



**CITY OF BEAUMONT
PLANNING DEPARTMENT
CONDITIONS OF APPROVAL**

TENTATIVE TRACT MAP NO. 37698 (TM2019-0006)

APN: PORTION OF 413-790-020

<p>Planning Commission Recommendation: 1.14.20 City Council Approval: DRAFT</p>
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TO SUBDIVIDE 22.09 ACRES INTO 126 SINGLE FAMILY

RESIDENTIAL LOTS WITH A MINIMUM LOT SIZE OF 3,800 SQUARE FEET, AND 16 LOTS WITH A PARK SITE, BASINS AND LANDSCAPING LOCATED WITHIN PLANNING AREA 25 OF THE OAK VALLEY SPECIFIC PLAN.

Note: Any conditions revised at a hearing will be noted by ~~strikeout~~ (for deletions) and/or underline (for additions), and any newly added conditions will be added at the end of all conditions regardless of the Department originating the condition.

STANDARD CONDITIONS

The following conditions of approval are for Tentative Tract Map No. 37698 and consist of all subsequent conditions and all conditions of approval for the Oak Valley Specific Plan (SP No. 318) and the Mitigation Monitoring and Reporting Plan.

1. The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning TENTATIVE TRACT MAP NO. 37698 and the Environmental Impact Report certified by the Beaumont City Council in conjunction with the SCGPA Golf Course at Oak Valley Specific Plan, which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont
2. The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.

3. This conditionally approved tentative map will expire on November 18, 2028 per 3.3 of the Development Agreement between the City of Beaumont and SDC Fairway Canyon LLC, a Delaware limited liability company. Action on a minor change and/or revised map request will not extend the time limits of the tentative map. Approval of the final map by the City Council is required.
4. If required by the Planning Department, within ten (10) days of approval by the City Council ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Planning Department prior to release of the final conditions of approval.
5. Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal.
6. The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Department.
7. The properties contained within Tentative Tract Map 37698 are part of the SCPGA Golf Course at Oak Valley Specific Plan Specific Plan, approved originally by the Beaumont City Council on November 5, 2002 and later amended in 2004, 2005, and 2014. The provisions and criteria of the SCPAGA Golf Course at Oak Valley Specific Plan shall control and guide the development of Tentative Tract Map 37698.
8. An Environmental Impact Report EIR was prepared and certified for the SCPGA Golf Course at Oak Valley Specific Plan Specific Plan, Addendum(s) were prepared for the subsequent amendment and a series of mitigation measures were adopted by the City Council to mitigate the potential impacts of the project. All of the mitigation measures set forth in the subject environmental document are herewith established as conditions of approval for Tentative Tract No. 37698.
9. Execution of the project will necessitate the conducting of mitigation monitoring by the City to ensure that all the mitigation measures set forth in the Environmental Impact Report and Addendum are systematically implemented. The subdivider shall fund the mitigation monitoring requirements by paying an amount equal to the City's actual contracting cost for such services, plus a 20 percent administrative charge.

10. Tentative Tract No. 37698 has been found to be substantially in conformance with the Oak Valley PGA Specific Plan.
11. The approval of this map shall not result in any vesting provisions relative to City of Beaumont fees and exactions. The provisions of the Development Agreement shall prevail in all cases.

BUILDING DEPARTMENT CONDITIONS

12. It shall be unlawful for any person to engage in or permit the generation of noise related to landscape maintenance, construction including erection, excavation, demolition, alteration or repair of any structure or improvement, at such sound levels, as measured at the property line of the nearest adjacent occupied property, as to be in excess of the sound levels permitted under Chapter 9 of the Municipal Code, at other times than between the hours of 7:00 a.m. and 6:00 p.m. The person engaged in such activity is hereby permitted to exceed sound levels otherwise set forth in this Chapter for the duration of the activity during the above described hours for purposes of construction. However, nothing contained herein shall permit any person to cause sound levels to at any time exceed 55 dB(A) for intervals of more than 15 minutes per hour as measured in the interior of the nearest occupied residence or school.

FIRE DEPARTMENT CONDITIONS

13. Underground fire line plans shall be submitted to the fire department, for review and approval for fire hydrant spacing and type prior to signing Mylar's.
14. Provide a title block on the set of Mylar's saying, 'Riverside County Fire Department'.
15. All residential homes shall have fire sprinklers. Plans shall be submitted to the fire department for review and approval prior to installation.
16. More than one road is required if it is determined that access by a single road may be insufficient due to terrain, location, travel distance, potential fire or life safety hazards, or other factors that could limit access or if vehicle congestion, or weather conditions could impair access points. CFC 2013.
17. Supplementary access points shall be located to facilitate evacuation and emergency operations and minimize congestion or obstruction during an emergency incident.

