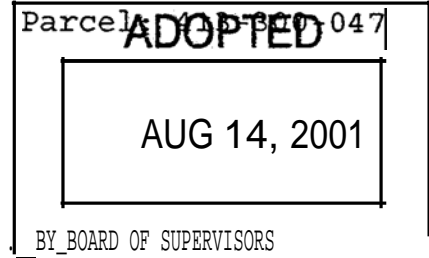


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~~Riverside County~~  
~~LMSCity of Beaumont~~  
CONDITIONS OF APPROVAL

SPECIFIC PLAN Case#: SP00318



10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      SP - Hold Harmless

INEFFECT

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the ~~County of Riverside~~City of Beaumont (~~COUNTY~~CITY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the ~~COUNTY~~CITY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The ~~COUNTY~~CITY will promptly notify the subdivider of any such claim, action, or proceeding against the ~~COUNTY~~CITY and will cooperate fully in the defense. If the ~~COUNTY~~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 ~~COUNTY~~CITY.

10. EVERY. 2                      SP - Definitions

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 318 shall be henceforth defined as follows:

- SPECIFIC PLAN= Specific Plan No. 318.
- CHANGE OF ZONE= Change of Zone No. 6492.
- GPA= Comprehensive General Plan Amendment No. 568.
- EIR = Environmental Impact Report No. 418.

10. EVERY. 3                      SP - SP Document

INEFFECT

- Specific Plan No. 318 shall consist of the following:
- a. Specific Plan Document, which must include, but not be limited to, the following items:
    - 1. Board of Supervisors Specific Plan Resolution.
    - 2. Conditions of Approval.
    - 3. Specific Plan Zoning Ordinance Text.
    - 4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
    - 5. Specific Plan text.
    - 6. Descriptions of each Planning Area in both

Parcel: 413-300-041

10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.)

graphical and narrative formats.

b. Environmental Impact Report No. 418 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4 SP - Ordinance Requirements INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the ~~Riverside County~~Beaumont Planning Department, unless otherwise amended.

10. EVERY. 5 SP - Limits of SP DOCUMENT INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP\*GSP-1 ORD. NOT SUPERSEDED INEFFECT

Anything to the contrary, proposed by SP 318 and the Development Agreement, shall not supersede the following: All grading shall conform to the Uniform Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10. GENERAL CONDITIONS

10.BS GRADE. 3                    SP\*GSP-2 GEO/SOIL TO BE OBEYED                    INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4                    SP- MASS GRADING                    INEFFECT

If mass grading of the entire Specific Plan site is proposed - usually under a parcel map for the entire site - at the same time that application for further subdivisions are being made, an exception to Ordinance 460, Section 4.Sb shall be obtained from the Planning-Community Development Director - Ord. 460 Section 3.1 - prior to issuance of the mass grading permit.

10.BS GRADE. 5                    SP-ALL CLEARNC'S REQ'D B-4 PMT                    INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 6                    SP\*-NO GRADING & SUBDIVIDING                    INEFFECT

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E HEALTH DEPARTMENT

10.E HEALTH. 2                    SP - FOLLOW-UP COMMENTS                    INEFFECT

The Department of Environmental Health has received and reviewed the EIR initial study for SP 318 dated 4-11-01 from LSA Associates, and has the following comments:

1. The 1,747.9-acre site consists of a planned golf/recreation-oriented master planned community of 4,355 (single and multi-family residential) units on 852.8 acres, three (3) schools on 40.0 acres, 16.0 acres of neighborhood commercial uses, 30.4 acres of community

Parcel: 413-300-047

10. GENERAL CONDITIONS

10.E HEALTH. 2                    SP - FOLLOW-UP COMMENTS (cont.)                    INEFFECT

commercial, 38 acres of parks, 500 acres of golf course and 218.3 acres of open space. All tracts and-Parcel Maps require a SAN 53 issued from this Department PRIOR to Planning Department submittal.

2. The scattered ranch structures with subsurface sewage disposal systems shall be properly abandoned.
3. The scattered ranch structures with on-site private water wells shall be properly destroyed.
4. Adherence to regulations related to any hazardous substances shall be complied with Riverside County codes.
5. Schools, park sites, open spaces and the golf course are highly recommended to use recycled water in greenbelt and landscaped areas at their respective sites.
6. The site is not currently served by sanitary sewers. New water treatment facilities may need to be built and sewer treatment facilities will need to be built. Please contact Beaumont Cherry Valley Water District for water supply needs and City of Beaumont for sanitary sewer.
7. Comply with Federal, state and local statues and regulations related to solid wastes.

FIRE DEPARTMENT

10.FIRE. 1                    SP-#71-ADVERSE IMPACTS                    INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the ~~Riverside County Board of Supervisors~~ Beaumont City Council to mitigate a portion of these impacts. This will provide funding for capital improvements such as land/equipment purchases and fire station construction.

10.FIRE. 2                    SP-#56-IMPACT MITIGATION                    INEFFECT

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

Parcel: 413-300-047

10. GENERAL CONDITIONS

10.FIRE. 3                                      SP-#95-HAZ FIRE AREA                                      INEFFECT

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787 and the California Code of Regulations, Title 14, and Public Resources Code 4290.

10.FIRE. 4                                      SP-#86-WATER MAINS                                      INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the ~~Riverside County~~Beaumont Fire Department.

