

Kirkwood Ranch

SPECIFIC PLAN

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CITY OF BEAUMONT
PLANNING DEPT.

STA inc.

KIRKWOOD RANCH SPECIFIC PLAN
BEAUMONT, CALIFORNIA

PREPARED BY:

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PROJECT SPONSOR:

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SEPTEMBER 1990

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INTRODUCTION

I. INTRODUCTION

PURPOSE OF THE SPECIFIC PLAN

Responsible development of the **Kirkwood Ranch Specific Plan** property in Beaumont will be ensured through a development monitoring mechanism that reflects thorough and comprehensive land use planning. The planning mechanism most suited to this objective is the Specific Plan, which is authorized by the California Planning, Zoning and Development Laws, Section 65450 et. seq. The Specific Plan concept, when adopted by City legislative action, serves as a planning and regulatory function.

What a Specific Plan is and how it functions are best described by a comparison to the General Plan. The purpose of the General Plan is to express, in general terms, the City's thoughtful planning of its future environment. However, the General Plan does not address specific parcels of land in a detailed manner, but rather functions only as a general blueprint for future development within the City. The General Plan is adopted by the City as a legislative act and may thereafter be amended as required by changing trends.

The Specific Plan differs from the General Plan in that it is a device used to refine and implement the goals and objectives outlined in the General Plan by focusing on a particular parcel or parcels of land. Detailed analysis of the planning considerations for each parcel are then made with regulations and controls being adopted for future development of these parcels.

The Specific Plan is similar to the General Plan as it is adopted and amended by City legislative action and, when so adopted, controls all development within the affected area.

As specified by the Government Code, a City may prepare Specific Plans based on the General Plan and its programs, as may be required for the systematic execution of the General Plan. The Government Code further stipulates that a Specific Plan can address an array of various concerns with respect to an affected area. These include:

the implementation of the applicable provisions of each element of the General Plan; the location of housing, business, open space, agriculture, recreation facilities, education facilities, public building and grounds, solid and liquid waste disposal facilities; the location of areas, such as flood plains, or excessively steep or unstable terrain, wherein no building will be permitted in the absence of adequate measures to reduce the level of risks to that area comparable with adjoining and surrounding areas; the location and extent of existing or proposed streets and roads, their names or numbers, their proposed widths and prospective standards for their construction and maintenance, standards for population density and building density including lot size and permissible types of construction; provisions for water drainage and the disposal of solid

waste and standards for the conservation, development and utilization of natural resources, including underground and surfacewaters, vegetation, soils, water courses and wildlife resources.

The **Kirkwood Ranch Specific Plan** provides the opportunity to combine the concepts, procedures and regulations of numerous documents into one. The Specific Plan, when adopted, establishes the type, location, intensity and character of development to take place while allowing for creative and imaginative community design concepts for the planned community. 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 private community facilities. 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.

LEGAL AUTHORITY FOR THE SPECIFIC PLAN

The adoption of the **Kirkwood Ranch Specific Plan** by the City of Beaumont is authorized by California Government Code, Planning, Zoning and Development Laws, Sections 65450 through 65457. A copy of these Sections are contained in Appendix A.

BACKGROUND

Planning Context and Related Actions

The planning process which led to preparation of this Specific Plan and accompanying documents began in November of 1988. The landowner initiated discussion with City staff at that time regarding annexation procedures and a preliminary land use plan. During this period of time, the City of Beaumont gave conceptual approval to the preliminary land use plan for the subject property. The City directed that the Specific Plan be prepared and submitted in conjunction with a related Environmental Impact Report.

Supporting Documents

An Environmental Impact Report (EIR) for the project is being processed concurrently with the Specific Plan. It will satisfy the requirements of the California Environmental Quality Act (CEQA). When the EIR is certified, no further environmental analysis will be required for the Specific Plan Area, unless stipulated in the EIR.

Additional applications and documentation being processed concurrently with the Specific Plan and EIR include:

- o *Annexation.* *The property is in Unincorporated Riverside County in the Sphere of Influence of the City of Beaumont and will require annexation. The Annexation is required in order to develop the Specific Plan in the City of Beaumont.*

Zone Change. *A Zone Change for the project site is proposed. It is a part of the Specific Plan. This property is presently zoned Agriculture (A-1) under the County of Riverside Zoning Ordinance. The site is proposed to be zoned Specific Plan Area (SPA) in the City of Beaumont prior to annexation. The preannexation zoning will be consistent with the City's General Plan designation of Specific Plan Area.*

ENVIRONMENTAL SETTING

II. ENVIRONMENTAL SETTING

SITE LOCATION AND SETTING

The project site is located within the central portion of the City of Beaumont's Sphere of Influence, Riverside County, California. The project site is shown in its regional and local perspectives in Exhibits 1 and 2 on pages 7 and 8, respectively. The location of the project on a U.S.G.S. topographical map is illustrated in Exhibit 3 on page 9.

The project site is located in an upland pass area joining Riverside and Perris Valley with Palm Springs and the Coachella Valley lower desert. It is generally bounded by Fourteenth Street to the north, Elm Street to the east, Marshall Creek and Florence Avenue to the south, and Noble Creek and Interstate 10 to the west. Access to the project site from surrounding arterials is available through Fourteenth Street from Interstate 10; Fourteenth Street from Beaumont Avenue; and Elm Street from Sixth Street.

The **Kirkwood Ranch Specific Plan** area is comprised of approximately 128 acres. The entire site has historically been used for dryland farming and grazing. The majority of the site is characterized by vacant land which is situated on a mesa. The site is not currently used for agriculture but has been extensively disturbed by man. The foundations of three previous building structures exist onsite. There is currently no development in use on the project site.

GENERAL PLAN

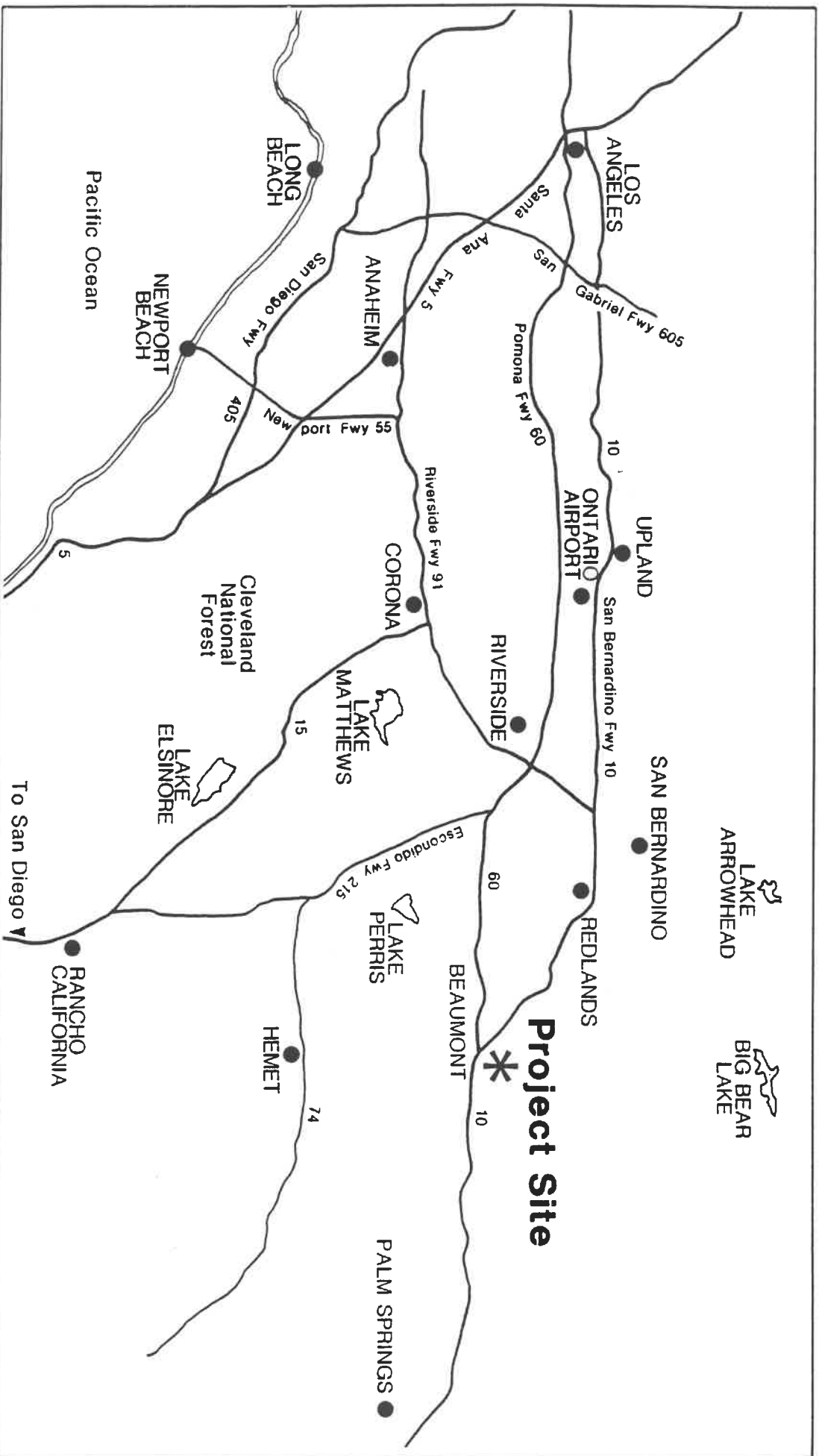
The various land uses proposed for the study area and regulated by this Specific Plan are generally consistent with the existing Beaumont General Plan designations adjacent to the site and within the Sphere of Influence.

The **Kirkwood Ranch Specific Plan** has been developed to conform with the goals and policies of all seven Elements of the City's General Plan. Chapter IV, "Conformance with the Beaumont General Plan", provides a comprehensive outline of each of the General Plan Elements, key policies, and how the Specific Plan program implements these policies.

The existing City of Beaumont General Plan Sphere of Influence identifies one major land use category for the project site, Specific Planning Area (SPA). This designation requires approval of a Specific Plan.

ZONING

The study area for the **Kirkwood Ranch Specific Plan** is currently subject to the zoning of the County of Riverside. The project lies within the Sphere of Influence of the City of Beaumont and will be annexed by the City. This Specific Plan will be processed concurrently with a request for a change of zone to the City's SPA zone district. The goal of a SPA zone is to combine different land uses while taking site-specific characteristics into consideration.



Source: STA Planning, Inc.

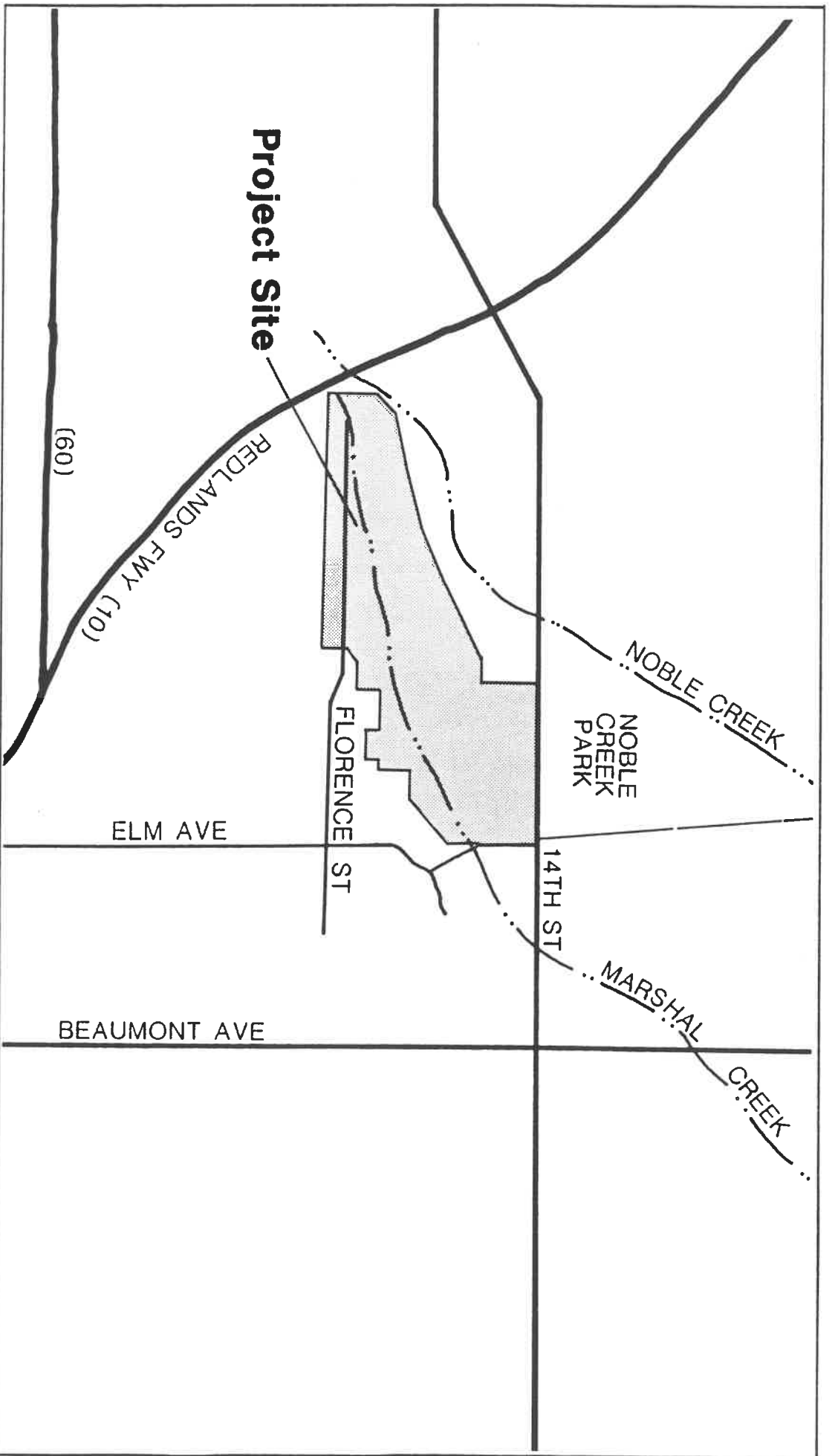
REGIONAL LOCATION

KIRKWOOD RANCH SPECIFIC PLAN

Beaumont, California



Exhibit 1



Source: STA Planning, Inc.