18. Industry standards: A minimum of two vehicle access points is required for any development containing 150 or more residential units.
19. The fire code official shall be the only authority authorized to designate fire apparatus access roads and fire lanes and to modify the minimum fire lane access widths for fire or rescue operations.” RVC Ord-787.7
20. The fire code official has reviewed the revisions for this project, and shall require additional access points, and to provide main street artery’s for emergency vehicle ingress and egress. This will help support an evacuation during an emergency operation and would be required to help emergency vehicle faster response times.
21. Due to the number of residential homes that are being built within the project, a fire station is needed in this area. The payment of the fire station impact fee shall meet the requirements of this condition. Community Facilities District No. 93-1 dated November 2, 2004 includes Exhibit E – Fee Credit Table that indicates that Fire Station – Critical and Joint Facilities fees were paid for 3,387.28 dwelling units at a rate of \$181.00 per dwelling unit for a total of \$613,097.68, therefore the condition has been satisfied.

STANDARD CONDITIONS:

With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with City of Beaumont/Riverside County Ordinances and/or recognize fire protection standards:

22. FIRE FINAL - and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code, California Fire Code, and other related codes which are in force at the time of building plan submittal.
23. FIRE FLOW REQUIREMENTS - The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B, Table B105.1. The applicant/developer shall provide documentation to show that a water system exists and is capable of delivering 1,000 GPM for 2 hour(s) for duration at 20-PSI residual operating pressure must be available before any combustible material is placed on the job site. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. California Fire Code 2010.

24. SUPER FIRE HYDRANTS - Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 – 2 1/2") shall be located not less than 25 feet or more than 200 feet from any portion of the building as measured along approved emergency vehicular travel ways, and spaced no more than the required spacing per Appendix C, table C105.1 in feet apart in any direction. The fire flow shall be available from any adjacent fire hydrant(s) in the system. CFC Chapter 5, section 503.1.1 and Appendix B table – B105.1.
25. ALL WEATHER ACCESS ROAD - Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved fire department emergency vehicular access road (all weather surface) capable of sustaining an imposed load of 80,000 lbs. Road shall be provided prior to construction, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. CFC Chapter 5, section 503.2.3.
26. 24 FOOT WIDTH, 15 FOOT VERTICAL - Prior to construction and issuance of building permits, fire apparatus access roads shall have an unobstructed width of not less than 24 feet or as approved by the Fire Prevention Bureau and an unobstructed vertical clearance of not less than 15 feet. CFC Chapter 5, section 503.2.1 & RVC Fire Ordinance 787.6.
27. 15 % GRADE - Prior to construction, all roads, driveways and private roads shall not exceed 15 percent grade. Add: Grade transitions shall not exceed Riverside County Fire Department apparatus maximum approach and departure angles as determined by the Fire Chief. RVC Fire Ordinance # 787.6 CFC Chapter 5, section 503.2.7.
28. PHASING - If construction is phased, each phase shall provide an approved emergency vehicular access for fire protection prior to any building construction. CFC Chapter 5, section 501.4.
29. DEAD ENDS - Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. CFC Chapter 5, section 503.2.5.
30. U/G WATER PLANS - Prior to issuance of permits, the applicant/developer shall furnish (3) copies of the water system plans to the Fire Prevention Bureau for review. Plans shall be in accordance with Appendix B and Appendix C and section 508.1 of the CFC 2010:
 - Signed by a registered civil engineer or certified fire protection engineer.
 - Contain a Fire Prevention Bureau approval signature block.

- Conform to hydrant type, location, spacing of new and existing hydrants, and a minimum fire flow required as determined by the Fire Prevention Bureau.
 - The post indicator valve and fire department connection shall be located to the front access side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access, and within 200 feet of an approved fire hydrant, and within 50 of an approved roadway or driveway or otherwise approved by the Fire Chief.
 - Guard posts or other approved means may be required to protect fire department inlet connections from vehicular damage. RVC Fire Ordinance 787.6 section 912.2.1.
 - After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants shall be installed, and made serviceable prior to and during the time of construction, and accepted by the City of Beaumont Fire Prevention Bureau. CFC Chapter 5, 508, and the National Fire Protection Association 24 sec 1-4.1.
 - Existing fire hydrants on public streets are allowed to be available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. CFC, Appendix A, & B and NFPA 24 section 1-4.1.
31. BLUE DOT REFLECTOR - Prior to issuance of Certificate of Occupancy or building final, "Blue Reflective Markers" shall be installed on private streets, public streets, and driveways to identify fire hydrant locations in accordance with City & RVC Fire Ordinance 787.6 specifications.
32. RESIDENTIAL NUMBERS - Prior to issuance of Certificate of Occupancy or building final, all residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numerals shall be not less than four (4) inches in height. CFC Chapter 5, section 505.1.
33. ROOFING - Prior to Certificate of Occupancy or building final, all structures shall have fire retardant roofing materials (Class A & B roofs) as described in section 1504 of the CBC.
34. PAVED ACCESS- - Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards.
35. ANGLE APPROACH - The angle of approach and departure for any means of Fire Department access shall not exceed 1-foot drop in 20 feet, and the design limitations of

the fire apparatus of the fire department shall be subject to approval by the AHJ. CFC Chapter 5, section 503.2.7.