10.FIRE. 5                                      SP-#96-ROOFING MATERIAL                                      INEFFECT

The proposed project area lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE as shown on the California Fire Hazard Classification Maps on file. All buildings shall be constructed with a class "A" fire retardant roofing material as per the 1999 California Fire Code. Wood shingles and shakes ~~shall~~ are not recommended as a roof or other exterior covering material.

10.FIRE. 6                                      SP-#97-OPEN SPACE                                      INEFFECT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetation management (fuel modification) plan shall be submitted to the ~~Riverside County~~Beaumont Fire Department for review and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 7                                      SP-#85-FINAL FIRE REQUIRE                                      INEFFECT

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10. GENERAL CONDITIONS

10.FIRE. 8 SP-#100-FIRE STATION INEFFECT

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 2 fire stations may be needed to meet anticipated service demands, given project densities.

10.FIRE. 9 SP-#101-DISCL/FLAG LOT INEFFECT

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
- 2) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE as shown on the Fire Hazard Zone Maps of California. All roof construction shall meet a minimum class "A" rating as described in the current model building code of California.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP - FLOOD HAZARD REPORT INEFFECT

Specific Plan 318 is a proposal to develop approximately 1,748 acres with mixed uses including 4,367 residential dwellings. The site is west and south of Calimesa between San Timoteo Canyon and I-10. The Oak Valley Specific Plan #318 project proposes a Specific Plan to replace the previous Specific Plans Nos. 216 and 216A on the subject site.

The Specific Plan document has done an excellent job analyzing the tributary watersheds and has proposed a master drainage plan for this project that would collect, convey, and discharge tributary flows. Storm runoff would be carried in streets, in underground drains, in paved channels, in grass-lined channels through parks and golf courses, and in natural watercourses. Drop structures

10. GENERAL CONDITIONS

10.FLOOD RI. 1                      SP - FLOOD HAZARD REPORT (cont.)                      INEFFECT

and detention basins are proposed.

All facilities should be designed to District standards. Maintenance of joint use facilities beyond that required for flood control will not be borne by the District.

Developers must contact the California State Department of Fish and Game, California Regional Water Quality Control Board, and U.S. Army Corps of Engineers to obtain any permits or agreements needed to construct, operate and maintain the proposed facilities

10.FLOOD RI. 2                      SP GREENBELT, BASIN MAINT                      INEFFECT

This project proposes detention basins and green belt channels which will require maintenance by a public agency, or a guarantee of maintenance by a public agency in the event the responsible private party fails to meet its maintenance obligations. In particular the detention basin adjacent to Planning Areas 9 and 10 would require such a guarantee because the proposed downstream development would depend on it for public health and safety. These types of flood control facilities are selected at the discretion of the applicant to complement the nature of the proposed development, and do not have a regional benefit commensurate with the maintenance costs which are anticipated to be excessively high. Therefore, to ensure the public is not unduly burdened for future costs, prior to final approval or recordation of any case protected by these drainage facilities, the District will require an acceptable financial mechanism be implemented to provide for reimbursement of maintenance costs in perpetuity. This may consist of a mechanism to assess individual benefitting property owners, or other means approved by the District. If an acceptable maintenance mechanism cannot be developed, the project should be redesigned to eliminate all high maintenance cost features.

PLANNING DEPARTMENT

10.PLANNING. 1                      SP - MAINTAIN PLANNING AREAS                      INEFFECT

All planning area numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the

10. GENERAL CONDITIONS

10.PLANNING. 1                    SP - MAINTAIN PLANNING AREAS (cont.)                    INEFFECT  
complete specific plan document.

10.PLANNING. 2                    SP - NO P.A. DENSITY TRANSFER                    INEFFECT  
  
Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

TRANS DEPARTMENT

10.TRANS. 1                    SP - TRAFFIC STUDY CONDITIONS                    INEFFECT  
  
The Transportation Department has reviewed the traffic study submitted by LSA Associates, Inc. for the referenced project. The study has been prepared in accordance with accepted traffic engineering standards and practices, utilizing County-approved guidelines. The study analyzed Year 2020 Buildout Impacts for the project and surrounding intersections. We generally concur with the findings relative to traffic impacts.

The study indicates that it is possible to achieve a Level of Service "C" for the following intersections (some of which will require additional construction for mitigation at the time of development):

- Singleton Road (NS)/I-10 Fwy EB Ramps (EW)
- Singleton Road (NS)/I-10 Fwy WB Ramps (EW)
- Singleton Road (NS)/Calimesa Boulevard (EW)
- Cherry Valley Boulevard (NS)/I-10 Fwy EB Ramps (EW)
- Cherry Valley Boulevard (NS)/I-10 Fwy WB Ramps (EW)
- Cherry Valley Boulevard (NS)/Calimesa Boulevard (EW)
- Nancy Avenue (NS)/Cherry Valley Boulevard (EW)
- Beaumont Avenue (NS)/Cherry Valley Boulevard {EW}
- Brookside Avenue (NS)/Desert Lawn Drive (EW)
- Nancy Avenue {NS}/Brookside Avenue (EW)
- 14th Street (NS)/I-10 Fwy EB Ramps (EW)
- 14th Street (NS)/I-10 Fwy WB Ramps (EW)
- Beaumont Avenue (NS)/I-10 EB Ramps (EW)
- Beaumont Avenue (NS)/I-10 WB Ramps (EW)
- Potrero Boulevard (NS)/SR-60 EB Ramps (EW)
- Potrero Boulevard (NS)/Champions Drive (EW)
- "J" Street (NS)/San Timoteo Canyon Road (EW)
- "J" Street (NS)/Champions Drive (EW)
- "J" Street (NS)/"G" Street (EW)
- San Timoteo Canyon Road {NS)/"G" Street (EW)



10. GENERAL CONDITIONS

10.TRANS. 1                      SP - TRAFFIC STUDY CONDITIONS (cont.)                      INEFFECT

The Comprehensive General Plan circulation policies required a minimum of Level of Service "C", except that Level of Service "D" may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange. The study indicates that it is possible to achieve a Level of Service "D" for the following intersections (some of which will require additional construction for mitigation at the time of development).