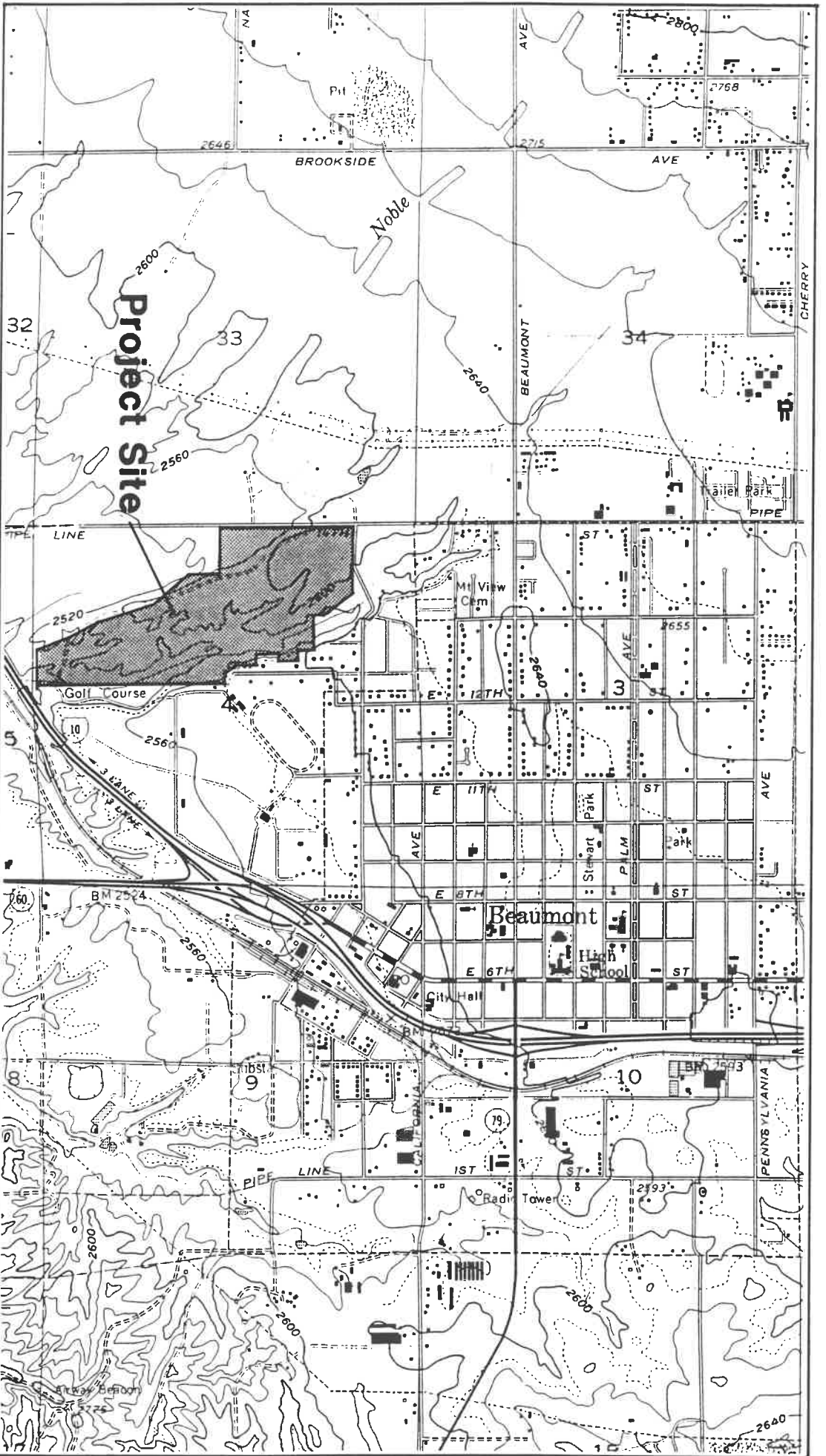
LOCAL VICINITY

KIRKWOOD RANCH SPECIFIC PLAN
Beaumont, California



no scale

Exhibit 2



Source: USGS Quad Map-Beaumont

USGS MAP

KIRKWOOD RANCH SPECIFIC PLAN Beaumont, California



Exhibit 3

SPHERE OF INFLUENCE

The entire Specific Plan area lies within the Beaumont Sphere of Influence, as delineated in the General Plan.

EXISTING LAND USE AND CIRCULATION

The project site as it currently exists is vacant and undeveloped. Existing and past uses include dryland farming and grazing. The project site is not currently used for agricultural activities.

Local existing circulation consists of Elm Street on the east, Florence Avenue on the south, Interstate 10 on the west, and Fourteenth Street to the north.

OPPORTUNITIES/CONSTRAINTS

Preliminary land use planning analysis for the Kirkwood Ranch property investigated a number of opportunities and constraints relative to future development. Opportunities and Constraints for the site are illustrated in Exhibit 4 on page 11. These include the following:

Opportunities

- o *level terrain*
- o *arterial access at Fourteenth Street from Interstate 10, Fourteenth Street from Beaumont Avenue, and Elm Street from Sixth Street*
- o *freeway access in close proximity to the site*

Constraints

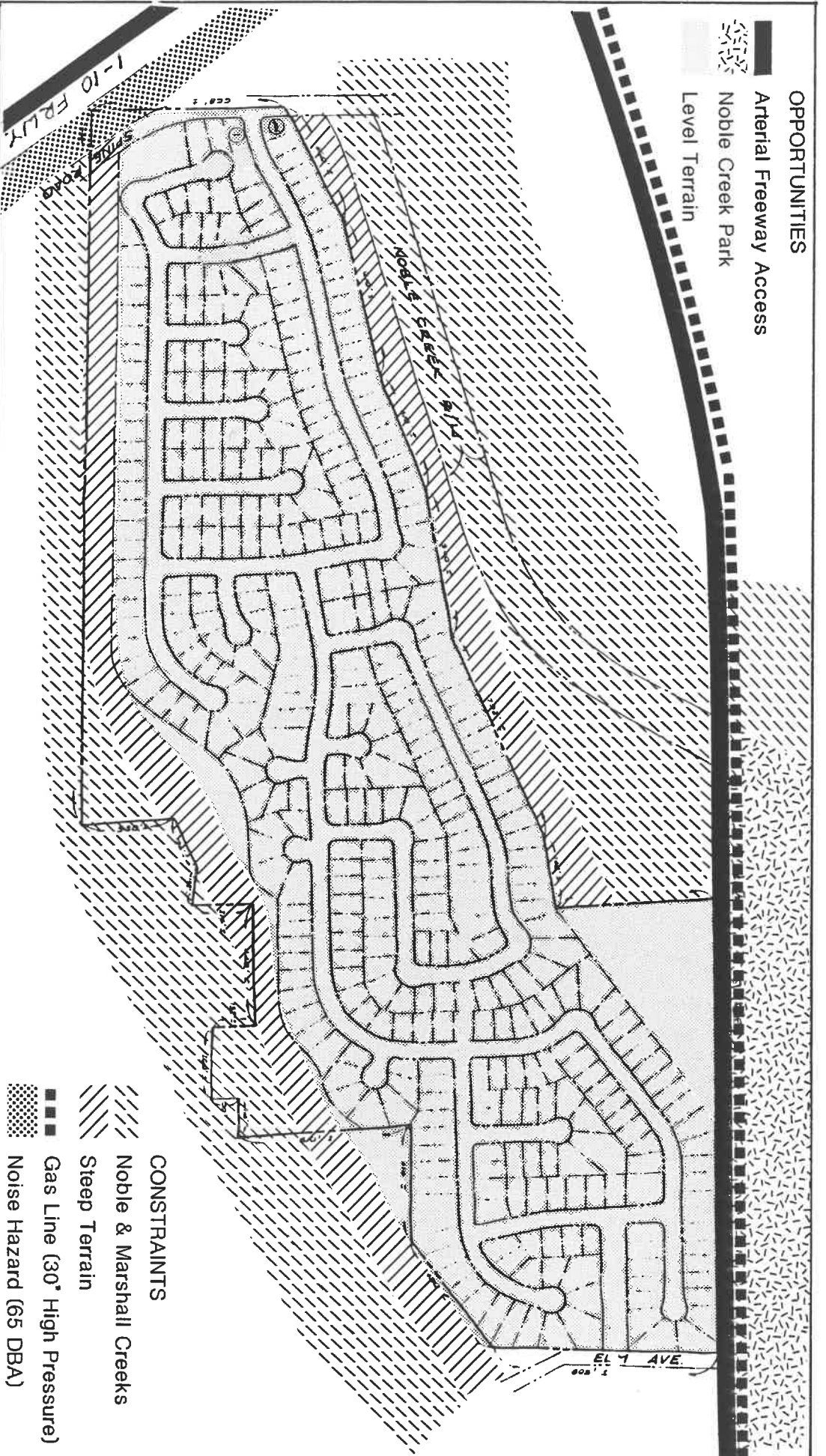
- o *no existing infrastructure*
- o *Marshal Creek designated as Flood Plain*
- o *potential noise hazard from Interstate 10 (65dBA)*
- o *existing 30" high pressure gas line north of Fourteenth Street*

OPPORTUNITIES

Arterial Freeway Access

Noble Creek Park

Level Terrain



CONSTRAINTS

Noble & Marshall Creeks

Steep Terrain

Gas Line (30" High Pressure)

Noise Hazard (65 DBA)

Source: STA Planning, Inc.

OPPORTUNITIES AND CONSTRAINTS

KIRKWOOD RANCH SPECIFIC PLAN

Beaumont, California



no scale

Exhibit 4

LAND USE PLAN

III. LAND USE PLAN

OBJECTIVES

Preliminary planning objectives for the **Kirkwood Ranch Specific Plan** are as follows:

Land Use

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

Circulation

Provide a safe and efficient roadway network, responding to the City's design centers, linking all internal elements of the planned community with the surrounding area.

Public Services/Utilities

Provide adequate services and utilities as development occurs, in a timely manner. Provide funds responsive to specific needs such as schools, sewer, etc.

Drainage

Provide adequate drainage and flood control devices for the planned community, responsive to City staff design criteria.

Recreation

Provide adequate public recreation facilities for the planned community, compatible with adjacent development, (where applicable), evenly distributed throughout the planned community. Provide recreation amenities and/or funding as required.

Community Character

Provide a mix of "neighborhoods" with individual character, linked by a safe transportation system of roads. Insure visual quality in the planned community with landscaping and residential neighborhood entry design.

Housing

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

Phasing

Provide a conceptual plan for long range development of the Kirkwood Ranch property, responding to market demands for housing and the availability of services.

COMMUNITY DESIGN AND DEVELOPMENT CONCEPT

Residential neighborhoods and the park and day care uses will be visually and aesthetically integrated with the following design features, serving as unifying community design elements. These elements will provide a uniform theme for the plan area.

- o Street tree planting
- o Parkway/recreation area
- o Landscaping
- o Enriched paving

LAND USE PLAN

Land uses proposed for the **Kirkwood Ranch Specific Plan** include the following:

1. Residential
2. Day care
3. Park
4. Infrastructure/Utilities

Proposed land uses, plan area designations, unit totals and acreages are illustrated in Exhibit 5 on page 15.