36. FIRE SPRINKLERS - Prior to issuance of Certificate of Occupancy or building final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans (3) sets shall be submitted to the Fire Prevention Bureau for approval prior to installation. No person shall remove or modify any fire protection system installed or maintained under the provisions of the California Fire Code without the approval by the Fire Chief. A Licensed C-16 contractor shall do all the work and/or certification. CFC Chapter 9, section 901.3.1, 903.1 & CBC Chapter 9, section 903.1.1.
37. SAFETY PRECAUTIONS - Approval of the safety precautions for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals for specific operations or processes associated with such construction, alteration or demolition. Structure, facilities and conditions which in the opinion of the fire code official, constitute a distinct hazard to life or property. The fire code official is authorized to order the posting of signs in a conspicuous location in each structure. The posting of signs shall not be obscured, removed, defaced, mutilated, or destroyed.
38. FIRE DEPARTMENT INSPECTION APPROVAL - Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such construction or work shall remain accessible and exposed for inspection purposes until approved.
39. AUTHORITY TO INSPECT - The Fire Prevention Bureau shall maintain the authority to inspect as often as necessary for buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.
40. ALTERATIONS - Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation.
41. MEDIAN CROSSOVERS - Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Chief and the Public Works Director. Prior to the construction, design plans will be submitted for review and approval by the Public Works Director.

42. GATES – All exterior security/emergency access gates shall be electronically operated and be provided with a Knox key switch for access by emergency personnel, that includes the Police Department's "E" key. Contact Beaumont Police Department at 951-769-8500 for any questions. Gate entrances shall be at least two feet wider than the width of the traffic lane (s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40-foot turning radius will be required. CFC Chapter 5, section 503.6.
43. KNOX SWITCH - Gate (s) shall be opened by a Fire Department Knox Switch, and all gates shall be a minimum of 24 feet in width. Automatic gates shall be equipped with emergency backup power.
44. MULTI-FAMILY RESIDENCE - Prior to issuance of Certificate of Occupancy or building final, all multi-family residences shall display the address in a visible location on the street side of the building and shall be clearly distinguishable from the fire apparatus access road. The building numerals shall be a minimum of twelve (12) inches in height and individual dwelling units shall be not less than four (4) inches in height and shall contrast with their background. The address shall be illuminated as approved by the Fire Department. CFC Chapter 5, section 505.1 & RVC Ordinance 787.7.
45. SINGLE FAMILY DWELLINGS - Approved fire prevention standard fire hydrants (6" x 4" x 2 – 2 1/2") shall be located at each intersection of all residential streets and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant. Minimum fire flow shall be 1,000 GPM for 2 hours at 20 PSI. Fire flow and flow duration for dwellings in excess of 3,600 square feet shall not be less than that specified in Appendix B, Table B 105.1, RVC 787.7 & CFC Chapter 5, and Appendix C, Table C 105.1.
46. ACCESS/ROAD LENGTH - No cul-de-sac or dead-end road length shall exceed one thousand three hundred-twenty (1,320) feet in length. In any hazard fire area of Riverside County, no dead-end or cul-de-sac road shall exceed six hundred-sixty (660) feet in length. The Fire Chief based on city street standards shall determine minimum turning radius for fire apparatus based upon fire apparatus manufacture specifications. Riverside County Ordinance 787.7, CFC Chapter 5, section 503.2.5.
47. BUILDING OPENINGS - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building were ground ladder access is the only means to

reach the highest point on the building from the exterior. Obstructions will not be placed as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787.7.

AGENCY CONDITIONS

48. The subdivider shall comply with the requirements set forth in the City Public Works Department conditions.
49. The subdivider shall comply with the requirements of the Beaumont Police Department.
50. The subdivider shall comply with the requirements of the Beaumont Fire Department.
51. The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
52. The subdivider shall comply with the requirements of the Southern California Gas Company.
53. The subdivider shall comply with the requirements as set forth by the Beaumont Unified School District.

RECORDATION CONDITIONS

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

54. The subdivider shall submit written clearances to the Public Works Department that all pertinent requirements from the following agencies have been met:
 - City Fire Department
 - City Police Department
 - City Planning Department
 - Beaumont Cherry Valley Water District
 - Beaumont Unified School District
55. All public street road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Department. Street names shall be subject to the approval of the Building Official. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Department.

56. All delinquent property taxes, special taxes and assessments shall be paid to the Riverside County Tax Collectors Office.
57. Lots created by this subdivision shall comply with the following:
 - a. Lots created by this subdivision shall be in conformance with the development standards of the Oak Valley PGA Specific Plan.
 - b. All sewer, storm drain and other public utility crossings in side and rear yards to be located in fee title lots and not easements.
58. No lots fronting on knuckles, or cul-de-sacs shall have less than twenty-five (25) feet of frontage measured at the property line, with the exception of flag lots as approved by the Planning Department.
59. This subdivision may be recorded in phases subject to the following:
 - a. Phasing, including phase boundaries and sequencing, shall be subject to Planning Department approval.
 - b. Common open space area improvement phasing shall be required subject to Planning Department approval.
60. Consistent with City standards and the Beaumont General Plan, the subdivider is obligated to provide fully improved park space at a ratio of 5 acres per 1,000 population. Said conditions of approval require of park improvements and/or fees, and these requirements shall be applicable as set forth in the conditions of approval for the Oak Valley PGA Specific Plan.
61. The maintenance and management of common open space areas and common facilities shall be conducted as set forth herein and approved by the Planning Department. All provisions of said condition shall be satisfied prior to map recordation.
62. The subdivider shall be responsible for the provision of a fair share of the necessary roadway, water, sewer and drainage facilities for the orderly implementation of the Oak Valley PGA Specific Plan and the existing master plans for these facilities. Prior to recordation, the subdivider shall work with the City and the Public Works Department to establish the necessary financing and implementation measures to ensure the provision of a fair share of such necessary facilities or provide documentation that this has been

