project has complied with the current City requirements for compliance with the NPDES Construction General Permit.
- 4.6 If the project grading is to be phased, prior to issuance of a grading permit, an overall conceptual grading plan shall be submitted to the Public Works Department and Planning Department for approval. The plan shall be used as a guideline for subsequent detailed grading plans for individual phases of development and shall include the following:

Tentative Tract No. 37427
Conditions of Approval
Page 7

- a. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
 - b. Approximate time frames for grading and identification of areas which may be graded during the higher probability rain months of December through March.
 - c. Preliminary pad and roadway elevations.
 - d. Areas of temporary grading outside of a particular phase.
- 4.7 Driveways shall be designed so as not to exceed a fifteen (15) percent grade.
- 4.8 The subdivider shall provide evidence to the Public Works Department that all off-site grading areas have recorded grading and drainage easements and that maintenance responsibility have been assigned as approved by the Public Works Department and Planning Department.
- 4.9 A qualified paleontologist shall be retained by the subdivider for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist, the City Public Works Department and the grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and details of the fossil recovery plan if recovery was deemed necessary.
- 4.10 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Department in writing that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit) should any grading be proposed within or along the banks of any natural watercourse. Copies of any agreement shall be submitted to the Public Works Department with the notification.
- 4.11 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Department in writing that the alteration of any watercourse or wetland complies with the U.S. Army Corps of Engineers (Corps)

Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or alongside the banks of the any watercourse or wetland where the Corps has jurisdiction. Copies of any agreements shall be submitted to the Public Works Department along with the notification.

- 4.12 Grading plans shall be submitted to the Public Works Department for review and approval. The plans shall include an erosion and siltation control element, as necessary, to prevent graded and cleared areas from being eroded, resulting in the transport of sediment into the watercourses and downstream where it may affect downstream properties and habitat. Approval of the grading plans is required to fulfill monitoring requirements of the California Environmental Quality Act (CEQA).
- 4.13 Any grading plans proposing grading adjacent to or within the open space lots shall be submitted to the Planning Department for review and approval.
- 4.14 Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans. All street improvement plans and lot grading for residential lots shall indicate and install under sidewalk/curb core draining with a minimum of 2 outlets per lot unless otherwise approved by the Planning Department and Public Works Department
- 4.15 The subdivider shall submit two (2) copies of a soils report to the Public Works Department. The report shall address the soils stability and geologic conditions of the site as approved by the Public Works Department.
- 4.16 All parks, trails and open space shall be completed/improved at a time as required by the City of Beaumont, but no later than 75% of the buildable lots within the final map/planning area/ project.

5.0 BUILDING CONDITIONS

Prior to the issuance of BUILDING PERMITS, all the following conditions shall be satisfied:

- 5.1 The subdivider shall submit written clearances to the Planning Department that all pertinent requirements from the following agencies have been met:

City Public Works Department
Beaumont Unified School District
Beaumont Fire Protection Department

Beaumont Planning Department

- 5.2 Prior to submittal of architectural building plans and wall and fence plans to the Planning Department, an acoustical study shall be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce ambient interior noise levels to 45 Ldn. The study shall be submitted to the Planning Department for review with review fee as set in the Fee Schedule or at actual hourly cost and the approved recommendations shall be incorporated into the architectural building plans and wall and fence plans.
- 5.3 A detailed wall and fencing plan shall be submitted to and approved by the Planning Department & Public Works Department and shall show all project walls and fencing including but not limited to perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be constructed along all side or other yards adjacent to streets, or which are plainly visible, and in locations as may be required by the Planning Department.
- 5.4 Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with Planning Department approval.
- 5.5 Building separation between all buildings shall not be less than as set forth in the California Building Code.
- 5.6 All street side yard setbacks shall be a minimum of ten (10) feet.
- 5.7 All front yards shall be provided with landscaping and automatic irrigation systems and adhere to Municipal Code Chapter 17.06 Landscaping Standards, as approved by the Planning Department. Additionally, all front yard landscaping shall be installed with drought tolerant landscaping.
- 5.8 No wood fencing is permitted in this development. All fencing materials shall be masonry, vinyl or tubular steel, as approved by the Planning Department.
- 5.9 All utility connections and easements shall be placed underground and shall not encroach into the driveway area unless otherwise approved by the Public Works Department.
- 5.10 A minor plot plan for all residential buildings, garages and accessory buildings for residential products shall be submitted to the Planning Department accompanied

by applicable filing fees for a minor plot plan not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the City of Beaumont. The minor plot plan shall be subject to the approval of Planning Department and shall contain the following elements:

- a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
 - b. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers when feasible (trade names also acceptable).
 - c. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. All residential structures shall be provided with "four-sided" architectural features. With respect to residential structures, this may take the form of edge trim on all exterior doors or windows, or other methods as approved by the Planning Department. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to and visible from parks, walkways, and public roadways.
 - d. Detailed wall and fencing plan for the subdivision, including colors, materials and location details.
 - f. Five (5) sets of photographic or color laser prints (8 X 10 in.) of the sample board and colored elevations shall be submitted for permanent filing.
 - g. All residential and commercial structures shall be provided with "four-sided" architectural features. With respect to residential structures, this may take the form of edge trim on all exterior doors or windows, or other methods as approved by the Planning Director.
- 5.11 All residential units shall be served by a minimum of two access points at all times, for proper circulation and emergency vehicle ingress and egress, as

approved by the Fire Department.

- 5.12 Street Improvement Plans shall be prepared to the satisfaction of the Public Works Department. Additionally, Street Lighting plans in accordance with the City of Beaumont Outdoor Lighting ordinance shall be submitted in conjunction with the Street Improvement Plans. Street Lights shall be reviewed and approved by the Planning and Building Department with appropriate fees paid. All Mailbox clusters shall have appropriate lighting as approved by the City.
- 5.13 All Community Mailboxes shall be maintained by the Homeowners or by a Homeowners Association for that area. Community Mailboxes shall be approved by the City of Beaumont prior to installation for review of anti-theft features.
- 5.14 Conditions, Covenants, and Restrictions (CC&R's) shall be recorded for this tract by the Subdivider. A note shall be placed on the cover page of said CC&R's which states as follows: "The City of Beaumont shall not be responsible for the enforcement of the CC&R's for Tract No. 37427."
- 5.15 The project shall participate in the Beaumont Community Facilities District program to provide for maintenance services (if deemed required by the City of Beaumont) and public safety services. This requirement is not contingent on the project seeking public facilities financing.