CIRCULATION

The main objective of the circulation plan is to provide direct and convenient access to individual residential, park and day

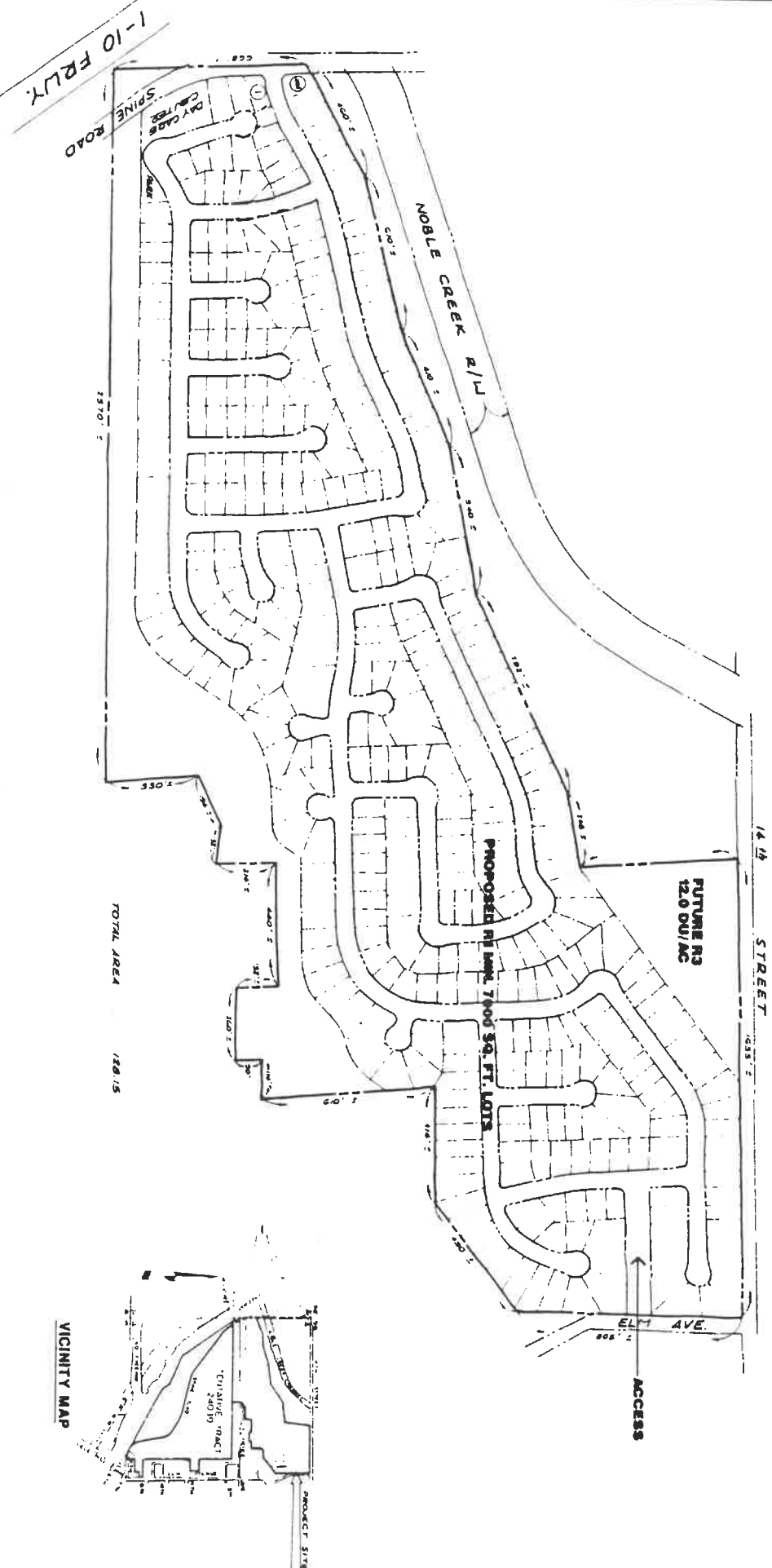
care service areas through a safe and efficient network of major arterials, collectors, and local roadways. Roadway designs respond to the criteria set forth by the City of Beaumont. The Community Circulation System for the Kirkwood Ranch property is shown in Exhibit 6 on page 16. The circulation system is subject to approval by the City Engineer and Planning Director prior to Tentative Tract Map approval.

Recommended rights-of-way widths for arterial highways, major highways, secondary highways and collector highways are as follows:

Urban Arterial Highway	134' R.O.W.
Arterial Highway	110' R.O.W.
Major Highway	100' R.O.W.
Secondary Highway	88' R.O.W.
Collector Highway	52' R.O.W.

PARKS AND RECREATION

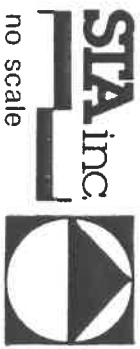
The **Kirkwood Ranch Specific Plan** proposes to dedicate approximately 3 acres of land as part of an onsite park facility that will be jointly dedicated with Three Rings Ranch. This plan called the Parks/Open Space/City Beautification Concept Plan was recently presented to the City and approved by the City Council on June 25, 1990. Exhibit 7 on page 17 illustrates the approved 20 acre Community Park Plan. The City of Beaumont is currently in the process of modifying its existing Municipal Code to include a Specific Planning Area (SPA) Zone. At this time, there are no specific requirements for park land dedication in the City's Municipal Code for the SPA

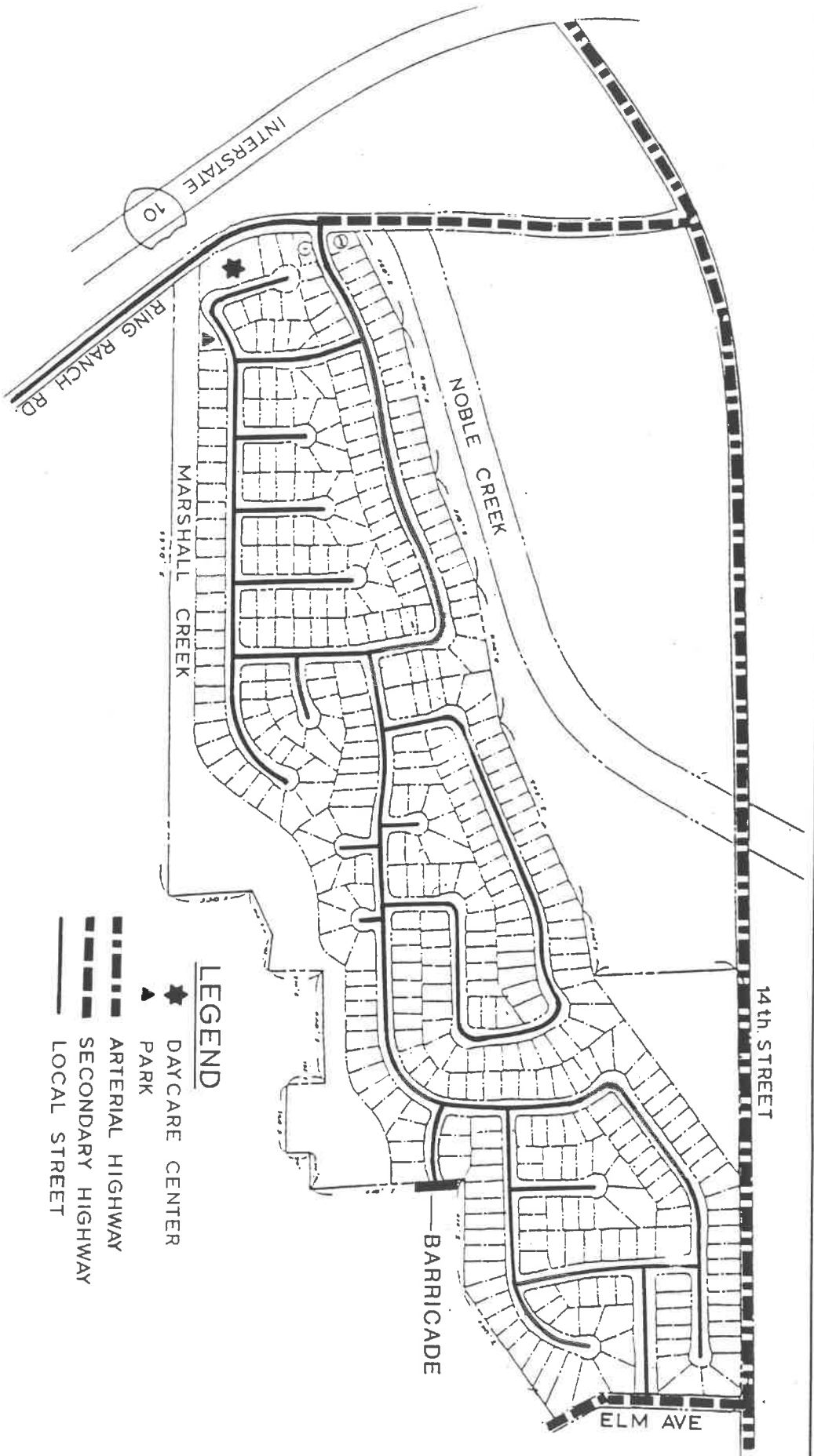


LAND USE PLAN

KIRKWOOD RANCH SPECIFIC PLAN
 Beaumont, California

Source: KSE Development Co.





- LEGEND**
- ★ DAYCARE CENTER
 - ▲ PARK
 - ARTERIAL HIGHWAY
 - SECONDARY HIGHWAY
 - LOCAL STREET

PROPOSED CIRCULATION SYSTEM

KIRKWOOD RANCH SPECIFIC PLAN
Beaumont, California

Source: Madole and Associates



no scale

Exhibit 6

[illegible]

PROPOSED RECREATION AND OPEN SPACE PLAN

KIRKWOOD RANCH SPECIFIC PLAN

Beaumont, California

Source: KSE Development

STA inc.
no scale

zoning of the proposed project site. In the interim, the City is using Ordinance #460.76 adopted by the Riverside County Board of Supervisors which states that a minimum of three acres per thousand population and a maximum of five acres per thousand population will be dedicated to park facilities for a residential project.

The project proposes to develop 470 detached single family and 60 multi-family dwelling units on the 128 acres comprising the project site. Using the City of Beaumont's planning ratio of 2.7 people per dwelling unit, the proposed project will generate an approximate population of 1,431. Using a scenario of five acres of park land per thousand population, the proposed project will need to dedicate approximately 6-7 acres of park land on the project site. The proposed project will not meet this requirement on site. However, when combined with the adjacent Three Rings Ranch project (640 dwelling units), park ratio requirements will be satisfied.

According to the Quimby Act stated in the Planning, Zoning, and Development Laws of 1990, the legislative body of a city or county may require the dedication of land or impose a requirement of payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a tentative map or parcel map. The developer of the proposed project will be paying in lieu fees to the City of Beaumont as the amount of land dedicated to park facilities does not meet the requirement of the City of Beaumont.

COMMUNITY LANDSCAPE PLAN

Residential neighborhoods and the park and day care center will be visually and aesthetically integrated. The following design features will be serving as unifying community design elements. These elements will provide themes for the neighborhoods and their proponent sub-areas.

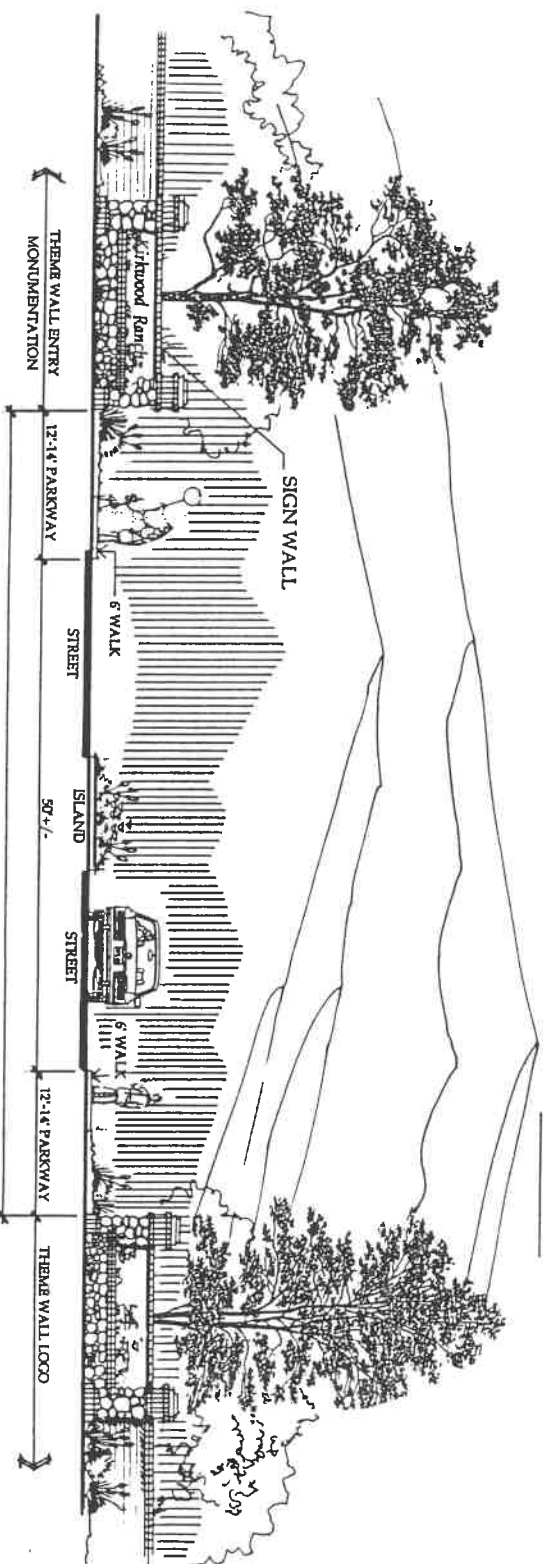
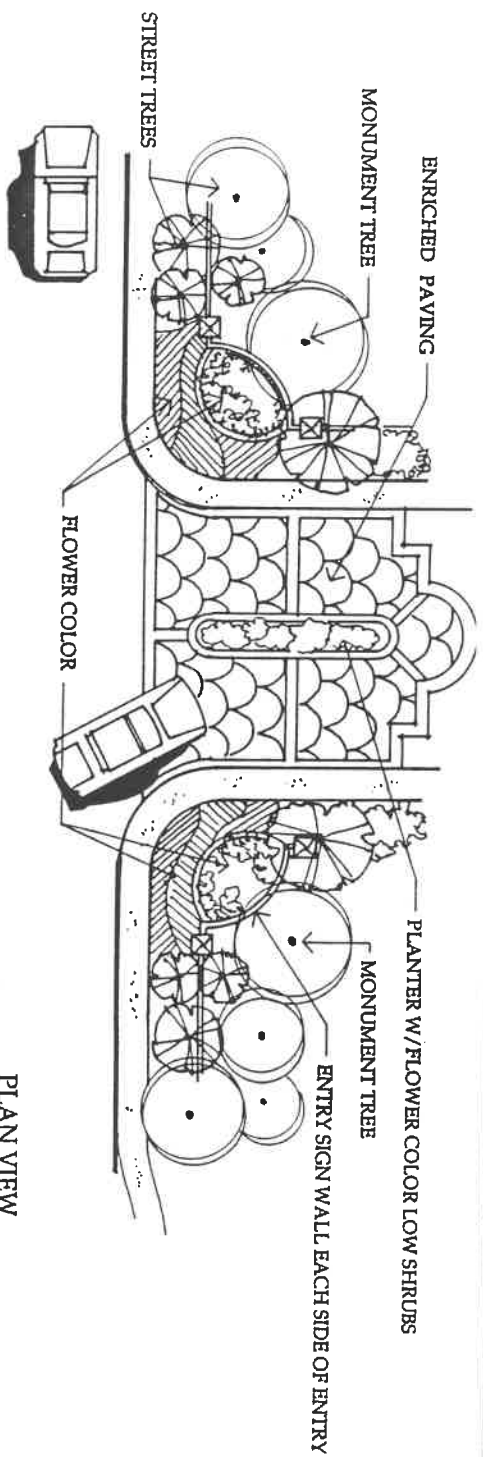
- o Street tree planting
- o Parkway/recreation corridors
- o Landscaping
- o Enriched paving

These community design elements will play an important role in creating a strong sense of community within the **Kirkwood Ranch Specific Plan** project. A more detailed explanation of these features is as follows:

Landscaping and Streetscape Design

In order to effectively establish the community theme, a comprehensive street tree and landscape treatment is proposed. All streets and open space will have a sensitive overall landscape concept using selected plant materials at key locations. Landscape design will be used to define and reinforce street patterns, pedestrian circulation, neighborhood identity, major public corridors and specific local use areas. Illustrative Entry Sections are depicted in Exhibit 8 on page 19.