satisfied per the Development Agreement dated November 18, 2003 (Resolution No. 1987-34) between the City of Beaumont and LB/L—Suncal Oak Valley LLC which is was assumed by SDC Fairway Canyon, LLC, a Delaware limited liability company on June 1, 2012 via Document# 2012-0253906 and Community Facilities District (CFD) 93-1 dated November 2, 2004.

63. Prior to recordation of the final map, the applicant shall remove the minimum setback notes from the map.

GRADING CONDITIONS

64. Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Department for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be installed including, but not limited to, parkway planting, recreation trails, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:
 - a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.
 - b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
 - c. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground wherever feasible.
 - d. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
 - e. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate. All Landscaping shall be in compliance with Beaumont Municipal Code Chapter 17.06.
 - f. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.

- g. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
 - h. trees proposed within 10 feet of any Right-of-Way shall provide for a 36” deep root barrier.
65. Three (3) sets of detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with the applicable processing fee.
66. Driveways shall be designed so as not to exceed a fifteen (15) percent grade.
67. A qualified paleontologist shall be retained by the subdivider for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist, the City Public Works Department and the grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and details of the fossil recovery plan if recovery was deemed necessary.

BUILDING CONDITIONS

Prior to the issuance of BUILDING PERMITS, all the following conditions shall be satisfied:

68. The subdivider shall submit written clearances to the Planning Department that all pertinent requirements from the following agencies have been met:
- City Public Works Department
 - Beaumont Unified School District
 - Beaumont-Cherry Valley Water District
 - Beaumont Fire Protection Department
 - Beaumont Planning Department
69. Prior to the merchant builder submittal of architectural building plans and wall and fence plans to the Planning Department, an acoustical study shall be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce ambient interior noise levels to 45 Ldn. The study shall be submitted to the Planning Department for review with review fee as set in the Fee Schedule or at actual hourly cost and the approved recommendations shall be incorporated into the architectural building plans and wall and fence plans.

70. A detailed wall and fencing plan shall be submitted to and approved by the Planning Department & Public Works Department and shall show all project walls and fencing including but not limited to perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be constructed along all side or other yards adjacent to streets, or which are plainly visible, and in locations as may be required by the Planning Department.
71. Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with Planning Department approval.
72. Building separation between all buildings shall not be less than as set forth in the California Building Code.
73. All street side yard setbacks shall be a minimum of ten (10) feet.
74. All front yards shall be provided with landscaping and automatic irrigation systems and adhere to Municipal Code Chapter 17.06 Landscaping Standards, as approved by the Planning Department. Additionally, all front yard landscaping shall be installed with drought tolerant landscaping.
75. No wood fencing is permitted in this development. All fencing materials shall be masonry, vinyl or tubular steel, as approved by the Planning Department.
76. All utility connections and easements shall be placed underground and shall not encroach into the driveway area unless otherwise approved by the Public Works Department.
77. A minor plot plan for all residential buildings, garages and accessory buildings for residential products shall be submitted to the Planning Department accompanied by applicable filing fees for a minor plot plan not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the City of Beaumont. The minor plot plan shall be subject to the approval of Planning Department and shall contain the following elements:
 - a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
 - b. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the

- sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers when feasible (trade names also acceptable).
- c. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. All residential structures shall be provided with “four-sided” architectural features. With respect to residential structures, this may take the form of edge trim on all exterior doors or windows, or other methods as approved by the Planning Department. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to and visible from parks, walkways, and public roadways.
 - d. Detailed wall and fencing plan for the subdivision, including colors, materials and location details.
 - e. Five (5) sets of photographic or color laser prints (8 X 10 in.) of the sample board and colored elevations shall be submitted for permanent filing.
78. All residential units shall be served by a minimum of two access points at all times, for proper circulation and emergency vehicle ingress and egress, as approved by the Fire Department.
79. Street Improvement Plans shall be prepared to the satisfaction of the Public Works Department. Additionally, Street Lighting plans in accordance with the City of Beaumont Outdoor Lighting ordinance shall be submitted in conjunction with the Street Improvement Plans. Street Lights shall be reviewed and approved by the Planning and Building Department with appropriate fees paid. All Mailbox clusters shall have appropriate lighting as approved by the City.
80. No side-entry garages shall be proposed for this subdivision.