6.0 FINAL INSPECTION/OCCUPANCY CONDITIONS

Prior to the FINAL BUILDING INSPECTION or issuance of OCCUPANCY PERMITS, whichever occurs first, all the following conditions shall be satisfied:

- 6.1 Decorative block and sound walls shall be constructed subject to the approval of the Building Department and Planning Department. A graffiti resistant coating or landscaping shall be provided on all block walls.
- 6.2 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans.
- 6.3 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Department and the Public Works Department.
- 6.4 A licensed landscape architect shall provide a Compliance Letter to the Planning Department and the Public Works Department stating that the landscape and

irrigation system has been installed in compliance with the approved landscaping and irrigation plans, Municipal Code and conditions of approval.

- 6.5 All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection and applicable fees paid at the direction of the Planning Department.
- 6.6 All driveways shall be concrete paved.
- 6.7 Access roads, street improvements, all agency requirements, parking areas and security lighting shall be constructed in accordance with approved improvement plans and specifications.
- 6.8 Clearance shall be obtained from the Beaumont Fire Department, and all fire protection improvements shall be in place as approved by the Fire Chief.
- 6.9 All plans prepared for City of Beaumont approval shall include, once approved, a pdf scan of the approved plans and a GIS/CAD file in the standards as forth by the City.

**PUBLIC WORKS
CONDITIONS OF APPROVAL**

TENTATIVE TRACT MAP NO. 37427 PA 54

Section 1 – General

- 1.1 The design of public infrastructure elements shall conform to the requirements of the City General Plan, Water Quality Management Plan, Master Plans, City of Beaumont Standards, Caltrans Standard Specifications and the Standard Specifications for Public Works Construction, current edition, as required by the City Engineer. Grading work outside of road right of way shall conform to the latest edition of California Building Code and the City of Beaumont standards and practices. All existing utilities that will be abandoned shall be removed and called out on plans for removal.
- 1.2 The following plans and reports shall be prepared by a competent California licensed civil engineer prior to any site development. All required plans shall be drawn in ink at appropriate scales on mylar sheets as approved by the City Engineer. At approval of the plans, digital copies of the signed/approved shall be given to the City on a CD in PDF format. Upon request of the City, the AutoCAD files for the plans shall also be submitted to the City.
- 1.3 Developer shall be responsible for paying Transportation Uniform Mitigation Fee (TUMF) as part of constructing new residential development. Developer shall pay applicable TUMF fees which are included in the City's TUMF ordinance.
- 1.4 Plans Required:
 - A. Street Improvement Plans – Plan/Profile at 1" = 40' (Hor.), 1" = 4' (Ver.), plus Title/Index and Detail Sheets.
 - B. Rough Grading and Precise Grading Plans – at appropriate clarity scales. Erosion/sediment control plans shall be prepared and submitted with Roughing Grading Plans.
 - C. Water, Sewer, and Storm Drain Improvement Plans – Plan/Profile at 1" = 40' (Hor.), 1" = 4' (Ver.), plus Title/Index and Detail Sheets.
 - D. Wall and Fence Plans
 - E. Landscape and Irrigation Plans

PUBLIC WORKS CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 37427 PA 54

- F. Street Lighting and Onsite Lighting Plan
 - G. Composite underground Utility plan at minimum 1" = 100' scale showing all curb and gutter, sewer, water, and storm drain with utility valves, manholes and service connections. Gas, electric, telephone, and CATV shall be shown based on plans prepared by utility agencies.
 - H. Storm Water Pollution Prevention Plan shall be prepared and approved by the California State Water Quality Control Board, Santa Ana Region prior to any site grading.
- 1.5 Final maps shall meet all requirements of the Beaumont Municipal Code, and shall include the following:
- A. Existing easements and proposed easements within the Tract. Utility easements may be required for City maintenance purposes. Developer shall give City appropriate utility easements.
 - B. All City of Beaumont Right of Way
 - C. All required off-site Right of Way shall be acquired by the developer pursuant to the Subdivision Map Act and the Beaumont Municipal Code and dedicated to the City at no cost.
- 1.6 The following reports are required:
- A. A preliminary title report accompanied by copies of all recorded documents cited therein shall be submitted to the City Engineer for review along with the first submittal of the final map for checking.
 - B. A preliminary soils report prepared by a competent California licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations shall be submitted for review to the City Engineer along with the first submittal of grading plans, street improvements plans and /or other improvement plans for review. Within the required soils report special attention shall be directed to the rippability of the proposed road cuts and stability of manufactured slopes. The geotechnical engineer shall determine the setback requirements to support loading without failures in the soil mass.
 - C. Any grading and/or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical/civil engineer who shall obtain all required permits and submit reports on progress and test results to the City Engineer for review and approval as determined by the City.

PUBLIC WORKS CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 37427 PA 54

Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the City Engineer for review and approval, which may require additional tests at the expense of the developer. Permits to build structures will not be issued until a report has been submitted by a geotechnical engineer and approved by the City Engineer attesting to the sufficiency of all building pads to sustain proposed foundation loading and graded in compliance with the geotechnical recommendations.

- D. A hydrology/hydraulics report shall be prepared and approved prior to the issuance of a construction permit. Said report shall be based upon methodology which is acceptable to the City Engineer, and shall address the potential 10-year and 100-year storm event impacts of local drainage upon the project as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting downstream problems. The report shall be submitted for review to the City Engineer along with the first submittal of Street Plans and/or other improvement plan for review.