- Calimesa Boulevard (NS)/Brookside Avenue (EW)
- Beaumont Avenue (NS)/Brookside Avenue (EW)
- Oak Valley Estates (NS)/14th Street (EW)
- Nancy Street (NS)/14th Street (EW)
- Beaumont Avenue (NS)/14th Street (EW)
- Elm Avenue (NS)/8th Street (EW)
- California Avenue (NS)/6th Street (EW)
- Potrero Boulevard (NS)/SR-60 WB Ramps (EW)

Mitigation to improve operations of the following intersections to the required Level of Service standards of the applicable jurisdictions (LOS "C" within the County of Riverside and the City of Calimesa, and LOS "D" within the City of Beaumont) for Year 2020 Buildout conditions is problematic, due either to existing conditions or to infeasible geometrics:

- Singleton Road (NS)/Woodhouse Road (EW)
- Cherry Valley Blvd (NS)/Robert Road-Desert Lawn Drive (EW)
- Desert Lawn Drive (NS)/Champions Drive (EW)
- Singleton Road (NS)/San Timoteo Canyon Road (EW)
- Champions Drive (NS)/San Timoteo Canyon Drive (EW)
- Beaumont Avenue (NS)/6th Street (EW)

The associated conditions of approval incorporate mitigation measures identified in the traffic study which are necessary to achieve or maintain the required level of service.

10.TRANS. 2                      SP - ROADWAY IMPROVEMENTS                      INEFFECT

Roadway links wholly within the boundaries of Oak Valley Specific Plan No. 318, as well as the entirety of Champions Drive, shall be constructed at the time of

10. GENERAL CONDITIONS

10.TRANS. 2                                SP - ROADWAY IMPROVEMENTS (cont.)                                INEFFECT

project development per the requirements of the specific plan. Roadway links along the perimeter of the specific plan area (San Timoteo Canyon Road) shall be constructed to their full half-width section concurrent with development of the adjacent Oak Valley, Specific Plan No. 318 Planning Areas. Intersections located within and adjacent to the boundaries of Oak Valley Specific Plan No. 318 (San Timoteo Canyon Road at "G" Street and "J" Street, Champions Drive at "J" Street, Desert Lawn Drive) shall be constructed concurrent with the roadways with the geometrics illustrated in Figure D.1.12c., unless subsequent traffic impact analyses demonstrate that lesser geometrics can be provided which meet applicable LOS standards, as approved by the Director of Transportation.

10.TRANS. 3                                SP - "P" STREET IMPROVEMENTS                                INEFFECT

"P" Street shall be constructed to County of Riverside Standard No. 102, Modified Secondary Highway (56'/88' R.O.W.) from Champions Drive to San Timoteo Canyon Road.

10.TRANS. 4                                SP - WARRANTED TRAFFIC SIGNALS                                INEFFECT

The project is responsible for the following traffic signals when warranted through subsequent traffic studies done for implementing projects within the boundaries of the specific plan:

- San Timoteo Canyon Road/"G" Street
- San Timoteo Canyon Road/"J" Street
- Desert Lawn Drive/Champions Drive
- Potrero Boulevard/Champions Drive
- Champions Drive/"J" Street

10.TRANS. 5                                SP - GEOMETRICS                                INEFFECT

The following intersections shall be improved to the geometrics as described.

Potrero Boulevard (NS)/San Timoteo Canyon Road (EW) shall be improved to provide the following geometrics:

- Southbound: Two left turn lanes, one right turn lane.
- Eastbound: One left turn lane, two through lanes.
- Westbound: Two through lanes, one right turn lane.

10. GENERAL CONDITIONS

10.TRANS. 5

SP - GEOMETRICS (cont.)

INEFFECT

Potrero Boulevard {NS}/Champions Drive (EW) shall be improved to provide the following geometrics:

Northbound: Two left turn lanes, one right turn lane.  
Southbound: NA  
Eastbound: Two through lanes.  
Westbound: Two left turn lanes, two through lanes.

Desert Lawn Drive (NS)/Champions Drive {EW} shall be improved to provide the following geometrics:

Northbound: NA  
Southbound: Two left turn lanes, one right turn lane.  
Eastbound: One left turn lane, two through lanes.  
Westbound: Two through lanes.

"J" Street {NS}/San Timoteo Canyon Road (EW) shall be improved to provide the following geometrics:

Northbound: NA  
Southbound: One left turn lane, one right turn lane.  
Eastbound: One left turn lane, two through lanes.  
Westbound: Two through lanes, one right turn lane.

"J" Street (NS)/Champions Drive (EW) shall be improved to provide the following geometrics:

Northbound: Two through lanes, one right turn lane.  
Southbound: Two left turn lanes, two through lanes.  
Eastbound: NA  
Westbound: One left turn lane, one right turn lane.

"J" Street (NS)/"G" Street (EW) shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes, one through/right turn lane.  
Southbound: Two left turn lanes, three through lanes.  
Eastbound: Two left turn lanes, one through/right turn lane.  
Westbound: One left turn lane, one through lane, one through/right turn lane.