FINAL INSPECTION/OCCUPANCY CONDITIONS

Prior to the FINAL BUILDING INSPECTION or issuance of OCCUPANCY PERMITS, whichever occurs first, all the following conditions shall be satisfied:

- 81. Decorative block and sound walls shall be constructed subject to the approval of the Public Works Department and Planning Department. A graffiti resistant coating or landscaping shall be provided on all block walls.

82. Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans.
83. All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Department and the Public Works Department.
84. A licensed landscape architect shall provide a Compliance Letter to the Planning Department and the Public Works Department stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans, Municipal Code and conditions of approval. The Compliance Letter shall be submitted at least three (3) working days prior to any final building inspection or issuance of any occupancy permits, whichever occurs first.
85. All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection and applicable fees paid at the direction of the Planning Department.
86. All driveways shall be concrete paved.
87. Access roads, street improvements, all agency requirements, parking areas and security lighting shall be constructed in accordance with approved improvement plans and specifications.
88. Clearance shall be obtained from the Beaumont Fire Department, and all fire protection improvements shall be in place as approved by the Fire Chief.

PUBLIC WORKS CONDITIONS

GENERAL

The following is a non-inclusive list of items that may be required by the Public Works Department:

A. Plans:

- Recorded Parcel Map 37366
- Final Map

- Street Improvement Plan
- Street Light Plan
- Landscape Plan offsite
- Rough Grading Plan
- Precise Grading Plan
- Erosion Control Plan
- Retaining wall Plan (for line and grade only)
- Sewer Improvement Plan
- Sewer Lift Station and Forced Main Plan
- BCVWD Water Improvement Plan
- Storm drain Improvement Plans
- Traffic Control Plan

B. Reports & Studies:

- Traffic Impact Analysis (TIA)- TIA used for EIR is acceptable
- Soils Investigation Report
- Pad Certification
- Stormwater Pollution Prevention Plan (SWPPP)
- Hydrology and Hydraulics Report
- Preliminary Water Quality Management Plan (P-WQMP)- (P-WQMP submitted and approved)
- Final Water Quality Management Plan (F-WQMP)
- Offsite Improvement Engineer's Cost Estimate (ECE)

C. Permits and agreements:

- CWA Section 401 Certification to Protect Wetlands (401 Certification)
- CWA Section 404 Permit (404 Permit)
- Fish and Game Code section 1602 (Streambed Alteration Agreement)
- Permission to Grade and Construction agreements
- WQMP Covenant and Agreement
- City Grading Permit
- City Dirt Haul Permit
- City Encroachment Permit
- County Encroachment Permit

- Subdivision Improvement Agreement
 - Performance Bond
 - Labor & Material Bond
 - Survey Monument Bond
 - Maintenance Bond
 - Homeowners Association Covenants, Conditions and Restrictions (CC&Rs)
89. The design of public infrastructure elements shall conform to the requirements of the City's General Plan, Water Quality Management Plan, Master Plans, City of Beaumont Standards, Riverside County Transportation Department (RCTD) Road Improvement Standards & Specification, Caltrans Standard Specifications and the Standard Specifications for Public Works Construction, current edition.
90. The design of private site improvements and grading work outside of road right of way shall conform to the latest edition of California Building Code (CBC) and the City of Beaumont standards and practices.
91. All required plans and studies shall be prepared by a Registered Professional Engineer, Registered Professional Geologist or Registered Professional Surveyor in the State of California, and submitted to the Public Works Department for review and approval.
92. Applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project.
93. The Applicant is responsible for resolving any conflicts with existing or proposed easements. All easement(s) of record and proposed easements shall be shown on the final map, grading plan and improvement plans, where applicable.
94. The Applicant shall obtain an Encroachment Permit, as required from the appropriate agency, for all work within the public right-of-way.
95. Where survey monuments exist, such monuments shall be protected or shall be referenced and reset, pursuant to Business and Professions Code, Sections 8700 to 8805 (Land Surveyors Act).
96. Projects with multiple phases shall submit a plan clearly showing the public improvements to be constructed with each phase of the project. Public improvements identified shall be constructed to the satisfaction of the Public Works Director prior to issuance of the 1st certificate of occupancy (COO) for that phase.

97. The Applicant shall submit a copy of Covenants, Conditions and Restrictions (CC&Rs) to the city for conformance review. The CC&Rs shall be enforceable by the Homeowners Association (HOA), shall not be amended without City approval, shall require maintenance of all property in a good condition, and be in accordance with all City Ordinances.
98. The HOA shall be responsible for operating and maintaining all stormwater basins, water quality basins, parkway landscaping and private open space constructed as part of this project, unless otherwise approved by the Planning and Public Works Department.