All landscaping within the project will be maintained by a maintenance district, a homeowners association, or the individual



Source: KSE Development Co.

ILLUSTRATIVE ENTRY SECTION

KIRKWOOD RANCH SPECIFIC PLAN

Beaumont, California



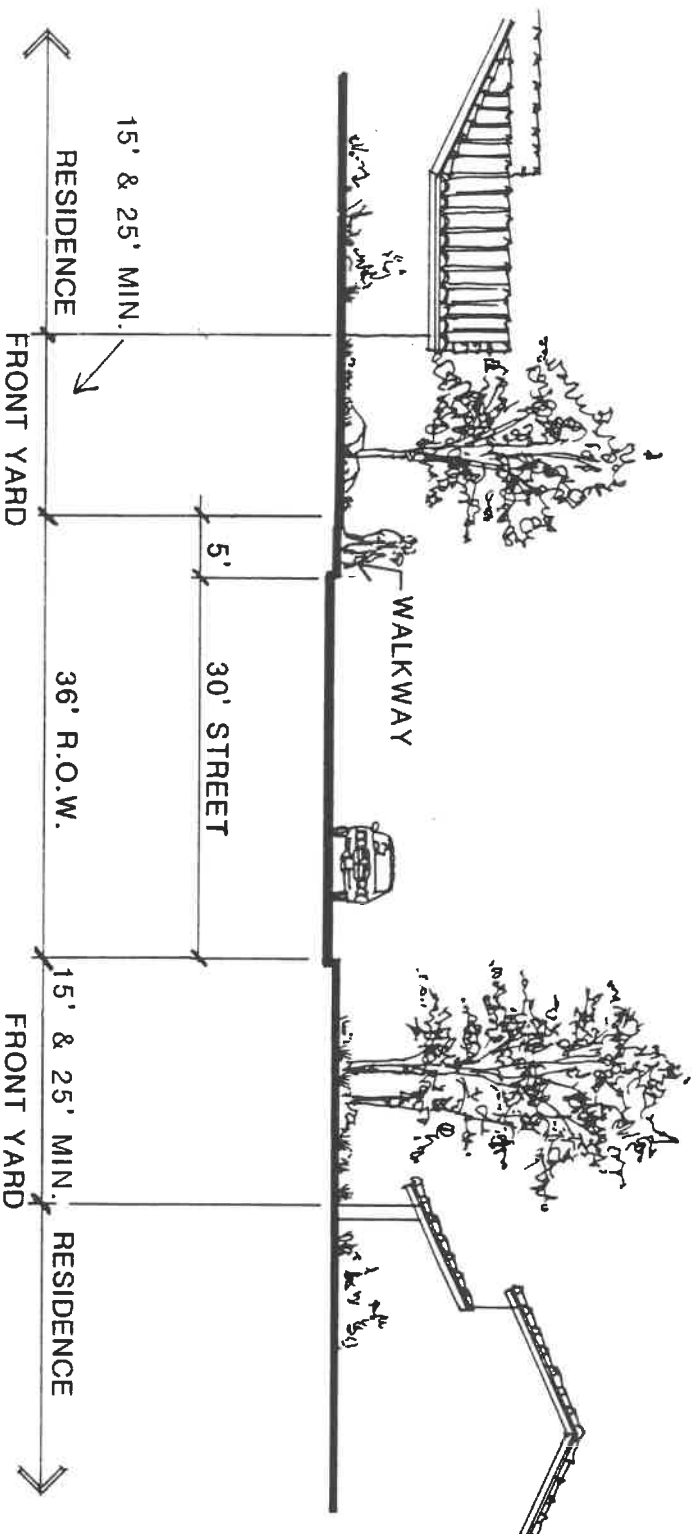
Exhibit 8

al owner. Entry features and paving will create a sense of identity for the community as a whole. Exhibit 9 on page 21 illustrates Entry Features of the project. Landscaping will be used to identify a street system hierarchy from major roads to interior residential streets. This is accomplished by careful consideration of the relationship between the street and plant material characteristics such as size, form, texture, and color. A Fence Detail is illustrated in Exhibit 10 on page 22.

A primary consideration in landscape design for the Beaumont area is the selection of drought-tolerant, heat and wind resistant plants. While the use of strictly native plants would result in a barren, uninviting landscape, there are many native and ornamental species that adapt to limited water situations and still maintain a green appearance desired by the public in general. The Appendices contains a Plant List of potential plant species suitable for this use in site specific landscape designs compiled from the Riverside County Guide to Trees, Shrubs and Groundcovers.

PHASING

The Specific Plan is intended to be constructed in one phase, which would result in project build-out over a 5 year period.



NOTE: LOCATION OF SIDEWALKS SHOWN ONE SIDE / SEE DEVELOPMENT PLAN

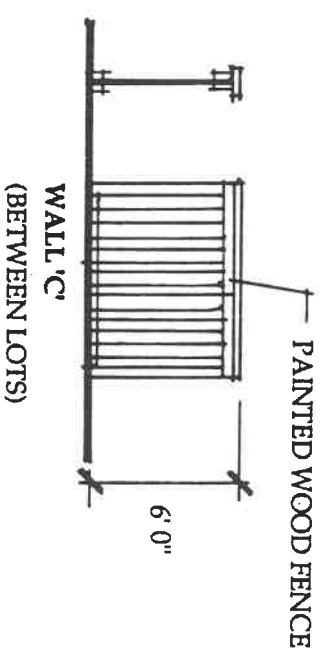
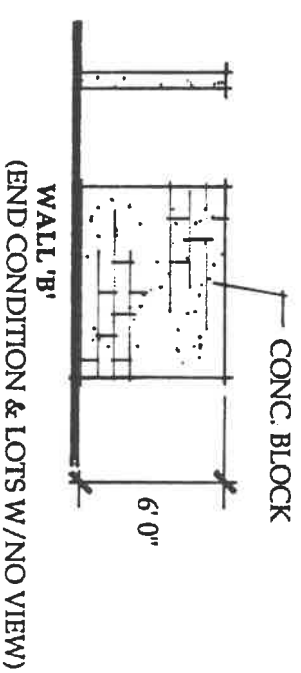
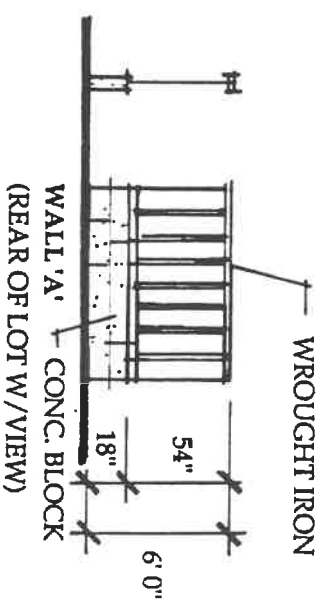
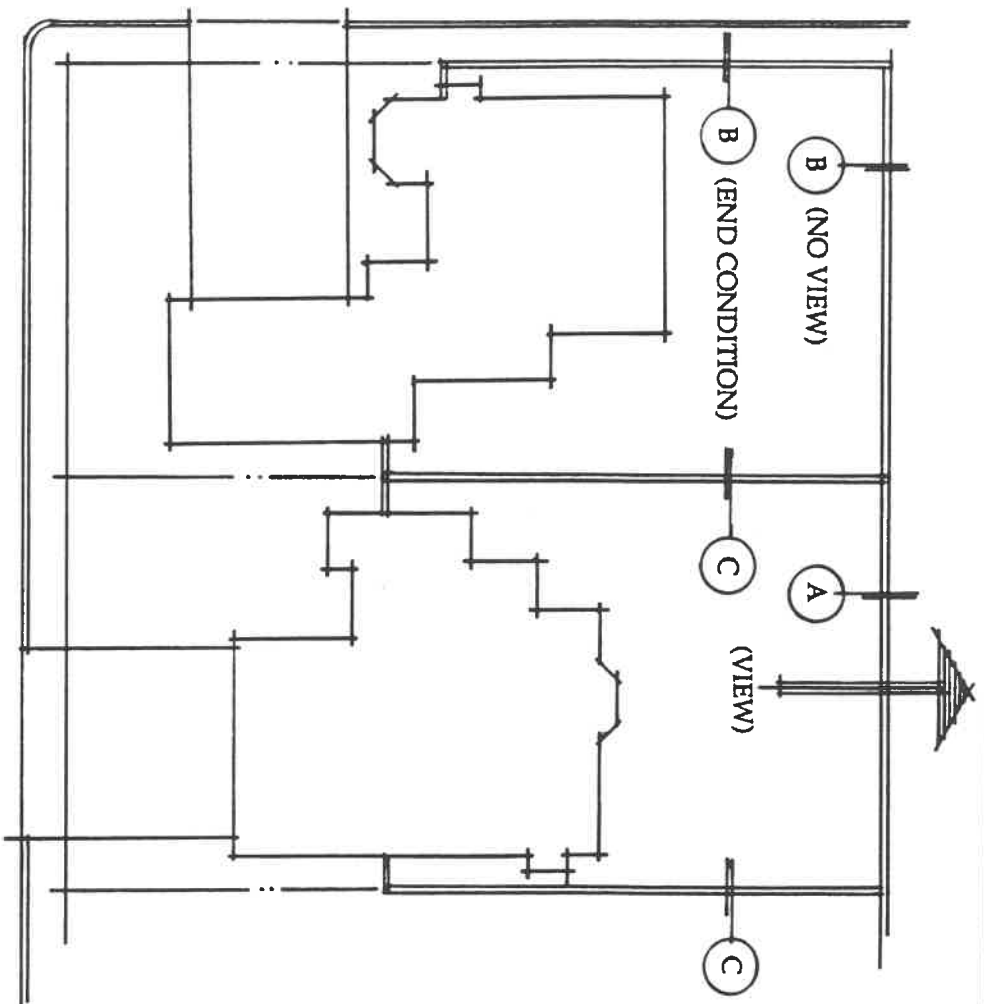
Source: KSE Development Co.

ILLUSTRATIVE STREET SECTION

KIRKWOOD RANCH SPECIFIC PLAN
Beaumont, California



Exhibit 9



Source: KSE Development

ILLUSTRATIVE FENCE DETAIL

KIRKWOOD RANCH SPECIFIC PLAN
Beaumont, California



SPECIFIC PLAN ZONING ORDINANCE

IV. SPECIFIC PLAN ZONING ORDINANCE

INTRODUCTION

The following provisions establish use restrictions and development standards for each land use to be developed within the **Kirkwood Ranch Specific Plan** project area. These provisions should be used in conjunction with the General Land Use Development Standards provided in Sections III & V of this document.

TITLE

This title shall be known as the "Kirkwood Ranch Specific Plan Zoning Ordinance", hereinafter referred to as Ordinance.

PURPOSE AND INTENT

The general purpose and intent of this Ordinance is to preserve and promote the public health, safety and general welfare of the community. This Ordinance has been drafted to specifically provide detailed land use restrictions on development as outlined in this Specific Plan. This Ordinance is more restrictive than the existing City of Beaumont Comprehensive Zoning Ordinance.