"G" Street (NS)/San Timoteo Canyon Road (EW) shall be improved to provide the following geometrics:

10. GENERAL CONDITIONS

10.TRANS. 5                      SP - GEOMETRICS (cont.) (cont.)                      INEFFECT

Northbound: NA  
Southbound: One left turn lane, one right turn lane.  
Eastbound: One left turn lane, two through lanes.  
Westbound: Two through lanes, one right turn lane.

10.TRANS. 6                      SP - TRAP SIG MITIGATION FEE                      INEFFECT

The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.

10.TRANS. 7                      SP - "G" STREET IMPROVEMENTS                      INEFFECT

Concurrent with the construction of "G" Street within the boundaries of Oak Valley Specific Plan No. 318, "G" Street shall be constructed offsite to intersect with "J" Street as a Modified Collector Street (78' R.O.W.).

10.TRANS. 8                      SP - "J" STREET IMPROVEMENTS                      INEFFECT

Concurrent with the construction of "J" Street within the boundaries of Oak Valley Specific Plan No. 318, "J" Street shall be constructed offsite to Roberts Road as an Urban Arterial Highway (134' R.O.W.)

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                      SP - 90 DAYS TO PROTEST                      INEFFECT

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

30. PRIOR TO ANY PROJECT APPROVAL

30. PRIOR TO ANY PROJECT APPROVAL

PARKS DEPARTMENT

30.PARKS. 1                      SP - TRAIL CONSTRUCTION                      INEFFECT

Prior to the approval of any implementing project, including but not limited to grading permits, the applicant shall have in place a funding or construction mechanism, as approved by the Riverside County Regional Park and Open-Space District, to insure the construction of the regional trail along San Timoteo Canyon Road.

PLANNING DEPARTMENT

30.PLANNING. 1                      SP - PLANNING AREA STANDARDS                      INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project, with the blanks filled in at the implementing project:

"This implementing project is within Planning Area[s] of the SPECIFIC PLAN. Accordingly, this project is subject to these development standards:

1. All residential lots must be at least \_\_\_\_ [square feet/acres].
2. The average residential lot size must be at least [square feet/acres].
3. The target density of this planning area is            to du/ac.
4. The target range of the number of dwelling units in this planning area is \_\_\_\_ to \_\_\_\_.
5. Entry monumentation is required at the intersection of            and
6. Roadway landscaping is required at
7. Recreational trails are located at
8. This implementing map is conditioned to build a park at prior to the \_\_\_\_ th building permit.
9. [Residential] [Commercial] [Industrial] buildings must conform to the design guidelines on pages \_\_\_\_ to \_\_\_\_ of the SPECIFIC PLAN."

30.PLANNING. 2                      SP - M/M PROGRAM (GENERAL)                      INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2                    SP - M/M PROGRAM (GENERAL) (cont.)                    INEFFECT

on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 3                    SP - NON-IMPLEMENTING MAPS                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

~~30.PLANNING. 4                    SP - DURATION OF SP VALIDITY                    INEFFECT~~

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:~~

~~"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 3,484th building permit.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.~~

30. PRIOR TO ANY PROJECT APPROVAL

~~30.PLANNING. 4 SP - DURATION OF SP VALIDITY (cont.) INEFFECT~~

~~This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters and shall be considered as MET if the specific plan amendment has been filed."~~

30..PLANNING. 5 SP - SUBMIT FINAL DOCUMENTS INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department	1 copy
Department of Environmental Health	1 copy
Fire Department	1 copy
Flood Control and Water Conservation District	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
City of Beaumont Planning Department	1 copy
City of Calimesa Planning Department	1 copy
Riverside County Planning Department in Indio	2 copies
in Murrieta	1 copy
Riverside County Clerk of the Board	2 copies

Any and all remaining documents shall be kept with the Planning Department in Riverside Beaumont, or as otherwise determined by the Planning Community Development Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 6 SP - PA SUMMARY TABLE INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project consistent with the Development Agreement:

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6

SP - PA SUMMARY TABLE (cont.)

INEFFECT

"The following table shows the residential map requirements of the adopted SPECIFIC PLAN:

Planning Areas:	Min. lot size [sf. ft.]	Density Range [du/acre]	Target Density
1	4,000	5-8	6.0
2	5,000	2-5	4.0
3	5,000	2-5	4.0
4	3,800	8-12	10.0
7B	10,000	.2-2	1.0
8	5,500	2-5	4.0
10	3,800	8-12	10.0
11	6,000	2-5	4.0
12	5,000,	2-5	4.0
14	4,000	12-20	20.0
15	7,000	2-5	4.0
16	6,000	2-5	4.0
18	5,000	5-8	6.0
19	8,000	.2-2	2.0
20	4,000	2-5	4.0
22	5,500	2-5	4.0
23B	10,000	.2-2	1.0
25	3,800	8-12	12.0
26	8,000	2-5	4.0
30	6,000	2-5	4.0
32	4,000	5-8	6. 0
36	4,000	5-8	6.0
38	3,800	8-12	12.0
39	5,000	2-5	4.0

This condition shall be considered MET if the implementing residential land division proposal is within the above-mentioned standards. This condition may only be considered as NOT APPLICABLE if the implementing project is concurrent with a specific plan amendment which proposes to change the above-mentioned standards, or if this implementing project is either commercial or industrial in nature."