MAPPING

99. PRIOR TO OBTAINING ANY BUILDING PERMIT: The final map must be recorded.
100. PRIOR TO MAP RECORDATION: Parcel Map No. 37366 shall be approved and recorded.
101. PRIOR TO MAP RECORDATION: the following plans shall be approved by the City and applicable agencies:
 - A. Street Improvement Plan
 - B. Signing and Striping Plan
 - C. Street Light Plan
 - D. Storm Drain Improvement Plan
 - E. Final WQMP
 - F. Sewer Improvement Plan
 - G. Lift Station Improvement Plan
 - H. Force Main Improvement Plan
 - I. Water Improvement Plan
102. PRIOR TO FINAL MAP RECORDATION: The applicant shall prepare the map in accordance with the City of Beaumont Municipal Code, General Plan, Specific Plan, and standards; Riverside County Transportation Department (RCTD) Road Improvement Standards & Specification; Riverside County Ordinance 460; and RCTD Map Preparation Manual.

103. PRIOR TO FINAL MAP RECORDATION: The applicant shall pay all applicable fees consisting of, but not be limited to, area drainage fee; bridge and major thoroughfare fees. Per the Municipal Code, certain fees may be delayed to building permit issuance.
104. PRIOR TO FINAL MAP RECORDATION: The applicant shall prepare and fully execute a Subdivision Improvement Agreement (SIA) with the City (On City approved format and forms). If the final map and/or improvements will be phased, an SIA will be required for each phase.
105. PRIOR TO FINAL MAP RECORDATION: The applicant shall provide securities guaranteeing the payment of the cost for all public improvements. The securities shall include Faithful Performance and labor and materials for 100% of the approved Engineer's Cost Estimate (ECE).
106. PRIOR TO FINAL MAP RECORDATION: The Applicant shall comply with Government Code Section 66436(a)(3) before approval of the final map and shall provide "no objection" letters from all public entities or utilities.
107. PRIOR TO FINAL MAP RECORDATION: When changes to an approved Tentative Map are proposed, a Substantial Compliance Exhibit, in the same scale as the Tentative Map, shall be submitted for review and approval by the Public Works Director.
108. PRIOR TO FINAL MAP RECORDATION: Monuments shall be provided in accordance with Section 8771 of the Business and Professions Code. Cross-ties shall be set in top of curbs and tie sheets shall be submitted to the Public Works Department. Per the Subdivision Map Act, Section 66496, internal monuments may be set at a later date if the applicant furnishes security guaranteeing the payment of the cost of setting such monuments.
109. PRIOR TO FINAL MAP RECORDATION: The applicant shall provide an easement to, over and across all private water quality, stormwater and drainage basins, to be dedicated to the City, for ingress, egress and right to inspect. The City will not maintain any basin unless expressly stated in writing by the Public Works Director.
110. PRIOR TO FINAL MAP RECORDATION: The applicant shall show all right-of-way dedications necessary for the construction of all streets, on the Final Map, including but not limited to:
 - A. All interior streets, as shown on Tentative Map No. 37698 dated October 2019, show a full-width dimension of 50-foot right-of-way to right-of-way (50-foot R/W width). The

- interior streets are based on the adopted Specific Plan and not a City standard. Therefore, the applicant shall be conditioned to construct the typical sections as shown on said tentative map and adopted Specific Plan. The Applicant shall verify that the appropriate right-of-way exist and/or the Applicant shall dedicate all additional right-of-way necessary to achieve the required 50-foot full-width.
- B. The applicant shall dedicate on the final map, a five foot (5') public utility easement (PUE) coincident with the interior right-of-way, each side of a typical street.
111. PRIOR TO FINAL MAP RECORDATION: The right-of-way corner cutback shall be established per RCTD std. 805 as follows: Along a straight line projected from the intersection of the radial line passing through the beginning of the curb return, and the corresponding right-of-way line to the intersection of the radial line, passing through the end of the curb return at the corresponding right-of-way line, or as directed by the Engineering Department.
- A. The applicant has requested a deviation from std. 805 for various locations. The deviations will be accepted, as currently shown on the tentative map. The applicant is still required to meet all ADA requirements and no public improvement shall encroach into private property.
112. PRIOR TO FINAL MAP RECORDATION: The Applicant, at its sole expense, shall obtain all right-of-way or easement acquisitions necessary to implement any portion or condition of this map, including public improvements; off-site grading & construction; offsite street requirements; offsite sewer requirements; storm drain improvements; or any other requirement or condition, prior to the City's consideration of the final map.
113. PRIOR TO FINAL MAP RECORDATION: The Applicant shall show all drainage, landscaping, open space or other non-residential use lots, as lettered lots on the final map.
114. PRIOR TO FINAL MAP RECORDATION: The Applicant shall provide all agreements for permission to construction and grade for all applicable offsite areas that currently do not have a recorded easement.

STREET IMPROVEMENTS

115. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The applicant shall prepare the Street Improvement plan, Signing and Striping plan, and Street Light Plan in accordance with the City of Beaumont Municipal Code, General Plan, Specific Plan, and standards; Riverside County Transportation Department (RCTD) Road Improvement

Standards & Specification (Ordinance 461); Riverside County Ordinance 460; and California M.U.T.C.D.