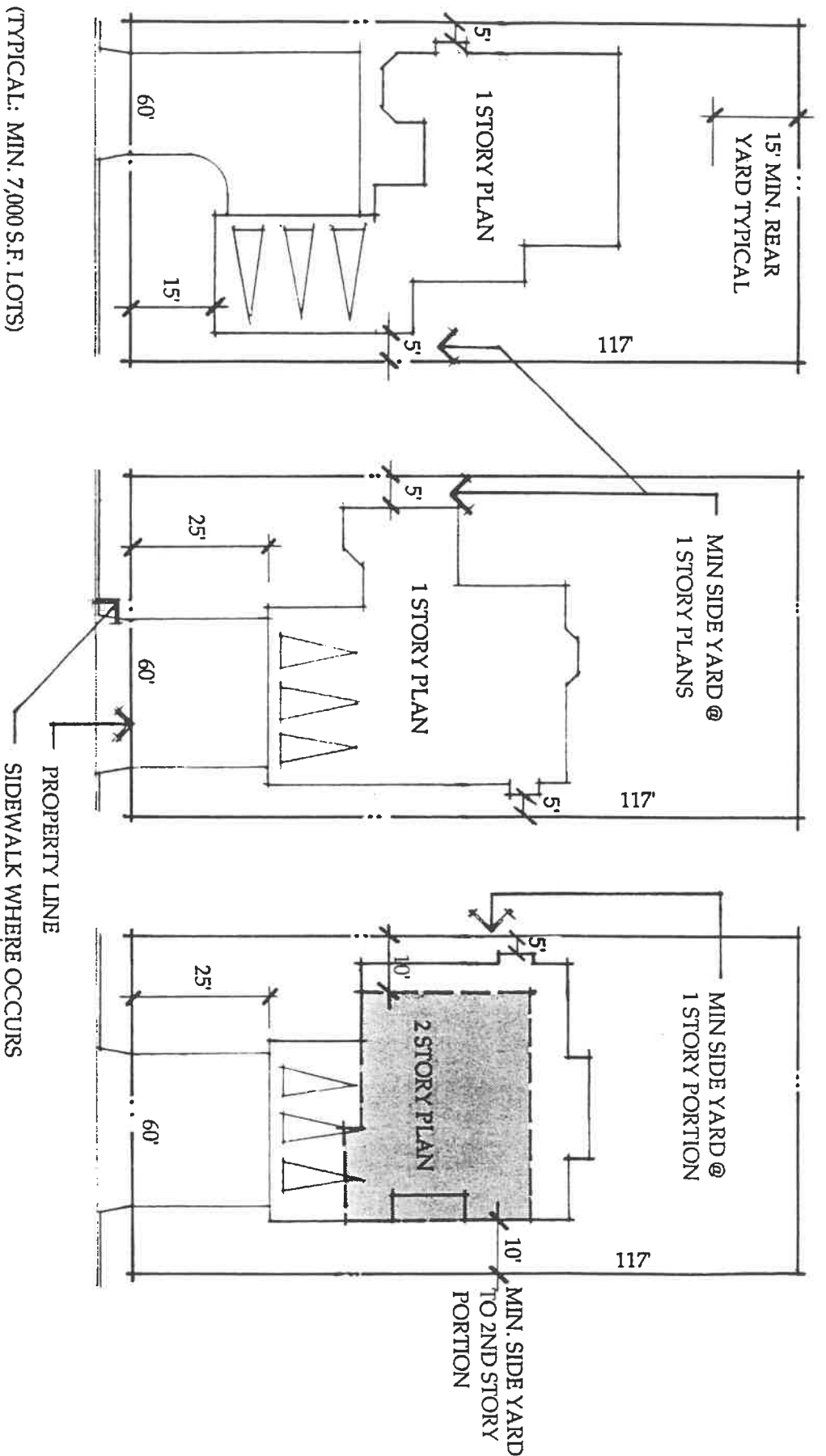
APPLICABILITY

This Ordinance shall be applicable to all property within the **Kirkwood Ranch Specific Plan** site consisting of 128 acres.

Licenses and permits for land development shall be issued only when it has been determined by the City (all departments, officials, or licenses) that the proposed land uses are in conformance to the provisions of this Ordinance. Exhibits 11 and 12 on pages 25 and 26 illustrate Prototypical Site Plans for Single and Multi-Family Dwellings.

INTERPRETATION

The provisions of this Ordinance shall be held to be minimum requirements in their application and interpretation. No provision of this title is intended to abrogate or interfere with any deed restriction, covenant, easement, or other agreement between parties. City of Beaumont staff shall interpret this Ordinance. If there is dissention in the interpretation of the provisions of this Ordinance between City of Beaumont staff and the project proponent, then the City of Beaumont Planning Commission shall interpret the intent by resolution of record. The decision of the Commission shall be final unless the project proponent is in disagreement with their decision, at which time he may seek final decision of the City Council.



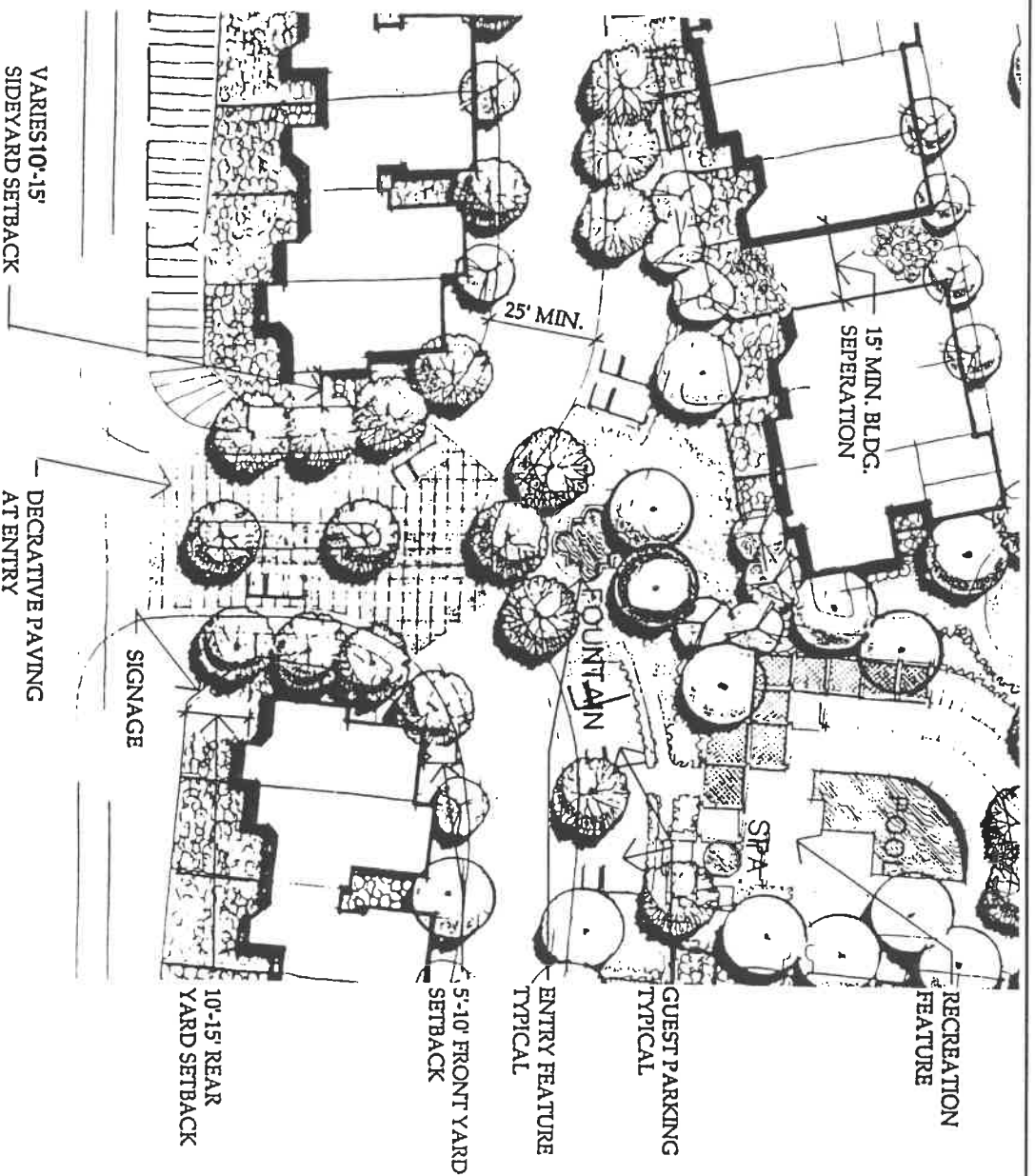
(TYPICAL: MIN. 7,000 S.F. LOTS)

PROTOTYPICAL SITE PLAN: SINGLE-FAMILY

KIRKWOOD RANCH SPECIFIC PLAN
Beaumont, California

Source: KSE Development Co.





Source: KSE Development Co.

PROTOTYPICAL SITE PLAN: MULTI-FAMILY

KIRKWOOD RANCH SPECIFIC PLAN
Beaumont, California



Exhibit 12

SINGLE-FAMILY RESIDENTIAL STANDARDS

Purpose and Intent

Land designation as *Single-Family Residential* is intended for conventional single-family residential development with no more than one dwelling per lot that has a range of 3 to 5 dwellings per acre. All lots are exclusively homeowner maintained. The following regulations are applicable to these areas:

Uses Permitted (any of the following principal uses):

- o Single-family dwellings, detached
- o Open space, parks, recreation facilities, daycare facilities, and trails; recreation facilities and building for use by the residents of the project or specified surrounding residents, which may include, but are not limited to, clubhouses, community swimming pools, tennis courts, and other similar recreational uses or operations.
- o Churches
- o No accessory building more than one (1) story in height shall occupy any part of a

required yard and no accessory building shall occupy more than twenty-five (25) percent of a required rear yard.

- o No accessory building shall be located closer than twenty (20) feet to the nearest part of a main building for a two story level dwelling and ten (10) feet for a single story dwelling.

- o No accessory building shall have a maximum height which exceeds the main building's height.

- o No accessory building shall occupy a portion of a required front or side yard.

- o In the case of a reversed corner lot, no building shall be erected upon such lot closer than five (5) feet to the property line of any abutting lot to the rear.

Plot Plan Uses. The following uses are permitted subject to the approval of an Administrative Plot Plan as referenced in the Beaumont Municipal Code, Title 17 Chapter 17.70.005 (a) 1. The plot plan approval may include conditions requiring fencing and landscaping of the parcel to further enhance compatibility with the surrounding area.

- o Home occupations
- o A trailer used as a residence of the owner and his family during construction by such owner of perma-

Accessory Building Uses. Accessory buildings and structures, including private garages and storage structures (sheds), shall be developed under the following site development standards:

ment residence, but only while a building permit for the construction of such residence is in full force and effect and in an event longer than six (6) months, unless an extension is approved by the Planning Commission

- o Temporary real estate tract office and/or mobile-homes located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of 5 years in any event, unless an extension is approved by the Planning Commission

- o Nurseries, horticultural uses, during development of the Specific Plan site

Site Development Standards (Exhibit 11)

- o Lot Area and Dimensions. Net area shall be as follows: Every lot shall have a minimum width at the building line of 60 feet, a minimum depth of 117 feet, and a minimum lot area of 7,000 square feet

- o Cul de sac - 45' wide at driveway

Setbacks - Yard (Exhibit 11)

- o One story Front Yard Setback (measured from front lot line): 25 feet. Dwellings with side entry garages shall be permitted a 15 feet front

setback. Final approval shall be under the discretion of the Community Development Director.

- o Two story Front Yard Setback (measured from front lot line): 25 feet. No two story dwellings shall contain side entry garages.

- o Rear Yard Setback for one and two story dwellings (measured from rear lot line): 15 feet

- o One story Interior Side Yard Setback: 5 feet, 10 feet minimum building separation.

- o Two story Interior Side Yard Setback: 10 feet minimum for second story only

- o One and two story Corner Lot Street Yard Setback: 10 feet

Building Height. No building shall exceed two (2) stories or thirty-five (35) feet, whichever is lesser in height

Off Street parking

- o A minimum of two spaces shall be provided per unit in an enclosed garage

- o No vehicle shall be stored in any setback area of a residential lot except in driveways

Landscaping

- o Landscaping shall include shrubs, trees, vines, ground covers, hedges, flowers, bark, gravel, and similar material which will improve the appearance of yard areas. All landscaping shall be subject to review and approval by the City of Beaumont.
- o Non-plant materials shall not be used exclusively in-lieu of growing ground covers
- o Required front and side yards shall be continually maintained by the property owner and shall not be used for off-street parking of vehicles or loading spaces
- o Each yard (front and rear) shall be served by at least one permanent water hose bib

Signs. The provisions of the Beaumont Municipal Code, Title 17, Chapter 17.60 shall apply.

On-Site Improvements. On-site improvements including streets, curbs, and gutters shall be provided where abutting each residential lot prior to certificate of occupancy issuance. Where determined necessary during tract map review, sidewalks shall also be provided prior to certificate of occupancy. The Tentative Tract Map Submittal will include Title 17 zoning requirements.

MULTI-FAMILY RESIDENTIAL STANDARDS

Purpose and Intent:

Land designated as *Multi-Family Residential* is intended primarily for the development of residential apartments at a maximum density of 12 dwelling units per net acre. Dwelling units in this zone shall essentially be walk-up, low-rise structures in a landscaped setting. All open space areas shall be private and maintained by a project association, or the owner of the building.

Uses Permitted:

- o All uses permitted in the low density and medium density residential areas
- o Multiple family dwellings
- o Recreational Vehicle Storage Yard - upon plot plan approval

Accessory Building Uses. Accessory buildings and structures, including storage structures (sheds) private, recreational facilities (clubhouses), and private laundry buildings which shall be developed under the following site development standards:

- o All accessory buildings shall comply with development standards for principal permitted buildings, in accordance with Section 17.20.110.

Plot Plan Uses. The following uses are permitted subject to the approval of a Plot Plan as referenced in Title 17, Chapter 17.70.005 (a)1. The plot plan approval may include conditions requiring fencing and landscaping of the parcel to further enhance compatibility with the surrounding area and may require standards greater than those proposed in this submittal.