30.PLANNING. 7

SP - PROJECT LOCATION EXHIBIT

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an



Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7                    SP - PROJECT LOCATION EXHIBIT (cont.)                    INEFFECT

8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 8                    SP - ACOUSTICAL STUDY REQ'D                    INEFFECT

Prior to the approval of any implementing project within Planning Areas 1, 10, 32, 36, and 38 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMIT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

30.PLANNING. 9                    SP - OAK TREE PLAN REQ'D                    NOTAPPLY

Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 10, 11, 15, 16, 21A, 21B, 22, and 23B of the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an oak tree inventory and conservation plan shall be developed providing detail by planning area. Each oak shall be mapped with its location numbered, its caliper (diameter) at breast height and its drip line (tree canopy) diameter identified, rated as to qualitative condition and desirability for retention, and assigned a recommended mitigation replacement ratio if removal were required. The plan shall also include general mitigation guidelines covering how oak trees to be retained

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 9                    SP - OAK TREE PLAN REQ'D (cont.)                    NOTAPPLY

will be protected during construction activities, how oak trees to be removed will be monitored, and how mitigation plantings for those oak trees removed will be accomplished. Additionally, the plan shall include the following requirements: 1) No mass grading will be permitted within the oak woodlands on site. 2) Residential lots within oak woodlands will be individually sited to avoid mature oak trees (>12" diameter-breast-height (dbh)) if at all possible. 3) No slab foundations shall be permitted within the drip-line (widest extent of canopy cover) of oak trees. 4) No irrigated sod shall be planted within the drip-line of oak trees. The oak tree plan shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant inventory and conservation plan has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required plan is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum. "

30.PLANNING. 10                    SP - DESIGN PLAN REQUIRED                    INEFFECT

Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 1-4, 8, 10, 12, 14, 18, 20, 22, 25, 32, 36, 38 or 39 of the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, the developer shall submit a development plan to the Planning Department for review and approval, showing which amenities described in Exhibit D (which follows this condition) are applicable to this project.

This condition shall be considered MET when the Planning Department approves a plan showing specifically how a given development project will implement the general design concepts in Exhibit D. The development plan submittal may be DEFERRED to prior to building permit issuance when incorporated into the Final Site Plan for the proposed project. This condition shall not be considered NOT

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30. PRIOR TO ANY PROJECT APPROVAL

- 30.PLANNING. 10            SP - DESIGN PLAN REQUIRED (cont.)            INEFFECT  
                                APPLICABLE."
- 30.PLANNING. 11            SP - WATER ANALYSIS/AGREEMENT            INEFFECT

Prior to the recordation of any implementing project (i.e. tract map, parcel map, etc.) or prior to the issuance of a building permit for any use permit (i.e. conditional use permit, plot plan, etc.), whichever comes first, within any planning area of the SPECIFIC PLAN, the Planning Department shall receive an executed agreement between the developer and either (1) the San Gorgonio Pass Water Agency, (2) the Beaumont Cherry Valley Water District, or (3) another qualified water service agency. The agreement shall provide for sufficient supplemental water supply to the development for domestic purposes.

This condition shall be considered MET if the applicant submits a satisfactory agreement to the Planning Department. This condition shall be considered NOT APPLICABLE if the Planning Department determines that significant new information (i.e. other documented additions to water supply or documented enhancements to groundwater recharge capability applicable to the project vicinity, etc.) would make such an agreement unnecessary. This condition cannot be DEFERRED.

- 30.PLANNING. 12            SP - OAK TREE PLAN REQ'D            INEFFECT

Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 10, 11, 15, 16, 21A, 21B, 22, and 23B of the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an oak tree inventory and conservation plan shall be developed providing detail by planning area. Each oak shall be mapped with its location numbered, its caliper (diameter) at breast height and its drip line (tree canopy) diameter identified, rated as to qualitative condition and desirability for retention, and assigned a recommended mitigation replacement ratio if removal were required. The plan shall also include general mitigation guidelines covering how oak trees to be retained will be protected during construction activities, how oak trees to be removed will be monitored, and how mitigation plantings for those oak trees removed will be accomplished.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12                    SP - OAK TREE PLAN REQ'D (cont.)                    **INE**

Additionally, the plan shall include the following requirements: 1) No mass grading will be permitted within the oak woodlands on site. 2) Residential structures within oak woodlands will be individually sited to avoid mature oak trees (>12" diameter-breast-height (dbh)) if at all possible. 3) No slab foundations shall be permitted within the drip-line (widest extent of canopy cover) of oak trees. 4) No irrigated sod shall be planted within the drip-line of oak trees. The oak tree plan shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant inventory and conservation plan has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required plan is no longer necessary. The condition may not be DEFERRED.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 13                    SP - PALEO STUDY REQD                    **INEFFECT**

Prior to the approval of any implementing project within any planning area of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO GRADING PERMIT ISSUANCE, a Paleontological Resources Impact Mitigation Program (PRIMP) study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

30.PLANNING. 14                    SP - GEO STUDY REQUIRED                    **INEFFECT**

Prior to the approval of any implementing project (i.e.: tract map, parcel map, use permit, plot plan, etc.) for which the ~~County Geologist~~City Engineer/Public Works Director requires further geotechnical

30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 14                      SP - GEO STUDY REQUIRED (cont.)                      INEFFECT

analysis, the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geotechnical investigation and additional seismic analysis shall be submitted to the Planning Department & ~~Engineering Geologist~~ City Engineer/Public Works Director for review and approval.