116. PRIOR TO ISSUANCE OF ENCROACHMENT OR GRADING PERMIT: The Applicant shall coordinate the design of any public infrastructure that encroaches within the County right-of-way. Written approval shall be provided to the Public Works Department.
117. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The Applicant shall submit a Construction Traffic Management Plan per the California M.U.T.C.D., for review and approval by the Public Works Director.
118. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The applicant shall analyze the turning radii for impact to the maneuverability of fire apparatus and demonstrate adequate clearance. Any deficiencies will need to be identified and discussed with the Public Works Director.
119. PRIOR TO ISSUANCE OF 1st OCCUPANCY PERMIT (COO): The Applicant shall replace any sidewalk, curb and gutter, drive approach, AC pavement or other improvement damaged during construction as determined necessary by the Public Works Director. If the improvements are phase, the condition is applicable to the 1st COO of the corresponding phase.

TUKWET CANYON PARKWAY (DIVIDED COLLECTOR 78' R/W)

120. PRIOR TO ISSUANCE OF 1st OCCUPANCY PERMIT (COO): The Applicant shall construct full-width improvements for Tukwet Canyon Parkway, coincident with the tract boundary and from the tract boundary to Oak Valley Parkway, continuous and inclusive of all intersections. The applicant shall secure all right-of-way necessary by separate instrument. If the improvements are constructed by others, this condition, or portions of, will not be applicable. The improvements shall include:
 - A. 6" Curb and Gutter per RCTD std. 200 @ 28-feet from street centerline, each side. Curb height may be increased to mitigate the 10-year storm event, as directed by the Public Works Director;
 - B. Sidewalks shall be curb-adjacent type per RCTD std. 401 and the adopted specific plan, unless otherwise directed by the Planning Department;
 - C. 14' wide raised median shall be per RCTD std. 113.

- D. Street structural sections shall be designed with a Traffic Index per soils recommendations (7.0 minimum). Preliminary soils investigations shall be used by the Engineer to determine an appropriate R-value and the pavement and base thickness based on the established Traffic Index. In no case shall the minimum pavement section be less than 4" AC/6" AB.
- E. Tukwet Canyon Parkway shall be designated as a weight restricted road. The Applicant shall install signs with a weight restriction provided by the Public Works Director at the time of construction.

STREETS "A", "B", "C", "D", "E", "F" & "G"

- 121. PRIOR TO ISSUANCE OF 1st OCCUPANCY PERMIT (COO): The Applicant shall construct full-width improvements for Streets "A", "B", "C", "D", "E", "F" & "G" per the alignment shown on said tentative map. The improvements shall include:
 - A. 6" Curb and Gutter per RCTD std. 200 @ 18-feet from street centerline, each side. Curb height may be increased to mitigate the 10-year storm event, as directed by the Public Works Director;
 - B. Sidewalks shall be curb-adjacent type per RCTD std. 401 and the adopted specific plan, unless otherwise directed by the Planning Department;
 - C. Street structural sections shall be designed with a Traffic Index per soil engineer's recommendations (5.5 minimum). Preliminary soils investigations shall be used by the Engineer to determine an appropriate R-value and the pavement and base thickness based on the established Traffic Index. In no case shall the minimum pavement section be less than 4" AC/6" AB.

GRADING AND DRAINAGE

- 122. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall prepare the grading plans in accordance with the City of Beaumont Municipal Code, General Plan, Specific Plan, and standards; California Building Code (current edition); and recommendations of a soil engineer.
- 123. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall obtain a National Pollutant Discharge Elimination System (NPDES) Construction General Permit for stormwater discharges associated with construction activities as required by the California Water Resources Control Board.

124. PRIOR TO ISSUANCE OF A GRADING PERMIT: A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and submitted to the California Water Resources Control Board. The developer shall be responsible for implementation, monitoring, operation, and maintenance of the SWPPP until all improvements have been accepted by Public Works Department or construction is complete, whichever is later.
125. PRIOR TO ISSUANCE OF A GRADING PERMIT: A copy of the Notice of Intent (NOI) and Waste Discharge Identification (WDID) number from the State Water Resources Control Board shall be provided to the Public Works Department.
126. PRIOR TO ISSUANCE OF GRADING PERMIT: As part of the Grading Plan Submittal Application, the Applicant shall submit for review and approval, a Final Drainage Report. The Final Drainage Report be in substantial conformance with the approved preliminary drainage report. The project shall:
 - A. Follow the general guidelines set forth by Riverside County Flood Control and Water Conservation District's (RCFC&WCD) Hydrology Manual.
 - B. Design all conveyances to handle the peak flow from a 100-year event.
 - C. Examine the 10-year and 100-year storm events utilizing the RCFC&WCD rational method. The 10-year storm flow shall not exceed the top of curb depth. 100-year storm flow shall not exceed the right-of-way line. If the 10-year storm flow exceeds the top of curb depth, underground storm drain facilities will be required;
 - D. Examine the 2, 10 and 100-year storm frequencies in combination with the 1,3,6 and 24-hour storm durations utilizing the RCFC&WCD synthetic unit hydrograph method;
 - E. Mitigate for increased runoff by directing drainage to a downstream facility that has sufficient capacity or mitigate the increased runoff onsite.
127. PRIOR TO ISSUANCE OF GRADING PERMIT: The applicant shall submit for review and approval, a rough grading plan. The grading design shall incorporate the following:
 - A. conform to the standards of the latest edition of the California Building Code (CBC) and the Beaumont Municipal Code;
 - B. Setbacks for cut/fill slopes from the property line shall be in accordance with the CBC;
 - C. Lots shall be designed and graded to drain to abutting street, on which the driveway for the respective lot will occur. No lot shall drain onto adjacent properties. Drainage devices shall be required to convey storm water from lot onto abutting street. Curb cores shall be required for onsite lot drainage to discharge out into abutting street;