- o Home occupations
- o Temporary real estate tract office and/or mobile-homes located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of 5 years in any event, unless an extension is approved by the Planning Commission
- o Nurseries, horticultural, during development of the Specific Plan site

Site Development Standards (Exhibit 12)

- o Open Space = 30 percent
- o Yard Setbacks
 - Front yard: 25 feet from exterior property line
 - Side yard: 10 feet, 15 feet minimum building separation
 - Rear yard: 15 feet
 - Streetside yard: 15 feet
 - Internal Street: 5 to 10 feet

- o Density = maximum 12 dwelling units per acre. Final approval shall be under the discretion of the Community Development Director.

Building Height. No building shall exceed two (2) stories or thirty five feet, whichever is lesser in height.

Off Street Parking

- o Each dwelling unit shall be provided a minimum of two off-street parking spaces per dwelling unit
- o Guest parking shall be provided at .5 space per dwelling unit
- o Parking shall be provided on the same lot or parcel for each dwelling unit
- o The automobile enclosure or carport shall be architecturally harmonious with the main residential buildings

Landscaping

- o Landscaping shall include shrubs, trees, vines, ground covers, hedges, flowers, bark, gravel, and similar material which will improve the appearance of yard areas. Landscaping shall be subject to review and approval by the City of Beaumont.

- o Non-plant materials shall not be used exclusively in lieu of growing ground covers
- o All required yards visible by the public from public or private roadways shall be continually maintained by the property owner and shall not be used for off-street parking of vehicles or loading spaces.
- o Each yard shall be served by at least one permanent water irrigation line utilizing sprinklers or hose bib (s)

Signs. The provisions of the Beaumont Municipal Code, Chapter 17.60 shall apply.

Off-site Improvements. Off-site improvements including streets, curbs, and gutters shall be provided where abutting each residential lot prior to certificate of occupancy issuance. Where determined necessary during tract map review, sidewalks shall also be provided prior to certificate of occupancy.

Architectural Design Review. As part of the plot plan review, the applicant shall submit architectural drawings showing building treatment, elevations, material samples, and landscaping as part of the review and approval process.

INFRASTRUCTURE

V. INFRASTRUCTURE

INTRODUCTION

Infrastructure is a general term used to describe capital facilities such as schools, fire stations, roads, sewer trunklines, drainage systems, water and gas transmission lines, and other utilities. Infrastructure is an important element to consider when new development is proposed.

No infrastructure currently exists on the planned community site. A new network of water, sewer and storm drain systems is proposed to adequately meet the needs of future project development.

PUBLIC/QUASIPUBLIC SERVICES

Fire Protection

Fire service is currently provided to the project site by the Riverside County Fire Department, in conjunction with the California Department of Forestry. Complete fire protection is provided which includes fire suppression, fire prevention and public information, emergency medical aid and public assistance calls. The project vicinity is currently provided rural protection based on travel distance from existing fire stations.

Two fire stations currently provide service to the project site. Station No. 22 (Cherry Valley) is located at 628 Maple avenue in Beaumont and has a travel distance of 4 to 5 miles.

Law Enforcement

The project vicinity is served by the City of Beaumont Police Department for police services and disaster preparedness. The Department facility is located at 660 Orange Avenue in Beaumont.

Schools

The project site is currently served by the Beaumont Unified School District. The District presently has three elementary, one junior high, and one senior high schools. No service is

provided to the project area at the present time due to the site being vacant. Table A provides statistical data on each of the five schools.

The elementary school grade organizational structure in the Beaumont Unified School District is unlike 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.

TABLE A

<u>School</u>	<u>Current Enrollment</u>	<u>School Capacities</u>
Wellwood Elementary (K-1)	548	470
Palm Elementary (2-3)	461	400
Summit Elementary (4-6)	677	681
Mt. View Junior High (7-8)	443	437
Beaumont High (9-12)	741	995

Source: Beaumont Unified School District

Public Transportation

Two public transportation services operate in the vicinity of the project site. These two services are "Dial-a-Ride" and the Riverside Transit Agency.

Dial-a-Ride is a demand response transportation service that operates 8 am to 5 pm Monday through Friday. Low income, retired, handicapped, and elderly individuals who cannot drive utilize this service.

The Riverside Transit Agency operates a fixed route bus service around the project area. Currently there is one bus that services the project vicinity.

Electricity

The project site is currently within the service territory of the Southern California Edison Company (SCE). SCE maintains public regulated continuous electric service to the project vicinity.

Natural Gas

Natural gas service is provided to the project site by the Southern California Gas Company (SoCal Gas). SoCal Gas is a public utility that is under the jurisdiction of the California Public Utilities Commission and can also be affected by actions of federal regulatory agencies. Should these agencies take any action which affect gas supply or the conditions under which service is available, gas service will be provided in accordance with revised conditions.

Telephone

The project area is serviced by the General Telephone Company of California (GTE). GTE currently maintains service to the north, south, and east of the project.

Cable

The project vicinity is serviced by several cable companies. It has not been determined at this time which cable company will service the project site.

WATER SYSTEM

The future water system for the Beaumont-Cherry Valley Water District System will require the following actions regarding, design and construction. Exhibit 13 on page 36 illustrates the Proposed Water System.

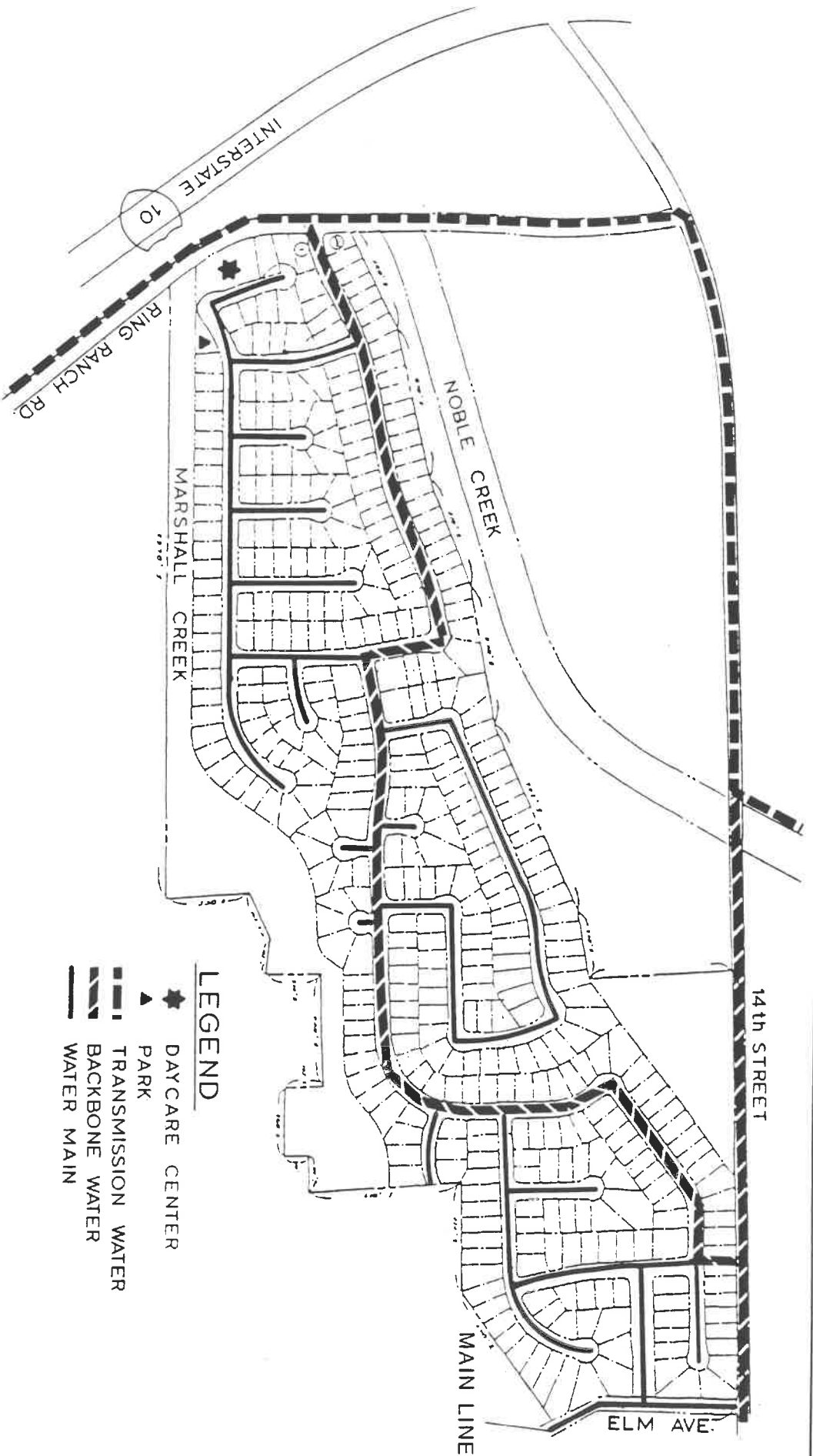
1. Completion of design plans and construction of the master planned storage, transmission and distribution systems along the northern and western boundaries of the project site. No plans for construction are scheduled at present. Upgrading perimeter water facilities to serve the project site will be subject to Beaumont-Cherry Valley Water District negotiations.
2. Annexation of the project site into the Beaumont-Cherry Valley Water District to extend the service boundary to Highland Springs Road.

Annexation into the district will require annexation and developer fees.

3. Participation of the owner/developer to bring future state owned raw surface water to the region through the use of District annexation and developer fees.
4. Groundwater withdrawal, storage, transmission and distribution systems for onsite project improvements subject to Beaumont-Cherry Valley Water District Master Planned Facilities and standards.

Wastewater

The City of Beaumont has no wastewater service to the project site at this time. A new wastewater plant is being designed at the present time to accommodate future growth in the City. The new plant will be located just south of 4th Street on property adjacent to the City's existing treatment plant. Exhibit 14 on page 37 illustrates the Proposed Sewer System for the project.



LEGEND

- ★ DAYCARE CENTER
- ▲ PARK
- - - TRANSMISSION WATER
- /// BACKBONE WATER
- WATER MAIN

Source: Madole and Associates

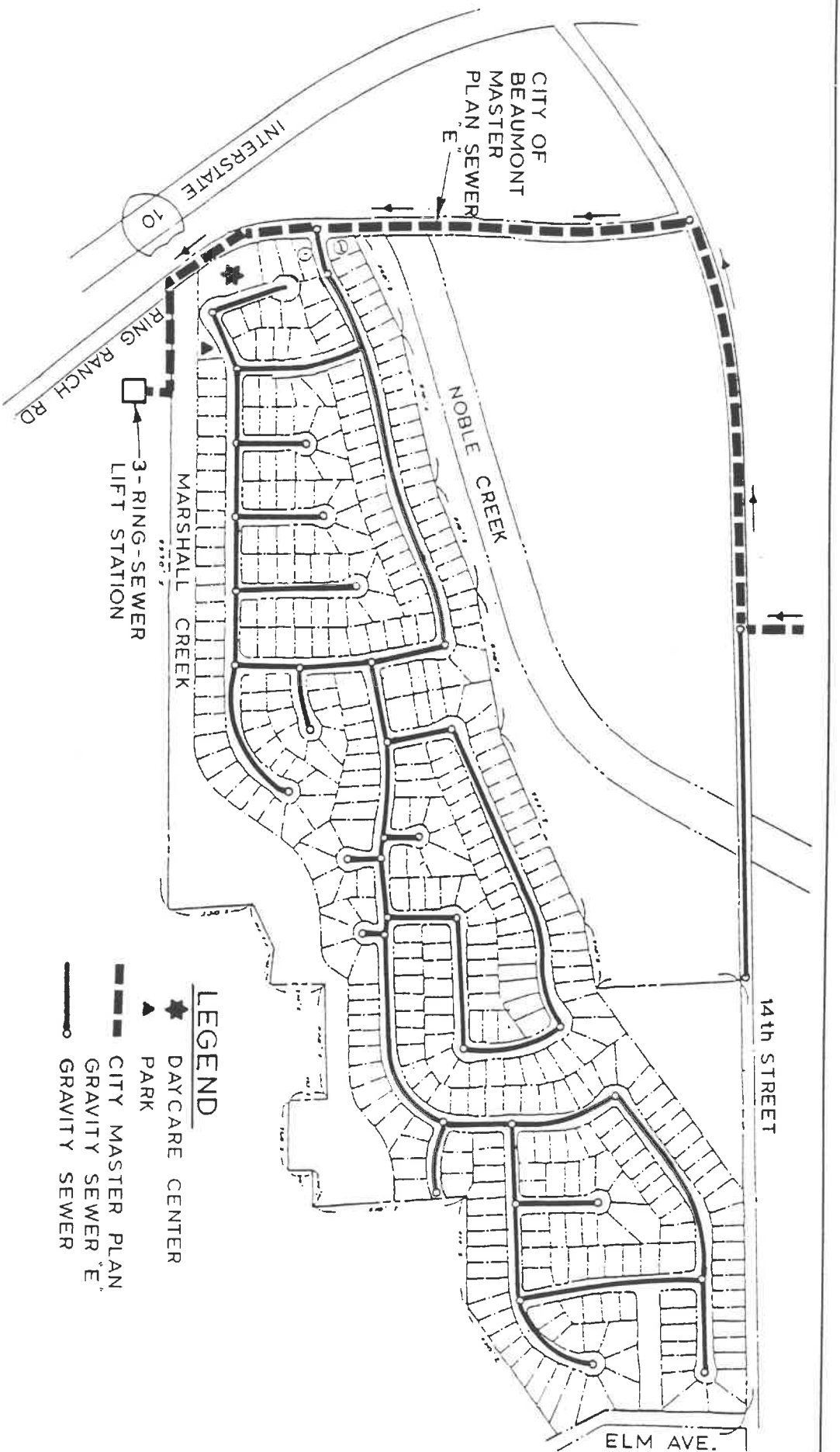
PROPOSED WATER SYSTEM

KIRKWOOD RANCH SPECIFIC PLAN

Beaumont, California



Exhibit 13



Source: Madole and Associates

PROPOSED SEWER SYSTEM

KIRKWOOD RANCH SPECIFIC PLAN

Beaumont, California

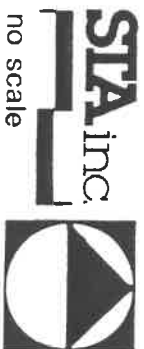


Exhibit 14

Waste Disposal

Solid waste disposal is provided to the City of Beaumont by Inland Disposal, 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. A new facility at Inland Disposal's current site will be completed by February, 1990. The applicant shall participate in the City of Beaumont's Recycling plan.