The study shall treat the following issues:

1. Slope Stability/ Landslide potential
2. Faulting
3. Treatment of recent alluvium
4. Shallow groundwater areas
5. Any other geological/geotechnical issues identified by the County Geologist City Engineer/Public Works Director as pertinent to development within the planning area(s) covered by the implementing development application.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30. PLANNING. 15                      SP - EA REQUIRED                      INEFFECT

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15                    SP - EA REQUIRED (cont.)                    INEFFECT

toCEQA. This condition may not be DEFERRED."

30.PLANNING. 16                    SP - ADDENDUM EIR                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context of the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other ~~COUNTY-CITY~~ land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 17                    SP - SUPPLEMENT TO EIR                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context of the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17                    SP - SUPPLEMENT TO EIR (cont.)                    INEFFECT

significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 18                    SP - SUBSEQUENT EIR                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context of the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

~~30.PLANNING. 19                    SP - COMPLETE CASE APPROVALS                    INEFFECT~~

~~Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within the SPECIFIC PLAN, the following condition shall be placed on the implementing project:~~

~~"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.), Specific Plan 318, Circulation GPA 568, Change of Zone 6492, and EIR 418 must have been approved, adopted, and certified by the Board of Supervisors, respectively."~~

30. PRIOR TO ANY PROJECT APPROVAL

~~30.PLANNING. 19 SP - COMPLETE CASE APPROVALS (cont.) INEFFECT~~

~~This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."~~

30. PLANNING. 20 SP - AMENDMENT REQUIRED INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Community Development Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30. PLANNING. 21 SP - PARK AGENCY REQUIRED INEFFECT

Prior to the approval of any implementing land division project (i.e. tract map, or parcel map) within the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this



30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21                    SP - PARK AGENCY REQUIRED (cont.)                    INEFFECT

implementing project not currently within the boundaries of the Beaumont-Cherry Valley Recreation and Park District, shall be annexed into said District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Beaumont-Cherry Valley Recreation and Parks District, a County Service Area/District or other similar entity is unwilling or unable to annex the property in question."

30.PLANNING. 22                    SP - PA PROCEDURES (MAP)                    INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION, the planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 23                    SP - COMMON AREA MAINTENANCE                    INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map}, the following condition shall be placed on the implementing application:

30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 23                      SP - COMMON AREA MAINTENANCE (cont.)                      INEFFECT

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 5, 7A, 13, 17, 21B, 23A, 24, 31B, 34, and 37."

30. PLANNING. 24                      SP\*- CC&R RES PUB COMMON AREA                      INEFFECT

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the ~~County~~-City fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which. in the sole discretion of the ~~County~~-City are acceptable. As a condition

30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 24

SP \*- CC&R RES PUB COMMON AREA {cont.}

INEFFECT

precedent to the ~~County-City~~ accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the ~~Office of the County Counsel~~City Attorney and submit said documents for review along with the current fee, which shall be subject to ~~County Counsel~~City Attorney approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, 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; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for ~~County Counsel~~City Attorney review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the ~~County of Riverside~~City of Beaumont, and the property owners' association shall unconditionally accept from the ~~County of Riverside~~City of Beaumont, upon the ~~County's~~City's demand, title to all or any part of the 'common area', more particularly described on Exhibit ' ' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP\*- CC&R RES PUB COMMON AREA {cont.}

the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the ~~County of Riverside~~City of Beaumont.

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 ~~Planning Community Development Director of the County of Riverside~~City of Beaumont or the ~~County's~~City's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property de-annexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

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."

Once approved by the ~~Office of County Counsel~~City Attorney, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the ~~County Transportation Department~~Survey DivisionPublic Works Department."

30.PLANNING. 25 SP\*- CC&R RES PRI COMMON AREA

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN {tract map or parcel map), the following condition shall be placed on the implementing

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 25

SP\*- CC&R RES PRI COMMON AREA, (cont.)

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project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to ~~County Counsel~~City Attorney approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, 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; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for ~~County Counsel~~City Attorney review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP\*- CC&R RES PRI COMMON AREA (cont.)

the ~~Community Development~~Planning Director of the ~~County of Riverside~~City of Beaumont or the ~~County's~~City's successor-in-interest.

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' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, substantially' amended, or property de-annexed therefrom absent the prior written consent of the ~~Planning~~Community Developmetn Director of the ~~County~~City of ~~Riverside~~Beaumont or the ~~County's~~City's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

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."

Once approved by the ~~Office of County Counsel~~City Attorney, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the ~~County Transportation Department~~Survey Division~~Public Works Department~~."

30.PLANNING. 26 SP - ARCHAEO M/M PROGRAM INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26                    SP - ARCHAEO M/M PROGRAM (cont.)                    INEFFECT

will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with."

30.PLANNING. 28                    SP - GENERIC M/M PROGRAM                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 29                    SP - USFWS/CDFG CLEARANCES                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may result in the disturbance of on-site habitat occupied by any species determined to be endangered or threatened by the United States Fish and Wildlife Service (USFWS) or California Department of Fish and Game (CDFG}, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain necessary take permit(s} from the USFWS and CDFG. A copy of said permit(s) shall be submitted to the Planning Department."