1.7 The following Fees are required:

- A. At the time of first submittal of final map and improvement plans, the developer shall pay to the City of Beaumont all applicable fees based on City requirements. An engineer's estimate of construction cost shall be prepared by the developer's engineer and approved by the City Engineer.
- B. At the time of requesting recordation of final map, the developer shall provide securities to guarantee setting final survey monumentation within the tract map. Final monumentation certificates shall be provided by the developer to the City Engineer ensuring monuments were set within the tract map.
- C. Prior to the issuance of any permits to construct any public improvements, the developer shall pay to the City of Beaumont all applicable fees.
- D. Prior to the issuance of any permits to construct any public improvements, the developer shall provide securities to guarantee completion of construction and payment of labor and materials in accordance with Chapter 16.56 of the Beaumont Municipal Code.

Section 2 – Street Improvements

- 2.1 Off-site street improvement requirements shall be constructed based on a sensitivity analysis contained in the Traffic Study for this development. The developer shall be directly and solely responsible for the mitigation of impacts related to existing traffic levels plus project traffic increases prior to the recordation of the final map. The

PUBLIC WORKS CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 37427 PA 54

developer shall obtain all required Right of Way, design and construct all street improvements at times required by the Traffic Study and approved by the City Engineer.

- 2.2 Street that are to be dedicated to the City shall be indicated on the Final Tract Map. Private streets that are to be maintained by the developer shall be indicated on the Final Tract Map. All public streets shall be constructed per Riverside County Transportation Department (RCTD) Standards or as approved by the City Engineer. The City reserves the right to accept completed streets after the maintenance phase has ended for the street improvements and have been inspected and accepted by the City.
- 2.3 All existing improvements (sidewalk, curb and gutter, road pavement) that will be affected by the proposed improvements shall be replaced in kind or better to comply with City of Beaumont Standards.
- 2.4 Pavement structural section shall be designed based on soils tests (R-Value Tests) conducted by an acceptable soils testing laboratory and submitted by a California licensed geotechnical/civil engineer for a Traffic Index value as approved by the City Engineer.
- 2.5 All sidewalks shall have a minimum unobstructed width of four feet. Sidewalk and pedestrian ramps shall conform to RCTD standards. Pedestrian ramps shall conform to the federal ADA standards and requirements.
- 2.6 All curb heights and gutter widths shall conform to RCTD standards. Actual curb height shall be determined in the Hydrology/Hydraulics report and approved by the City Engineer.
- 2.7 All covers for utility manholes, valves, and vaults shall be adjusted to final grade after final paving.
- 2.8 In the event that the developer phases the project, phasing maps shall be filed with the City for approval. All phases of the project shall require a minimum of two access points unless otherwise approved by the City Engineer.
- 2.9 Sidewalks and driveway approaches shall be constructed after the construction of homes is complete. Curb and gutter can be constructed before the construction of homes is complete.
- 2.10 Streets shall not be paved until all underground utilities are installed. There shall be no intersecting street centerlines less than 90° unless otherwise approved by the City Engineer.

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- 2.11 The minimum centerline radius for local streets 50'-60' ROW shall be 300 feet unless otherwise approved by the City Engineer.
- 2.12 The minimum centerline radius for streets 66'-78' ROW shall be 850 feet unless otherwise approved by the City Engineer.
- 2.13 The minimum centerline radius for streets 88' ROW shall be 1400 feet unless otherwise approved by the City Engineer.
- 2.14 Street lights shall conform to the City of Beaumont Approved Street Lighting Specifications.
- 2.15 Power lines and telephones poles (existing and proposed) within project boundaries shall be placed underground and must be coordinated with utility purveyors.
- 2.16 All conditions under this section are conditions precedent to issuance of occupancy permit.

Section 3– Sewer Improvements

- 3.1 The sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant in accordance with the Master Sewer Plan.
- 3.2 Sewer line locations shall follow the State Department of Health requirements for water line and sewer line separations both horizontally and vertically. If pertinent conditions do not allow for the required separations horizontally and vertically, the proposed separations shall be submitted to the City Engineer for review and approval.
- 3.3 Sewer infrastructure shall conform to the standards of Riverside County Transportation Department (RCTD) standards. Any deviations from the RCTD standards shall be submitted to the City Engineer for review and approval.

Section 4 – Water Improvements

- 4.1 The developer shall comply with the requirements of the Beaumont Cherry Valley Water District.
- 4.2 All water valves and vault covers within paved areas shall be raised flushed with finished surface and painted after paving is completed.

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- 4.3 All fire hydrants, air vacs and other above ground water facilities shall be placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc. may be placed within sidewalks or paved areas provided such devices are set flush with the finished surfaces and are properly rated for chosen locations as approved by the City Engineer.
- 4.4 Water line locations shall follow the State Department of Health requirements for water line and sewer line separations both horizontally and vertically. If pertinent conditions do not allow for the required separations horizontally and vertically, the proposed separations shall be submitted to the City Engineer for review and approval.

Section 5 – Storm Drain Improvements

- 5.1 The developer's engineer shall provide hydraulic calculations for the proposed flows to be discharged into and through existing or any other storm drain facilities shall not exceed the maximum flows for which said facilities are currently capable of handling.
- 5.2 Storm flows can be conveyed in street sections to the extent that the top of curbs shall accommodate a 10-year storm and that right of way limits shall accommodate a 100-year storm. Where storm flows cannot be adequately conveyed by street sections, underground storm drains shall be provided and shall be identified in the Hydrology/Hydraulics report and approved by the City Engineer.
- 5.3 The engineer shall demonstrate by hydrology and hydraulic calculations that existing storm drain improvements are adequate to receive flows generated from the proposed development. If existing drainage system is determined to be inadequate, the developer shall provide adequate solutions subject to approval by the City Engineer.
- 5.4 All storm drains, catch basins, and storm water structures shall be provided with adequate capabilities to filter and retain sediment, grit, oil, and grease to prevent pollution in the storm water runoff in compliance with the City of Beaumont Best Management Practices for storm water. Storm drain structures shall contain filter devices that conform to the approved filter device list issued by the State Water Board.
- 5.5 During the grading phase of the proposed development, the developer shall construct temporary drainage facilities and erosion control measures to minimize erosion and silt deposition.
- 5.6 Prior to issuance of a grading permit, the developer shall obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges associated with construction activities as required by the California Water Resources Control Board and approved by the City Engineer.