CONFORMANCE WITH THE
BEAUMONT GENERAL PLAN

VI. CONFORMANCE WITH THE BEAUMONT GENERAL PLAN

HAZARDS ELEMENT

Policy

The City shall identify areas of environmental concern (e.g., steep slopes, flood prone areas, geologic hazards, archaeological/historic sites, etc.) and require special development review and controls before approval of any new construction therein is granted.

Consistency

The City has mapped environmental constraints, both within and outside of the City's municipal boundary. The EIR prepared for the Specific Plan includes mitigation measures that will require precise hydrologic and drainage studies. The hydrologic and drainage studies will reference impacts and concerns regarding flood control and storm drain facilities. The development of the project will significantly increase the storm runoff flow rates from the project. The runoff will be disposed of directly into Marshal Creek and subsequently into San Timoteo Canyon Creek. It is not anticipated that retention basins will be needed.

NATURAL RESOURCES ELEMENT

WATER RESOURCES

The Natural Resources element discusses water, air, energy, and soils as the four main resources. Policies set forth reflect the need to maintain quality levels which protect these natural resources

Policy

The City shall coordinate a program to monitor the quantity, and quality of water with the Beaumont/Cherry Valley Water District.

Consistency

This is the City of Beaumont's responsibility and unrelated to the physical development of the property.

Policy

The reclamation of treated sewage effluent shall be encouraged (e.g., watering golf courses, cemeteries, etc.).

Consistency

No reclaimed water system is proposed at this time due to the nature of the uses proposed.

Policy

The City shall recognize the need for aquifer recharge facilities (e.g. ponds, pumping, porous pavements, etc.).

Consistency

The proposed development minimized overall water use by using water saving devices such as low flush toilets per the Health and Safety Code Section 17621.3. Also maximum flow rates of all new showerheads, lavatory faucets, etc. will be restricted per Title 20, California Administrative Code Section 1604(f) (Appliance Efficiency Standards).

AIR QUALITY RESOURCES

Policy

The City shall promote the growth of "clean" industry which does not increase air pollution.

Consistency

No industrial development is planned for the property.

ENERGY RESOURCES

Policy

Energy conservation shall be encouraged by incorporation of design standards for new development which minimize the consumption of non-renewable energy resources. Developers are specifically encouraged to present innovative techniques to the City for review and consideration.

Consistency

This project has been designed to efficiently minimize energy use. The high density residential area which is proposed for development, will contain attached housing products which has been determined to be significantly more efficient in terms of space heating and cooling in comparison to single-family dwellings.

Policy

The City shall initiate an active energy conservation program. This could be accomplished in conjunction with programs currently operated by the major utility companies. Incentives for developments which utilize conservation techniques to save energy and conserve resources would be provided.

Consistency

This is a City of Beaumont responsibility.

Policy

The potential impact on Beaumont of wind energy generation technology in the San Geronio pass area shall be assessed.

Consistency

This is a City of Beaumont responsibility.

Policy

The use of reclaimed methane gas from the sewage treatment facilities should be investigated.

Consistency

This is a City of Beaumont responsibility.

SOILS/AGRICULTURAL RESOURCES

Policy

Existing agricultural uses shall be permitted to remain at the owner's prerogative. Transition of agriculture to more urbanized uses is expected, and is consistent with City objectives for the future.

Consistency

There are no Class I soils on-site. The site has previously been utilized for dryland farming and grazing. It was the owner's

option to propose its development, which is consistent with future City objectives.

**AESTHETIC, CULTURAL AND RECREATIONAL
RESOURCES ELEMENT**

PARKS/OPEN SPACE RESOURCES

Policy

The City shall acquire, maintain and operate park and recreation facilities which are adequate for the existing and planned population.

Consistency

This project is proposing a private park facility and will contribute fees to conform with the City's standard ratio for park land.

Policy

Open space shall be protected and expanded where feasible. Special consideration should be given to environmentally sensitive zones such as steep slopes and flood plains.

Consistency

Some steep slopes occur on parts of the site. Development is proposed to occur on a mesa, some steep slopes occur on the

edge of this mesa. The property is not shown on the City's Flood Insurance Administration (FIA) map.

Policy

New residential development shall be encouraged to provide private recreational opportunities for its residents.

Consistency

The Specific Plan will provide a park for the community residents.

SCENIC HIGHWAYS/VISTAS

Policy

Scenic resources such as windrows and street trees should be protected from harmful impacts and maintained as community assets.

Consistency

There are no street trees or windrows adjacent or close to this site.

Policy

Design of new development shall respect and preserve the view opportunities of existing development in the area.

Consistency

No land developments would be adversely impacted by the construction of the proposed development.

TRAILS AND BIKEWAYS

Policy

Existing recreational trails and bikeways shall be protected and maintained.

Consistency

There are no existing trails either adjacent to, or on the site.

Policy

New development under Specific Plan procedures shall include provision for new trails and bikeways as appropriate.

Consistency

On-site trails and bikeways are not proposed by this Specific Plan, but may be required as part of the City's Park, Open Space and City Beautification Concept Plan. Due to the project's size, location and proposed uses, trails and bikeways are not economically feasible and not proposed by the applicant. However, trails and bikeways shall be subject to review and approval by the City of Beaumont.

HISTORIC/CULTURAL RESOURCES

Policy

Historic resources of the community shall be inventoried and protected from harmful impacts.

Consistency

This policy does not apply to the Kirkwood Ranch property.

LIBRARY FACILITIES

Policy

The City shall seek supplemental funding sources (including private support) to meet future expansion needs of the library system.

Consistency

This is a City of Beaumont function and not directly related to the site's development.

COMMUNITY DEVELOPMENT ELEMENT

LAND USE

Policy

Implementation of general plan goals shall be reviewed annually. This will include an assessment of the relationship between general plan land use designations and existing land use at the time of the review.

Consistency

This is a City of Beaumont function and does not apply to the subject property.

Policy

The City will establish a formal liaison with adjacent jurisdictions, (i.e., Riverside County and the City of Beaumont) for the purpose of evaluating the effects of each jurisdiction's land use planning activities on contiguous areas.

Consistency

This is a City of Beaumont function and does not apply to the subject property.

Policy

Beaumont's potential role within the regional market area will be reviewed annually as an integral part of the general plan.

Consistency

This is a City of Beaumont function and does not apply to the subject property.

Policy

The "old" downtown area west of California Avenue and south of 7th Street will be targeted to revitalization.

Consistency

This is a City of Beaumont function and does not apply to the subject property.

Policy

The area north of 11th Street will be given special consideration to find ways of consolidating land uses, providing adequate vehicular circulation, and eliminating land locked parcels.

Consistency

The Specific Plan demonstrates "Consolidation" of land uses under a master land use program with an adequate circulation network.

Policy

New development will be encouraged in areas adjacent to urbanized portions of the community. Where appropriate annexation to the City shall be actively pursued.

Consistency

Annexation to the City is proposed for this Specific Plan. This site is within the City's Sphere of Influence.

RESIDENTIAL

Policy

Goal statements and specific implementation policies relative to residential land uses are included in the housing element of the General Plan.

Consistency

The Specific Plan addresses the implementation policies for residential land uses in the Housing Element.

COMMERCIAL

Policy

Specific types of commercial development which economic analysis indicated are lacking in Beaumont should be encouraged.

Consistency

This policy is not related to the subject property.

Policy

Commercial areas adjacent to Sixth Street and Beaumont Avenue should be designated as special study areas and methods to revitalize these areas developed.

Consistency

This policy is not related to the subject property.

Policy

Property south of Sixth Street and east of Pennsylvania Avenues shall be designated for commercial use.

Consistency

This policy is not related to the subject property.

Policy

Additional freeway service-oriented commercial uses shall be encouraged. This can be facilitated through the extension of 5th Street as a frontage road and construction of a freeway on/off ramp at Pennsylvania Avenue.

Consistency

This policy is not related to the subject property.

Policy

Revitalization of the downtown business district should be principally achieved through the financial and legal cooperation of local merchants/owners and the City.

Consistency

This policy is not related to the subject property.

Policy

Formation of a downtown revitalization board should be investigated. The purpose of this board would be to establish a funding mechanism whereby a percentage of revenues generated by new commercial development outside of present commercial areas would be targeted to revitalization efforts for commercial special study areas.

Consistency

This policy is not related to the subject property.

Policy

Proposed commercial development is encouraged as in-fill development within existing commercial areas rather than in undeveloped portions of the City and its Sphere of Influence.

Consistency

Commercial development is not proposed in the Specific Plan Study area. Because project consists of primarily residential uses and due to the size of the site, the project would not lend itself to infill commercial development.

INDUSTRIAL

Policy

Only light non-polluting industrial uses shall be allowed in Beaumont.

Consistency

No industrial land uses are proposed for the subject property.

Policy

Industrially designated area shall include specific "industrial park" type development standards and guidelines.

Consistency

No industrial land uses are proposed for the subject property.

POPULATION

Policy

The City shall continually refine population growth forecasts to insure adequate planning for anticipated increase levels of sewerage, water and their necessary community services.

Consistency

This is a City of Beaumont function, however, as demonstrated in the following *Infrastructure Element*, the project developer is making provision to provide adequate support infrastructure.

INFRASTRUCTURE ELEMENT

WATER SYSTEM, SEWERAGE SYSTEM, STORM DRAINAGE SYSTEM, UTILITY TRANSMISSION FACILITIES

Policy

Extension of the City utilities, services and other facilities both within the City limits as well as to newly-annexed and undeveloped areas will be based upon an adopted City capital improvement program.

Consistency

The adoption of a capital improvement program is a City of Beaumont function. The cost for the extension of facilities to the site will be incurred by the developer and affected properties.

Policy

The City's capital improvement program will include the entire community, as well as be responsive to areas contiguous to the City's corporate boundaries in which new growth and development is likely to occur.

Consistency

The adoption of a capital improvement program, is a City of Beaumont function.

Policy

Capital improvements should be financed by means of special assessment districts consisting of all property owners to be benefited.

Consistency

The cost for the extension of facilities to the site will be incurred by the developer and effected properties through the establishment of an assessment district.

Policy

Commitment of public funds to provide necessary off-site improvements for development of vacant private property will consider the net revenue which the development will produce for the City over time.

Consistency

The project developer is not requesting commitment of public funds to provide off-site improvements at the present time.

Policy

The impact on Beaumont of major utility transmission facilities will be considered in relation to potential development.

Consistency

All land uses have been and will continue to be coordinated with affected utility companies.

Policy

Major new developments in vacant areas should not be approved until water and sewer master plans are completed.

Consistency

The project proponent has discussed project needs with the City of Beaumont in the planning and engineering of the City's Sewer Master Plan and treatment facility expansion and has agreed to participate in facilities expansion. Water is to be provided to the site by the Beaumont/Cherry Valley Water District or the City of Beaumont.

Policy

The feasibility of creating a regional sewer system should be investigated as part of a sewer system master plan.

Consistency

The feasibility of creating a regional sewer system should be investigated by the City. This is only indirectly related to this project, due to the project's need for wastewater treatment.

CIRCULATION

Policy

Citywide circulation demands will be satisfied by a planned expansion of new construction of streets and highways as part of the capital improvements program.

Consistency

The project is consistent with existing City transportation plans. As discussed in the Circulation Plan section of this Specific Plan (Section III), it is proposed that the project be accessed via Fourteenth Street. Project related circulation system impacts to Fourteenth Street will be paid for by the developer. The on-site circulation system will be constructed by the developer.

Policy

Public transit will be encouraged by City participation in local

and regional transit programs, and by special consideration in large, new developments wherever feasible.

Consistency

Public transportation is not economically feasible and is not proposed by the developer. The applicant shall participate in the City of Beaumont's Park and Ride Facility Program.

Policy

The fiscal programming of ongoing street maintenance and improvements will consider the use of special assessments to those properties which most directly benefit.

Consistency

This is a City of Beaumont function.

HOUSING ELEMENT

HOUSING AVAILABILITY AND PRODUCTION

Policy

Homebuilders are encouraged to suggest innovative housing techniques which meet the City's housing objectives and provide adequate housing in more efficient ways.

Consistency

This will be a master planned community which is desired by the City. The plan has been designed to efficiently utilize the land and provides for a variety of housing reflecting innovative concepts. All land on the site is proposed to be developed in accordance to the Specific Land Use Plan.

Policy

The development of second units on an existing lot shall be carefully reviewed. Such units will be limited to one story in height, be compatible with surrounding units and have adequate parking and infrastructure.