30.PLANNING. 30                    SP - CDFG (SECT 1601/1603)                    INEFFECT

Prior to the approval of any implementing project (i.e.: tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 1, 5, 6, 9, 10, 14, 23B, 29, 30, 31B, 32, 33A, 33B, 34, 36, 37, 38, and 39 of the SPECIFIC PLAN, which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30                    SP - CDFG (SECT 1601/1603} (cont.)                    INEFFECT

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department 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" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland determined to be jurisdictional, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 31                    SP - ACOE CLEARANCE                    INEFFECT

Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 1, 5, 6, 9, 10, 14, 23B, 29, 30, 31B, 32, 33A, 33B, 34, 36, 37, 38, and 39 of the SPECIFIC PLAN, which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the ~~County~~City Planning Department that the alteration of any watercourse or wetland determined to be jurisdictional, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 33                    SP - ENTRY MONUMENTATION                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project;

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of



30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33                    SP - ENTRY MONUMENTATION (cont.)                    INEFFECT

the implementing project:

1. A primary entry monument shall be shown at locations indicated in Figure 4-1, with features as depicted in Figure 4-2 and Figure 4-3.
2. A secondary entry monument shall be shown at locations indicated in Figure 4-1, with features as depicted in Figure 4-5.
3. The entry monument shall be in substantial conformance with the design guidelines of Planning Area \_\_\_\_ of the SPECIFIC PLAN, as shown on pages \_\_\_\_ to \_\_\_\_"

30.PLANNING. 34                    SP - POST GRADING REPORT                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified archaeologist and paleontologist were complied with."

30.PLANNING. 35                    SP - SCHOOL MITIGATION                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Beaumont Unified School District shall be mitigated in accordance with the existing mitigation agreement with the developer dated December 19, 1989. If said agreement shall be rescinded, then impacts to schools shall be mitigated in accordance with state law."

30.PLANNING. 36                    SP - PA PROCEDURES (USE)                    INEFFECT

Prior to the approval of any implementing use permit the SPECIFIC PLAN (i.e.: plot plan or conditional use permit), the following condition shall be placed on the implementing project:

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36                    SP - PA PROCEDURES (USE) (cont.)                    INEFFECT

"PRIOR TO BUILDING PERMITS, the planning area[s] for which this use permit application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this use permit application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 40                    SP - PHASE 1 PARKS                    INEFFECT

Prior to the approval of any implementing residential project within Phase One of the SPECIFIC PLAN, a phasing plan for the design and construction of Phase One parks shall be submitted to and approved by the Planning Department and the Beaumont-Cherry Valley Recreation and Park District (BCVRPD). The plan shall provide for parks design and construction as well as landscape maintenance and upkeep. The plan shall also document a permanent maintenance mechanism for the parks and their facilities. Conditions for applicable thresholds will be developed concurrent with approval of the phasing plan.

This condition shall be considered MET if a document is submitted that is acceptable to both the Planning Department and BCVRPD. This condition may be considered as NOT APPLICABLE if the implementing application is not within Phase One.

30.PLANNING. 41                    SP - PHASE 2 PARKS                    INEFFECT

Prior to the approval of any implementing residential project within Phase Two of the SPECIFIC PLAN, a phasing plan for the design and construction of Phase Two parks shall be submitted to and approved by the Planning Department and the Beaumont-Cherry Valley Recreation and

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41                    SP - PHASE 2 PARKS (cont.)                    INEFFECT

Park District (BCVRPD). The plan shall provide for parks design and construction as well as landscape maintenance and upkeep. The plan shall also document a permanent maintenance mechanism for the parks and their facilities. Conditions for applicable thresholds will be developed concurrent with approval of the phasing plan.

This condition shall be considered MET if a document is submitted that is acceptable to the Planning Department and BCVRPD. This condition may be considered as NOT APPLICABLE if the implementing application is not within Phase Two.

30.PLANNING. 42                    SP - PHASE 3 PARKS                    INEFFECT

Prior to the approval of any implementing residential project within Phase Three of the SPECIFIC PLAN, a phasing plan for the design and construction of the parks within Phase Three shall be submitted to and approved by the Planning Department and the Beaumont-Cherry Valley Recreation and Park District (BCVRPD). The plan shall provide for parks design and construction as well as landscape maintenance and upkeep. The plan shall also document a permanent maintenance mechanism for the parks and their facilities. Conditions for applicable thresholds will be developed concurrent with the approval of the phasing plan.

This condition shall be considered MET if the applicable information is provided to the Planning Department and the BCVRD. This condition may be considered as NOT APPLICABLE if the implementing project is not within Phase Three.

30.PLANNING. 43                    SP - BIO MITIGATION                    INEFFECT

Prior to the approval of any implementing project within Planning Areas 1,5,6,9,10,14,23B, 29, 30, 31B, 32, 33A, 33B, 37, 38, and 39 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, a mitigation program shall be implemented providing for the preservation, creation, or enhancement of replacement riparian woodland or wetland habitat. The initial focus for mitigation shall be within the San Timoteo Canyon Creek

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43                    SP - BIO MITIGATION (cont.)                    INEFFECT

corridor where the mitigation shall be implemented to the greatest extent feasible. The mitigation program must be acceptable to the Army Corps of Engineers (Corps), California Department of Fish and Game (CDFG), and the Regional Water Quality Control Board (Board} under their Section 404, 1603, and 401 or other applicable permitting process, respectively. The Planning Department must receive written confirmation of the acceptability of the mitigation measures from the Corps, CDFG and/or the Board.

If the Corps, CDFG, and/or Board will not accept the mitigation or if the implementation of the program in the San Timoteo Canyon Creek corridor is not feasible, the mitigation shall be implemented within the site of the SPECIFIC PLAN or at a suitable off site location in accordance with Exhibit \_\_\_ of the EIR.