PUBLIC WORKS CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 37427 PA 54

- 5.7 All water quality/detention basins shall be maintained by the Home Owner's Association (HOA) or other acceptable maintenance entity. Said basins shall be lettered lots owned and maintained by the HOA. Easements shall be dedicated to the City for all basins and access roads/ramps for maintenance purposes.

Section 6 – NPDES and Water Quality

- 6.1 The project will require a National Pollutant Discharge Elimination System (NPDES) General Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board.
- 6.2 A copy of the Notice of Intent (NOI) and Waste Discharge Identification (WDID) number from the State Water Resources Control Board shall be provided to the Public Works Department prior to approval of any improvement plan.
- 6.3 A Storm Water Pollution Prevention Plan (SWPPP) shall be available to State and Public Works Inspectors at the jobsite prior to commencing construction. The developer shall be responsible for implementation, monitoring, operation, and maintenance of the SWPPP until all improvements have been accepted by Public Works Department or construction is complete, whichever is later.
- 6.4 A final project-specific Water Quality Management Plan (WQMP) shall be submitted to Public Works Department for approval with the Rough Grading Plan submittal. The WQMP shall be approved prior to the issuance of a grading permit. The WQMP shall incorporate, but not limited to, the following: site design BMP's, applicable source control BMP's, treatment control BMP's, long term operation and maintenance requirements, and inspection and maintenance checklist. Maintenance and funding requirements shall be outlined in the WQMP for the maintenance of the development BMP's. The post construction Best Management Practices (BMPs) outlined in the approved final project-specific WQMP shall be incorporated in the improvement plans.

Section 7 – Traffic Safety

- 7.1 During construction, temporary traffic control devices shall be constructed as deemed necessary by the City Engineer. Such measures and devices shall include but not be limited to: flagmen, barricades, portable electric traffic signals, and street sweeping.

Section 8 – Onsite Improvements and Grading

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- 8.1 Grading of the proposed development shall conform to the standards of the latest edition of the California Building Code and the Beaumont Municipal Code.
- 8.2 Setbacks for cut/fill slopes from the property line shall vary when vinyl fence, wooden fence, retaining walls, or block walls are used. When retaining walls or block walls are used, a minimum of 1' setback for cut/fill slopes is required from face of retaining or block wall to keep soil stabilized. Longer setbacks than 1' can be used to keep soil stabilized from face of retaining or block wall.
- 8.3 Lots shall be designed and graded to drain to abutting street. No lot shall drain onto adjacent properties. Drainage devices shall be required to convey storm water from lot onto abutting street. Curb cores shall be required for onsite lot drainage to discharge out into abutting street.
- 8.4 Building foundation setback requirements for top of slope and toe of slope shall conform to (Chapter 18 – Soils and Foundations) of the latest edition of the California Building Code.
- 8.5 Building setback requirements for rear yard, front yard, and side yard shall comply with the setback requirements as determined by Director of Planning Department.
- 8.6 Before foundation trenching is allowed, soil compaction report must be submitted to the City for review and approval.
- 8.7 Prior to obtaining a building permit for construction, the developer shall submit pad certification letters and pad compaction reports to the City for review and approval.



Beaumont-Cherry Valley Water District

Phone: (951) 845-9581 Fax: (951) 845-0159
Email: info@bcvwd.org

<http://www.bcvwd.org>

November 28, 2017

Board of Directors

David Hoffman
Division 5

John Covington
Division 4

Daniel Slawson
Division 3

Claudeen Diaz
Division 2

Andy Ramirez
Division 1

Rebecca Deming
City of Beaumont, Planning Department
550 East 6th Street
Beaumont, CA 92223

Subject: Beaumont Cherry Valley Water District Comments Regarding:
City of Beaumont Project Review Request
TTM 37426, 37427 and 37428 (Cherry Ave. and Brookside Ave.)
TM2017-002, 3 & 4

Beaumont-Cherry Valley Water District (BCVWD) comments regarding subject project are as follows:

I. General BCVWD Comments

1. The Beaumont-Cherry Valley Water District has reviewed the submittal and the District has recognize that TTM 37426 and 37428 were specified in the original project specific plan while TTM 37427 is an existing school site. The proposed development shows a change of use and will require approval from Beaumont-Cherry Valley Water District's Board of Directors for an updated Will Serve Letter.
2. Applicant shall coordinate all water and non-potable water facilities with BCVWD.
3. BCVWD Master Plan for Water and Non-Potable Water identifies facilities that will need to be installed in the vicinity of the project as part of the project work in order to complete said master plan facilities.

II. Project Development Conditions which must be met:

1. Upon approval of project revisions the BCVWD Board of Directors, the Applicant shall enter into a water facilities extension agreement and pay all fees associated with the domestic and non-potable water services for the development. The Applicant shall also pay all fees related to new fire service facilities including any facilities improvements that may be necessary to meet the fire flow requirements.
2. The Applicant shall pay front footage fees along all property frontages where facilities are currently installed.



Beaumont-Cherry Valley Water District

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Division 1

3. The Applicant shall extend existing facilities along all property frontages where facilities are planned but not currently installed.
4. The Applicant shall connect to the recycled water system for irrigation supply. To minimize the use of potable water, the District requires the applicant conform to the City of Beaumont Landscaping Ordinances and Zoning Requirements and/or County of Riverside Landscaping Ordinances (as applicable) which pertains to water efficient landscape requirements and the following:
 - a. Landscaped areas which have turf shall have "smart irrigation controllers" which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall and automatically determine watering schedule based on weather conditions, and not require seasonal monitoring changes. Orchard areas, if any, shall have drip irrigation.
 - b. Landscaping in non-turf areas should be drought tolerant consisting of planting materials. Irrigation systems for these areas should be drip or bubbler type.
5. The Applicant shall prepare separate water improvement plans and non-potable water improvement plans for the project as well as required water main and non-potable water main pipeline extensions in accordance with current District Standards showing all required domestic water system and non-potable water system improvements. Said plans shall be approved by the District prior to construction.
6. The Applicant shall conform to all District requirements and all City of Beaumont requirements.