Consistency

This policy is applicable to older existing development. All on-site dwellings be limited to one per lot. The high density residential area will contain attached dwellings, all of which are technically on one lot.

Policy

Manufactured housing and mobile home subdivision (i.e., own-your-own lot), will be encouraged.

Consistency

The site's development will not be targeted toward pre-constructed (manufactured) and mobile homes.

Policy

Manufactured housing will be actively encouraged in all low-density residential area.

Consistency

Previously noted, manufactured housing is not proposed.

Policy

Provisions will be made for condominium and attached unit developments.

Consistency

High density residential development is proposed. This high density area is proposed to be constructed with apartments or condominiums.

Policy

Provisions shall be made for seasonal recreational vehicle parks, including specific design and development standards.

Consistency

A seasonal R.V. Park is not an appropriate use in this Specific Plan study area. R.V. parks are more appropriately located on easily accessible arterial roadways in close proximity to

existing R. V. Parks, rather than locating them within Specific Plan zones.

Policy

Maximize the use of remaining vacant residential land in the City.

Consistency

In terms of land use planning and from a marketing standpoint, the use of this land will be maximized.

Policy

Assure that new residential development is appropriately located with respect to public/private services and facilities.

Consistency

Public/private services and facilities will be coordinated with development on the site.

HOUSING AFFORDABILITY

Policy

Promote the development of new housing units affordable to households of lower income, and of new dwellings affordable to those with incomes up to 130% of the county medium income.

Consistency

The Specific Plan provides the opportunity to develop various housing types which will serve to implement the Housing Element of the General Plan.

Policy

Pursue available housing assistance programs funded by the state and federal governments.

Consistency

Specific Plan housing types will permit applicant to pursue applicable programs.

Policy

Utilize local public financing tools such as SB99 and AB13551 to provide below-market rate mortgage financing for both sales and rental units.

Consistency

Specific Plan will permit applicant to pursue applicable financing opportunities.

Policy

Continue to promote the affordability of existing housing units

for low and moderate income households by capturing for the benefit of eligible city residents federal housing assistance subsidies.

Consistency

The Specific Plan will provide various housing alternatives which will serve to implement the General Plan Housing Element.

Policy

Continue to cooperate with Riverside County in securing funding for housing assistance programs.

Consistency

HOUSING CONDITION

Policy

Continue to pursue housing rehabilitation programs offered by the state and federal governments.

Consistency

This policy pertains to existing development and is not related to the subject property.

Policy

Existing structures which are hazardous to public safety shall be identified and programmed for repair or removal.

Consistency

This policy pertains to existing development and is not related to the subject property.

Policy

Promote utilization of rehabilitation assistance programs to alleviate overcrowded conditions.

Consistency

This policy pertains to existing development and is not related to the subject property.

Policy

Encourage continued maintenance of currently-sound housing through a local information and assistance program.

Consistency

This policy pertains to existing development and is not related to the subject property.

APPENDICES

VII. APPENDICES

GOVERNMENT CODE

65450. After the legislative body has adopted a general plan, the planning agency may, or if so directed by the legislative body, shall, prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan.

(Repealed and added by Stats. 1984, Ch. 1009.)

(Section 65450.1 repealed by Stats. 1984, Ch. 1009.)

65451. (a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

(Repealed and added by Stats. 1984, Ch. 1009; Amended by Stats. 1985, Ch. 1199.)

65452. The specific plan may address any other subjects which in the judgment of the planning agency are necessary or desirable for implementation of the general plan.

(Repealed and added by Stats. 1984, Ch. 1009.)

65453. (a) A specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.

(b) A specific plan may be repealed in the same manner as it is required to be amended.

(Repealed and added by Stats. 1984, Ch. 1009; Amended by Stats. 1985, Ch. 1199.)

65454. No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

(Added by Stats. 1984, Ch. 1009.)

65455. No local public works project may be approved, no tentative map or parcel map for which a tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plans.

(Added by Stats. 1984, Ch. 1009.)

65456. (a) The legislative body, after adopting a specific plan, may impose a specific plan fee upon persons seeking governmental approvals which are required to be consistent with the specific plan. The fees shall be established so that, in the aggregate, they defray but as estimated do not exceed, the cost of preparation, adoption, and administration of the specific plan, including costs incurred pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code. As nearly as can be estimated, the fee charged shall be a prorated amount in accordance with the applicant's relative benefit derived from the specific plan. It is the intent of the Legislature in providing for such fees to charge persons who benefit from specific plans for the costs of developing those specific plans which result in savings to them by reducing the cost of documenting environmental consequences and advocating changed land uses which maybe authorized pursuant to the specific plan.

(b) Notwithstanding Section 54992, a city or county may require a person who requests adoption, amendment, or repeal of a specific plan to deposit with the planning agency an amount equal to the estimated cost of preparing the plan, amendment, or repeal prior to its preparation by the planning agency.

(c) Copies of the documents adopting or amending the specific plan, including the diagrams and text, shall be made available to local agencies and shall be made available to the general public as follows:

(1) Within one working day following the date of adoption, the clerk of the legislative body shall make the documents adopting or amending the plan, including the diagrams and text, available to the public for inspection.

(2) Within two working days after receipt of a request for a

copy of the documents adopting or amending the plan, including the diagrams and text, accompanied by payment for the reasonable cost of copying, the clerk shall furnish the requested copy to the person making the request.

(d) A city or county may charge a fee for a copy of a specific plan or amendments to a specific plan in an amount that is reasonably related to the cost of providing that document.

(Added by Stats. 1984, Ch. 1009; Amended by Stats. 1985, Ch. 338 and Ch. 1199.)

65457. (a) Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Chapter 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.

(b) An action or proceeding alleging that a public agency has approved a project pursuant to a specific plan without having previously certified a supplemental environmental pact report for the specific plan, where required by subdivision (a), shall be commenced within 30 days of the public agency's decision to carry out or approve the project.

(c) This section does not supersede but provides an alternative procedure to Section 21080.7 of the Public Resources Code.

(Added by Stats. 1984, Ch. 1009.)

LEGAL DESCRIPTION

The land referred to in this Report is situated in the State of California, County of Riverside and is described as follows:

Blocks 16 through 22, 23a, 23b, 24 through 26 and 32 through 35 of Beaumont Heights, as per Map recorded in Book 6 page 53 of Maps in the Office of the County Recorder of said County.

Except the Northerly 35.00 feet of blocks 32, 33, 34 and 35.

ALSO except that portion of Block 25 described as follows:

BEGINNING at the Southeast corner of said Block 26; thence Northerly, on the Easterly line of said Block 300 feet; thence Westerly parallel with the Southerly line of said Block, 145 feet; thence Southwesterly, parallel with the Easterly line of said Block, 100 feet; thence Westerly to the West line of said Block to a point 200 feet Northerly of the Southwest corner; thence Southerly to the Southwest corner of said Block; thence Easterly, on the Southerly line of side Block, to the point of beginning.

ALSO except that portion of Lot 20 described as follows:

Beginning at the Southwest corner of said Lot 20; thence on the West line of said Lot 20, North 2° 39' 22" East, 126.41 feet to the South line of said Lot 20, distant on said line, South 88° 27' 00", east 71.27 feet from the point of beginning; thence on said line, North 88° 27' 00" West, 71.27 feet to the point of beginning, as granted to the State of California for freeway purposes by deed recorded April 9, 1963, as Instrument No. 35168, of Official Records.

PLANT LIST

The materials contained in this plant list (Listed on Page 55) have been selected for their adaptability to climatic conditions with special concern for drought tolerance and long term cost effective maintenance. This list has been compiled from the Riverside County Guide to Trees, Shrubs and Groundcovers (a supplement to Ordinance 348, Section 18.12, Parking and Landscaping). Refer to this guide for more specific landscape criteria which includes additional information outlining plant growth habits, soil conditions and general characteristics.

(D) Deciduous (E) Evergreen

15-17' Crown Diameter Trees

<u>Botanical Name</u>	<u>Common Name</u>
Cercis occidentalis (D)	Western Redwood
Maytenus boaria (E)	Mayten Tree
Pyrus kawakamii (E)	Evergreen Pear
Rhus lancea (E)	African Sumac
Prunus blireiana (D)	Flowering Plum
Prunus c. thundercloud (D)	Flowering Plum
Juniperis virginiana (E)	Eastern Red Cedar
Vitex (E)	Chaste Tree

20'-25' Crown Diameter Trees

<u>Botanical Name</u>	<u>Common Name</u>
Carpinus betulus (D)	European Hornbeam
Eucalyptus sideroxylon (E)	Red Iron Bark
Eucalyptus polyanthemus (E)	Silver Dollar Gum
Eucalyptus leucoxylon (E)	White Iron Bark
Geijera parvifolia (E)	Australian Willow
Laurus nobilis (E)	Sweet Bay
Malus ssp. (D)	Flowering Crabapple
Melia azedarach (D)	Chinaberry
Melia a. umbraculiformis (D)	Texas Umbrella Tree
Prunus ceracifera "atropurpurea" (D)	Purple Leaf Plum
Zizyphus jujuba (D)	Chinese Date

25'-30' Crown Diameter Trees

<u>Botanical Name</u>	<u>Common Name</u>
Ceratonia siliqua (E)	Carbon Tree
Eucalyptus nicholii (E)	Willow Leafed Peppermint
Fraxinus velutina (D)	Arizona Ash
Fraxinus ornus (D)	Raywood
Koelreuteria paniculata (D)	Golden Raintree
Morus alba (D)	White Mulberry
Pinus brutia (E)	Calabrian Pine
Pinus canariensis (E)	Canary Pine
Pinus eldarica (E)	Mondell Pine
Pinus halepensis (E)	Allepo Pine
Pinus thumbergiana (E)	Japanese Black Pine
Prunus serrulata (D)	Japanese Flowering Cherry
Prunus yedoensis (D)	Flowering Cherry
Pyrus calleryana (D)	Bradford Pear

30'-40' or Greater Crown Trees

<u>Botanical Name</u>	<u>Common Name</u>
<i>Acacia baileyana</i> (E)	Bailey Acacia
<i>Brachychiton populneus</i> (E)	Bottle Tree
<i>Calocedrus decurrens</i> (E)	Incense Cedar
<i>Casuarina cunninghamiana</i> (E)	River She-Oak
<i>Cedrus deodora</i> (E)	Deodar Cedar
<i>Celtis australis</i> (D)	European Hackberry
<i>Celtis occidentalis</i> (D)	Common Hackberry
<i>Eucalyptus camaldulensis</i> (E)	Red Gum
<i>Eucalyptus citriodora</i> (E)	Lemon Scented Gum
<i>Eucalyptus rudis</i> (E)	Desert Gum
<i>Fraxinus moraine</i> (D)	Moraine Ash
<i>Fraxinus raywoodi</i> (D)	Raywood Ash
<i>Ginkgo biloba</i> (D)	Maidenhair Tree
<i>Magnolia grandiflora</i> (E)	Southern Magnolia
<i>Pistache chinensis</i> (D)	Chinese Pistache
<i>Platanus acerifolia</i> (D)	London Plaintree
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus coccinea</i> (D)	Scarlet Oak
<i>Quercus lobata</i> (D)	Valley Oak
<i>Quercus rubra</i> (D)	Red Oak
<i>Ulmus pumila</i> (D)	Siberian Elm
<i>Umbellularia californica</i> (D)	California Laurel
<i>Zelkova serrata</i> (D)	Sowleaf Selkova

3'-15' Crown Diameter Shrubs

<u>Botanical Name</u>	<u>Common Name</u>
<i>Acer palmatum</i> (D)	Japanese Maple
<i>Buxus microphylla</i> (E)	Japanese Boxwood
<i>Chaenomeles speciosa</i> (D)	Common Flowering Quince
<i>Chamoerops humilis</i> (E)	Mediterranean Fan Palm
<i>Cortaderia selloaria</i> (E)	Pampas Grass
<i>Cotoneaster franchetii</i> (E)	Franchet Cotoneaster
<i>Cycas revoluta</i> (E)	Sago Palm
<i>Euonymus alata</i> (D)	Winged Euonymous
<i>Euonymus japonica</i> (E)	Evergreen Euonymous
<i>Hibiscus syriacus</i> (D)	Rose of Sharon
<i>Lagerstroemia indica</i> (D)	Crape Myrtle
<i>Leucophyllum frutescens</i> (E)	Texas Ranger
<i>Ligustrum japonicum</i> (E)	Japanese Privot
<i>Ligustrum lucidum</i>	Glossy Privot
<i>Olea europea</i> (E)	Olive
<i>Photinia fraseri</i> (E)	Fraser's Photinia
<i>Pittosporum tobira</i> (E)	Pittosporum
<i>Pyranacantha coccinea</i> (E)	Scarlet Firehorn
<i>Raphiolepis indica</i> (E)	Indian Hawthorn
<i>Yucca aloifolia</i> (E)	Spanish Bayonet

Groundcovers

<u>Botanical Name</u>	<u>Common Name</u>
Bacharis pilularis (E)	Coyote Bush
Bacharis pilularis (E)	Dwarf Coyote Bush
Carpobrotus (E)	Ice Plant
Cotoneaster glaucophyllus (E)	Bright Bead Cotoneaster
Drosanthemum floribundum (E)	Rosea Ice Plant
Hedera helix (E)	English Ivy
Juniperis horizontalis "vitonii"	Blue Carpet Juniper
Juniperis sabina "buffalo" (E)	No name
Lamprantus spectabilis (E)	Trailing Ice Plant
Malephora crocea (E)	Ice Plant
Osteospermum fruticosum (E)	African Freeway Daisies