TRANS DEPARTMENT

30.TRANS. 3                    SP - GEN PLAN AMENDMENT REQ'D                    INEFFECT

The project proponent shall submit an application to amend the Comprehensive General Plan to add the following project roadways to Circulation Element Study Area Map 2:

a. "J" Street - Champions Drive north to Project Boundary - Modified Major Highway (\*\*80'/104' R.O.W.\*\*)

[\*\*Amended@ Board of Supervisors 7/17/01. Previously 78'/102' R.O.W\*\*)

b. "P" Street - San Timoteo Canyon Road to Champions Drive - Modified Secondary Highway (56'/88'R.O.W.)

c. Champions Drive - East of Desert Lawn Drive to frontage road alignment - Secondary Highway (64'/88'R.O.W.)

30.TRANS. 4                    SP - TRAFFIC STUDY REQUIRED                    INEFFECT

Site specific traffic studies will be required for all subsequent implementing projects within the boundaries of Specific Plan No. 318, as deemed necessary by the Director of Transportation. Subsequent traffic studies shall monitor development within the specific plan and its associated trip generation. Traffic signals identified in 10. TRANS.4. will be installed by the project without

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4                      SP - TRAFFIC STUDY REQUIRED (cont.)                      INEFFECT

credit for signal mitigation fees unless determined to not be warranted under existing or any future conditions, and as approved by the ~~Director of Transportation City~~ Engineer/Public Works Director.

30.TRANS. 5                      SP - OFF-SITE MITIGATION                      INEFFECT

EIR No. 418 proposes mitigation for traffic impacts to off-site roadways and intersections located within various jurisdictions. The following intersections have been identified within the EIR as requiring mitigation:

- Singleton Road/I-10 Fwy EB Ramps
- Singleton Road/I-10 Fwy WB Ramps
- Singleton Road/Calimesa Boulevard
- Cherry Valley Boulevard/Roberts Road - Desert Lawn Drive
- Cherry Valley Boulevard/I-10 Fwy EB Ramps
- Cherry Valley Boulevard/I-10 Fwy WB Ramps
- Cherry Valley Boulevard/Calimesa Boulevard
- Nancy Avenue/Cherry Valley Boulevard
- Beaumont Avenue/Cherry Valley Boulevard
- Brookside Avenue/Desert Lawn Drive
- Brookside Avenue/Calimesa Boulevard
- Beaumont Avenue/Brookside Avenue
- Champions Drive/San Timoteo Canyon Road
- 14th Street/I-10 Fwy EB Ramps
- 14th Street/I-10 Fwy WB Ramps
- 14th Street/Oak Valley Estates
- Nancy Avenue/14th Street
- Beaumont Avenue/14th Street
- Elm Avenue/8th Street
- California Avenue/6th Street
- Beaumont Avenue/I-10 Fwy EB Ramps
- Beaumont Avenue/I-10 Fwy WB Ramps
- Potrero Boulevard/SR-GO EB Ramps
- Potrero Boulevard/SR-GO WB Ramps
- Potrero Boulevard/San Timoteo Canyon Road
- Singleton Road/San Timoteo Canyon Road

The project developer shall participate on a "fair share basis" in a regional mechanism that provides funding for the necessary improvements. Prior to the issuance of the first Building Permit, the project developer shall make a deposit to the Transportation Department to initiate the process of creating the appropriate funding mechanism. This deposit shall be credited against the developer's "fair share" of the improvement costs identified. Any funds

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5                      SP - OFF-SITE MITIGATION (cont.)                      INEFFECT

advanced by the project developer not expended shall be refunded or credited against their "fair share". A "PRIOR TO BUILDING PERMIT ISSUANCE" condition shall be imposed on residential tract maps or commercial site plans, respectively, for the funding of the process to create the appropriate regional mechanism. This condition shall be considered MET upon deposit of the funds for creating the appropriate funding mechanism with the Transportation Department.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 15                      SP - Count Res Build Permits                      INEFFECT

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 4,355 residential building permits to be issued within the SPECIFIC PLAN.

11/05/01  
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**[ PINKS ]**

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CHANGE OF ZONE Case#: CZ06492

Parcel 413-180-021

AUG 14 2001

BY BOARD OF SUPERVISORS

INEFFECT

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the ~~County of Riverside~~City of Beaumont (~~COUNTY~~CITY), its agents, officers, or employees from any claim, action, or proceeding against the ~~COUNTY~~CITY, its agents, officers, or employees to attack, set aside, void or annul an approval of the ~~COUNTY~~CITY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The ~~COUNTY-CITY~~ will promptly notify the subdivider of any such claim, action, or proceeding against the ~~COUNTY-CITY~~ and will cooperate fully in the defense. If the ~~COUNTY-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 ~~COUNTY-CITY~~.

10. EVERY. 4 SP - Ordinance Requirements

INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the ~~Riverside County~~City of Beaumont Planning Department, unless otherwise amended.

10. EVERY. 5 SP - Limits of SP DOCUMENT

INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#15-POTENTIAL FIRE FLOW

RECOMMND

The water mains shall be capable of providing a potential fire flow 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

INEFFECT

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE - FIRE FLOW

RECOMMND

PRIOR TO BUILDING PERMIT, YOU SHALL PROVIDE PROOF FROM BEAUMONT-CHERRY VALLEY WATER DISTRICT THAT YOU ARE CONNECTED TO BEAUMONT-CHERRY VALLEY WATER DISTRICT TO SERVE THE PROJECT(S)