Please call at (951) 845-9581, extension 17 if you have any questions or email me at dan.jaggers@bcvwd.org.

Very truly yours,

Daniel K. Jaggers, PE
Beaumont-Cherry Valley Water District
General Manager

DKJ/acw



CAL FIRE – RIVERSIDE UNIT
RIVERSIDE COUNTY FIRE DEPARTMENT
CITY OF BEAUMONT
OFFICE OF THE FIRE MARSHAL
550 E. 6TH Street, Beaumont CA 92223 Phone (951)-572-322

FIRE REVIEW PLANNING CASE CONDITIONS OF APPROVAL

CASE# TM2017-002, 3 & 4

APN #

SUBJECT: Sundance Specific Plan

DATE: 3/5/18

CONTACT: Michael Baker

PHONE # 760-346-7481

SITE ADDRESS: Tentative Tract Map# 37426,37427,37428

Specific Condition shall apply:

- 1. Underground fire line plans shall be submitted to the fire department, for review and approval for fire hydrant spacing and type prior to signing Mylar's.**
- 2. Provide a title block on the set of Mylar's saying, 'Riverside County Fire Department'.**
- 3. All residential homes shall have fire sprinklers. Plans shall be submitted to the fire department for review and approval prior to installation.**
- 4. Standard Conditions:**
- 5. With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with City of Beaumont/Riverside County Ordinances and/or recognize fire protection standards:**
- 6. F1. FIRE FINAL - and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use,**

California Building Code, California Fire Code, and other related codes which are in force at the time of building plan submittal.

7. **F2. FIRE FLOW REQUIREMENTS** - The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B, Table B105.1. The applicant/developer shall provide documentation to show that a water system exists, and is capable of delivering 1,000 GPM for 2 hour(s) for duration at 20-PSI residual operating pressure must be available before any combustible material is placed on the job site. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. California Fire Code 2010.
8. **F3. SUPER FIRE HYDRANTS** - Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 – 2 1/2") shall be located not less than 25 feet or more than 200 feet from any portion of the building as measured along approved emergency vehicular travel ways, and spaced no more than the required spacing per Appendix C, table C105.1 in feet apart in any direction. The fire flow shall be available from any adjacent fire hydrant(s) in the system. CFC Chapter 5, section 503.1.1 and Appendix B table – B105.1
9. **F4. ALL WEATHER ACCESS ROAD** - Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved fire department emergency vehicular access road (all weather surface) capable of sustaining an imposed load of 80,000 lbs. Road shall be provided prior to construction, based on street standards approved by the public works director and the Fire Prevention Bureau. CFC Chapter 5, section 503.2.3
10. **F5. 24 FOOT WIDTH, 15 FOOT VERTICAL** - Prior to construction and issuance of building permits, fire apparatus access roads shall have an unobstructed width of not less than 24 feet or as approved by the Fire Prevention Bureau and an unobstructed vertical clearance of not less than 15 feet. CFC Chapter 5, section 503.2.1 & RVC Fire Ordinance 787
11. **F6. 15 % GRADE** - Prior to construction, all roads, driveways and private roads shall not exceed 15 percent grade. Add: Grade transitions shall not exceed Riverside County Fire Department apparatus maximum approach and departure angles as determined by the Fire Chief. RVC Fire Ordinance # 787 CFC Chapter 5, section 503.2.7
12. **F7. PHASING** - If construction is phased, each phase shall provide an approved emergency vehicular access for fire protection prior to any building construction. CFC Chapter 5, section 501.4

13. **F8. DEAD ENDS** - Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. CFC Chapter 5, section 503.2.5
14. **F9. U/G WATER PLANS** - Prior to issuance of permits, the applicant/developer shall furnish (3) copies of the water system plans to the Fire Prevention Bureau for review. Plans shall be in accordance with Appendix B and Appendix C and section 508.1 of the CFC 2010:
15. **F10. BLUE DOT REFLECTOR** - Prior to issuance of Certificate of Occupancy or building final, "Blue Reflective Markers" shall be installed on private streets, public streets, and driveways to identify fire hydrant locations in accordance with City & RVC Fire Ordinance 787.6 specifications.
16. **F11. RESIDENTIAL NUMBERS** - Prior to issuance of Certificate of Occupancy or building final, all residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numerals shall be not less than four (4) inches in height. CFC Chapter 5, section 505.1
17. **F12. ROOFING** - Prior to Certificate of Occupancy or building final, all structures shall have fire retardant roofing materials (Class A & B roofs) as described in section 1504 of the CBC.
18. **F13. PAVED ACCESS-** - Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards.
19. **F14. ANGLE APPROACH** - The angle of approach and departure for any means of Fire Department access shall not exceed 1 foot drop in 20 feet, and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ. CFC Chapter 5, section 503.2.7
20. **F15. FIRE SPRINKLERS** - Prior to issuance of Certificate of Occupancy or building final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans (3) sets shall be submitted to the Fire Prevention Bureau for approval prior to installation. No person shall remove or modify any fire protection system installed or maintained under the provisions of the California Fire Code without the approval by the Fire Chief. A Licensed C-16 contractor shall do all the work and/or certification. CFC Chapter 9, section 901.3.1, 903.1 & CBC Chapter 9, section 903.1.1
21. **F16. SAFETY PRECAUTIONS** - Approval of the safety precautions for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other

approvals for specific operations or processes associated with such construction, alteration or demolition. Structure, facilities and conditions which in the opinion of the fire code official, constitute a distinct hazard to life or property. The fire code official is authorized to order the posting of signs in a conspicuous location in each structure. The posting of signs shall not be obscured, removed, defaced, mutilated, or destroyed.

22. **F17. FIRE DEPARTMENT INSPECTION APPROVAL** - Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such construction or work shall remain accessible and exposed for inspection purposes until approved.
23. **F18. AUTHORITY TO INSPECT** - The Fire Prevention Bureau shall maintain the authority to inspect as often as necessary for buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.
24. **F19. ALTERATIONS** - Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation.
25. **F20. MEDIAN CROSSOVERS** - Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Chief and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer.
26. **F21. GATES** – All exterior security/emergency access gates shall be electronically operated and be provided with a Knox key switch for access by emergency personnel, that includes the Police Department's "E" key. Contact Beaumont Police Department at 951-769-8500 for any questions. Gate entrances shall be at least two feet wider than the width of the traffic lane (s) serving that gate. Any gate providing access from a road to a driveway shall be located at least **35 feet** from the roadway, and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40 foot turning radius will be required. CFC Chapter 5, section 503.6
27. **F22. KNOX SWITCH** - Gate (s) shall be opened by a Fire Department Knox Switch, and all gates shall be a minimum of **24 feet** in width. Automatic gates shall be equipped with emergency backup power.

28. **F24. SINGLE FAMILY DWELLINGS** - Approved fire prevention standard fire hydrants (6" x 4" x 2 – 2 1/2") shall be located at each intersection of all residential streets and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant. Minimum fire flow shall be **1,000 GPM** for 2 hours at 20 PSI. Fire flow and flow duration for dwellings in excess of 3,600 square feet shall not be less than that specified in Appendix B, Table B 105.1, RVC 787.7 & CFC Chapter 5, and Appendix C, Table C 105.1
29. **F25. ACCESS/ROAD LENGTH** - No cul-de-sac or dead end road length shall exceed one thousand three hundred-twenty (**1,320**) feet in length. In any hazard fire area of Riverside County, no dead-end or cul-de-sac road shall exceed six hundred-sixty (**660**) feet in length. The Fire Chief, based on city street standards shall determine minimum turning radius for fire apparatus based upon fire apparatus manufacture specifications. Riverside County Ordinance 787.7, CFC Chapter 5, section 503.2.5
30. **F26. BUILDING OPENINGS** - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building were ground ladder access is the only means to reach the highest point on the building from the exterior. Obstructions will not be placed as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787

Please call if you have questions:



Richard Horner

Fire Safety Specialist/Office of the Fire Marshal

CAL FIRE/Riverside County Fire Department

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The Office of the Fire Marshal is committed to provide professional fire and life safety engineering, permitting and inspection services for our citizens and emergency responders through exemplary customer service, leadership, education, analysis, innovation and partnership with the development and business community.

Tentative Tract Map No. 34728
(Planning Area 47)

**CITY OF BEAUMONT
SUBDIVISION
CONDITIONS OF APPROVAL**

TENTATIVE TRACT MAP NO. 37428

APNS: 408-280-001 through 408-280-016

408-281-001 through 408-281-007

408-282-001 through 408-282-030

408-290-001 through 408-290-008

408-291-001 through 408-291-029

408-292-001 through 408-292-007

Pardee Homes

**CITY COUNCIL
APPROVAL:**

June 5, 2018

1.0 STANDARD CONDITIONS

- 1.1 The following conditions of approval are for **TENTATIVE TRACT NO. 37428**, and consist of Conditions 1.1 through 1.13, Conditions 2.1 through 2.7, Conditions 3.1 through 3.11, Conditions 4.1 through 4.17, Conditions 5.1 through 5.16, Conditions 6.1 through 6.9; and pages 1 through 12, inclusive.
- 1.2 The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **TENTATIVE TRACT NO. 37428**, which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
- 1.3 The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
- 1.4 Notwithstanding provisions in the Development Agreement contrary thereto, this conditionally approved tentative map will expire two (2) years after the original approval date, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development agreement.
- 1.5 Action on a minor change and/or revised map request will not extend the time

Tentative Tract No. 37428
Conditions of Approval
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limits of the tentative map. The City Council approval date on the original tentative map is June 5, 2018.

- 1.6 The final map shall be prepared by a licensed land surveyor or registered civil engineer subject to all the requirements of the State of California Subdivision Map Act and The Beaumont Municipal Code.
- 1.7 If required by the Planning Department, within ten (10) days of approval by the City Council ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Planning Department prior to release of the final conditions of approval.
- 1.8 Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal.
- 1.9 The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Department.
- 1.10 The properties contained within Tentative Tract No. 37428 are part of the Sundance Specific Plan. The provisions and criteria of the Sundance Specific Plan shall control and guide the development of Tentative Tract No. 37428. All of the conditions of approval for the Specific Plan are herewith established as conditions of approval for Tentative Tract No. 37428.
- 1.11 An Environmental Report and Addendums were prepared and certified for the Deutsch/Sundance Specific Plan and amendments, and a series of mitigation measures were adopted by the City Council to mitigate the potential environmental impacts of the project. All of the mitigation measures set forth in the subject environmental document are herewith established as conditions of approval for Tentative Tract No. 37428.
- 1.12 Execution of the project will necessitate the conducting of mitigation monitoring by the City to ensure that all of the mitigation measures set forth in the Environmental Impact Report and Addendum are systematically implemented. The subdivider shall fund the mitigation monitoring requirements by paying an amount equal to the City's actual contracting cost for such services, plus a 20 percent administrative charge.

- 1.13 Tentative Tract No. 37428 has been found to be substantially in conformance with the Sundance Specific Plan.

2.0 AGENCY CONDITIONS

- 2.1 The subdivider shall comply with the requirements set forth in the City Public Works Department conditions, a copy of which is attached.
- 2.2 The subdivider shall comply with the requirements of the Beaumont Police Department.
- 2.3 The subdivider shall comply with the requirements of the Beaumont Fire Department.
- 2.4 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 2.5 The subdivider shall comply with the requirements as set forth by the Caltrans.
- 2.6 The subdivider shall comply with the requirements of the Southern California Gas Company.
- 2.7 The subdivider shall comply with the requirements as set forth by the Beaumont Unified School District.

3.0 RECORDATION CONDITIONS

Prior to the RECORDATION of any final map, all the following conditions shall be satisfied:

- 3.1 The subdivider shall submit written clearances to the Public Works Department that all pertinent requirements from the following agencies have been met:

City Fire Department
City Police Department
City Planning Department
Beaumont Cherry Valley Water District
Beaumont Unified School District

- 3.2 All public street road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public

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Works Department. Street names shall be subject to the approval of the Building Official. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Department.

- 3.3 All delinquent property taxes, special taxes and assessments shall be paid to the Riverside County Tax Collectors Office.
- 3.4 Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the final map if they are located within the land division boundary. All offers of dedication and conveyances shall be submitted and recorded as directed by the Public Works Department.
- 3.5 Lots created by this subdivision shall comply with the following:
 - a. Lots created by this subdivision shall be in conformance with the development standards of the Sundance Specific Plan.
 - b. All sewer, storm drain and other public utility crossings in side and rear yards to be located in fee title lots and not easements.
- 3.6 No lots fronting on knuckles, or cul-de-sacs shall have less than twenty-five (25) feet of frontage measured at the property line, with the exception of flag lots as approved by the Planning Department.
- 3.7 This subdivision may be recorded in phases subject to the following:
 - a. Phasing, including phase boundaries and sequencing, shall be subject to Planning Department approval.
 - b. Common open space area improvement phasing, shall be required subject to Planning Department approval.
- 3.8 Consistent with City standards and the Beaumont General Plan, the subdivider is obligated to provide fully improved park space at a ratio of 5 acres per 1,000 population. Said conditions of approval require of park improvements and/or fees, and these requirements shall be applicable on a pro-rata basis for this subdivision as set forth in the conditions of approval for the Sundance Specific Plan.
- 3.9 The maintenance and management of common open space areas and common facilities shall be conducted as set forth herein and approved by the Planning Department. All provisions of said condition shall be satisfied prior to map

recordation.

- 3.10 A hydrology study, to the satisfaction of the Public Works Department, shall be prepared and approved prior to recordation. Said hydrology study shall be based upon methodology which is acceptable to the Riverside County Flood Control and Water Conservation District, and shall address the potential impacts of the project, as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting any downstream problems.
- 3.11 The subdivider shall be responsible for the provision of a fair share of the necessary roadway, water, sewer and drainage facilities for the orderly implementation of the Sundance Specific Plan and the existing master plans for these facilities. Prior to recordation, the subdivider shall work with the City and the Public Works Department to establish the necessary financing and implementation measures to ensure the provision of a fair share of such necessary facilities.

4.0 GRADING CONDITIONS

- 4.1 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:
 - a. The land divider or developer shall submit comprehensive grading plan to the Public Works Department which complies with the Uniform Building Code, Chapter 70, the Beaumont Municipal Code and as may be additionally provided for in these conditions.
 - b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
 - c. Graded land shall be provided with erosion control measures as approved by the Public Works Department.
- 4.2 Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Department for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be installed including, but not limited to, parkway planting, recreation trails, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:
 - a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.

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- b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
 - c. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground wherever feasible.
 - d. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
 - e. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate. All Landscaping shall be in compliance with Beaumont Municipal Code Chapter 17.06.
 - f. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.
 - g. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
 - h. All Trees proposed within 10 feet of any Right-of-Way shall provide for a 36" deep root barrier.
- 4.3 Three (3) sets of detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with the applicable processing fee.
- 4.4 No grading permits shall be issued for any proposed new structures outside the areas shown on the approved tentative map unless otherwise approved by the Planning Department and the Public Works Department.
- 4.5 If grading is proposed for five (5) or more acres or is part of a larger project that will disturb five (5) or more acres it shall require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Grading permits shall not be issued until the Public Works Department has determined that the project has complied with the current City requirements for compliance with the NPDES Construction General Permit.
- 4.6 If the project grading is to be phased, prior to issuance of a grading permit, an

overall conceptual grading plan shall be submitted to the Public Works Department and Planning Department for approval. The plan shall be used as a guideline for subsequent detailed grading plans for individual phases of development and shall include the following:

- a. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
 - b. Approximate time frames for grading and identification of areas which may be graded during the higher probability rain months of December through March.
 - c. Preliminary pad and roadway elevations.
 - d. Areas of temporary grading outside of a particular phase.
- 4.7 Driveways shall be designed so as not to exceed a fifteen (15) percent grade.
- 4.8 The subdivider shall provide evidence to the Public Works Department that all off-site grading areas have recorded grading and drainage easements and that maintenance responsibility have been assigned as approved by the Public Works Department and Planning Department.
- 4.9 A qualified paleontologist shall be retained by the subdivider for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist, the City Public Works Department and the grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and details of the fossil recovery plan if recovery was deemed necessary.
- 4.10 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Department in writing that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit) should any grading be proposed within or along the banks of any natural watercourse. Copies of any agreement shall be submitted to the Public Works Department with the notification.

- 4.11 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Department in writing that the alteration of any watercourse or wetland complies with the U.S. Army Corps of Engineers (Corps) Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or alongside the banks of the any watercourse or wetland where the Corps has jurisdiction. Copies of any agreements shall be submitted to the Public Works Department along with the notification.
- 4.12 Grading plans shall be submitted to the Public Works Department for review and approval. The plans shall include an erosion and siltation control element, as necessary, to prevent graded and cleared areas from being eroded, resulting in the transport of sediment into the watercourses and downstream where it may affect downstream properties and habitat. Approval of the grading plans is required to fulfill monitoring requirements of the California Environmental Quality Act (CEQA).
- 4.13 Any grading plans proposing grading adjacent to or within the open space lots shall be submitted to the Planning Department for review and approval.
- 4.14 Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans. All street improvement plans and lot grading for residential lots shall indicate and install under sidewalk/curb core draining with a minimum of 2 outlets per lot unless otherwise approved by the Planning Department and Public Works Department
- 4.15 The subdivider shall submit two (2) copies of a soils report to the Public Works Department. The report shall address the soils stability and geologic conditions of the site as approved by the Public Works Department.
- 4.16 All parks, trails and open space shall be completed/improved at a time as required by the City of Beaumont, but no later than 75% of the buildable lots within the final map/planning area/ project.
- 4.17 A Minimum 10,000 square foot lot size applies for lots backing up to Brookside Avenue.

5.0 BUILDING CONDITIONS

Prior to the issuance of BUILDING PERMITS, all the following conditions shall be satisfied:

- 5.1 The subdivider shall submit written clearances to the Planning Department that all pertinent requirements from the following agencies have been met:
- City Public Works Department
 - Beaumont Unified School District
 - Beaumont Fire Protection Department
 - Beaumont Planning Department
- 5.2 Prior to submittal of architectural building plans and wall and fence plans to the Planning Department, an acoustical study shall be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce ambient interior noise levels to 45 Ldn, with particular emphasis on proposed dwelling units located Brookside Ave. The study shall be submitted to the Planning Department for review with review fee as set in the Fee Schedule or at actual hourly cost and the approved recommendations shall be incorporated into the architectural building plans and wall and fence plans.
- 5.3 A detailed wall and fencing plan shall be submitted to and approved by the Planning Department & Public Works Department and shall show all project walls and fencing including but not limited to perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be constructed along all side or other yards adjacent to streets, or which are plainly visible, and in locations as may be required by the Planning Department.
- 5.4 Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with Planning Department approval.
- 5.5 Building separation between all buildings shall not be less than as set forth in the California Building Code.
- 5.6 All street side yard setbacks shall be a minimum of ten (10) feet.
- 5.7 All front yards shall be provided with landscaping and automatic irrigation systems and adhere to Municipal Code Chapter 17.06 Landscaping Standards, as approved by the Planning Department. Additionally, all front yard landscaping shall be installed with drought tolerant landscaping.
- 5.8 No wood fencing is permitted in this development. All fencing materials shall be masonry, vinyl or tubular steel, as approved by the Planning Department.

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- 5.9 All utility connections and easements shall be placed underground and shall not encroach into the driveway area unless otherwise approved by the Public Works Department.
- 5.10 A minor plot plan for all residential buildings, garages and accessory buildings for residential products shall be submitted to the Planning Department accompanied by applicable filing fees for a minor plot plan not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the City of Beaumont. The minor plot plan shall be subject to the approval of Planning Department and shall contain the following elements:
- a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
 - b. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers when feasible (trade names also acceptable).
 - c. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. All residential structures shall be provided with "four-sided" architectural features. With respect to residential structures, this may take the form of edge trim on all exterior doors or windows, or other methods as approved by the Planning Department. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to and visible from parks, walkways, and public roadways.
 - d. Detailed wall and fencing plan for the subdivision, including colors, materials and location details.
 - f. Five (5) sets of photographic or color laser prints (8 X 10 in.) of the sample board and colored elevations shall be submitted for permanent filing.

- g. All residential and commercial structures shall be provided with "four-sided" architectural features. With respect to residential structures, this may take the form of edge trim on all exterior doors or windows, or other methods as approved by the Planning Director.
- 5.11 All residential units shall be served by a minimum of two access points at all times, for proper circulation and emergency vehicle ingress and egress, as approved by the Fire Department.
- 5.12 Street Improvement Plans shall be prepared to the satisfaction of the Public Works Department. Additionally, Street Lighting plans in accordance with the City of Beaumont Outdoor Lighting ordinance shall be submitted in conjunction with the Street Improvement Plans. Street Lights shall be reviewed and approved by the Planning and Building Department with appropriate fees paid. All Mailbox clusters shall have appropriate lighting as approved by the City.
- 5.13 All Community Mailboxes shall be maintained by the Homeowners or by a Homeowners Association for that area. Community Mailboxes shall be approved by the City of Beaumont prior to installation for review of anti-theft features.
- 5.14 Conditions, Covenants, and Restrictions (CC&R's) shall be recorded for this tract by the Subdivider. A note shall be placed on the cover page of said CC&R's which states as follows: "The City of Beaumont shall not be responsible for the enforcement of the CC&R's for Tract No. 37428."
- 5.15 The project shall participate in the Beaumont Community Facilities District program to provide for maintenance services (if deemed required by the City of Beaumont) and public safety services. This requirement is not contingent on the project seeking public facilities financing.
- 5.16 All lots backing up to Brookside within Planning Area 47 shall be limited to one story.

6.0 FINAL INSPECTION/OCCUPANCY CONDITIONS

Prior to the FINAL BUILDING INSPECTION or issuance of OCCUPANCY PERMITS, whichever occurs first, all the following conditions shall be satisfied:

- 6.1 Decorative block and sound walls shall be constructed subject to the approval of the Building Department and Planning Department. A graffiti resistant coating or landscaping shall be provided on all block walls.

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- 6.2 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans.
- 6.3 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Department and the Public Works Department.
- 6.4 A licensed landscape architect shall provide a Compliance Letter to the Planning Department and the Public Works Department stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans, Municipal Code and conditions of approval.
- 6.5 All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection and applicable fees paid at the direction of the Planning Department.
- 6.6 All driveways shall be concrete paved.
- 6.7 Access roads, street improvements, all agency requirements, parking areas and security lighting shall be constructed in accordance with approved improvement plans and specifications.
- 6.8 Clearance shall be obtained from the Beaumont Fire Department, and all fire protection improvements shall be in place as approved by the Fire Chief.
- 6.9 All plans prepared for City of Beaumont approval shall include, once approved, a pdf scan of the approved plans and a GIS/CAD file in the standards as forth by the City.