- D. Building foundation clearance requirements for top of slope and toe of slope shall conform to (Chapter 18 – Soils and Foundations) of the latest edition of the California Building Code;
 - E. Design the site to adequately intercept and convey all off-site run-on through the site and discharge in a manner which will not increase damage, hazard, or liability to adjacent or downstream properties;
128. ADVISORY CONDITION: The project has several proposed slopes with a height close to 30 feet. Slope in excess of 30 feet will not be permitted in the field.
129. PRIOR TO ISSUANCE OF GRADING PERMIT: The Applicant shall design the extended detention basin per the Riverside Flood Control District, LID manual and include the following:
- A. An access road that allows easy access to the bottom of the basin for maintenance;
 - B. An emergency overflow weir or spillway;
 - C. Drain within 72 hours or otherwise comply with relevant standards for vector control. If the 72-hour limit cannot be reached, the applicant shall implement other features to meet the requirement. This may include dry-wells, underdrain, larger surface area, etc as approved by the Public Works Director;
 - D. Security fencing along the perimeter of the basin w/ appropriate signage;
 - E. Fire Department Rapid Entry System;
 - F. Access from public right-of-way.
130. PRIOR TO ISSUANCE OF GRADING PERMIT: The Applicant shall adhere to all Federal Emergency Management Agency (FEMA) regulations and requirements in the event that existing drainage patterns are affected by this development. The applicant shall submit to the City of Beaumont and to any governing Federal agency for review and approval, all necessary calculations.
131. PRIOR TO ISSUANCE OF GRADING PERMIT: The applicant shall submit for review and approval, a soils/ geology report.
132. PRIOR TO ISSUANCE OF GRADING PERMIT: The applicant shall submit for review and approval, an Erosion Control Plan that addresses Site Construction BMPs.
133. PRIOR TO ISSUANCE OF GRADING PERMIT: The applicant shall submit for review and approval, a Final WQMP (F-WQMP). The F-WQMP shall be in substantial conformance with the approved preliminary Project-Specific WQMP and the document

“Water Quality Management Plan – A Guidance Document for the Santa Ana Region of Riverside County,” dated October 2012 (Guidance Document)

134. PRIOR TO ISSUANCE OF GRADING PERMIT: The Applicant shall record a “Covenant and Agreement” with the County Recorder, or other instrument acceptable to the City, to inform future property owners of the requirement to implement the approved project-specific WQMP for each parcel.
135. PRIOR TO ISSUANCE OF GRADING PERMIT: The Applicant shall obtain all permits and approvals from all regulatory agencies with jurisdiction over any portion of this project. Potentially including, but not limited to: Riverside County Flood Control, State Department of Fish and Game, State Water Resource Control Board and US Army Corps of Engineers.
136. CONCURRENT WITH GRADING OPERATIONS: Any grading and/or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical/civil engineer who shall obtain all required permits and submit reports on progress and test results to the Public Works Director for review and approval as determined by the City. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the Public Works Director for review and approval, which may require additional tests at the expense of the applicant.
137. CONCURRENT WITH GRADING OPERATIONS: The Applicant shall construct temporary drainage facilities and erosion control measures to minimize erosion and silt deposition.
138. PRIOR TO FOUNDATION TRENCHING: The applicant shall submit a soil compaction report to the City for review and approval.
139. PRIOR TO OBTAINING ANY BUILDING PERMIT: The applicant shall submit pad certifications letters and pad compaction reports to the City for review and Approval.

STORM DRAIN IMPROVEMENTS

140. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The applicant shall design the storm drain system and facilities in accordance with Beaumont Municipal Code, General Plan, Specific Plan, and Standards; the Riverside County Flood Control District standards; hydrology manual; and Low Impact Development (LID) BMP Design Handbook.

141. PRIOR TO ISSUANCE OF GRADING PERMIT: All storm drains, catch basins, and storm water structures shall be provided with trash capture devices that conform with the approved trash capture list issued by the State Water Board.
142. PRIOR TO ISSUANCE OF A GRADING PERMIT: The stormwater generated within the development shall be captured into appropriate drainage facilities. The stormwater shall be treated per the requirements of the approved P-WQMP.
143. PRIOR TO ISSUANCE OF 1st OCCUPANCY PERMIT (COO): The Applicant shall construct all storm drain facilities to accommodate WQMP requirements and Hydraulic Conditions of Concerns (HCOC) requirements. If the improvements are constructed by others, this condition, or portions of, will not be applicable. The improvements shall consist of:
- A. Storm drain network within the tract boundary;
 - i. Including all catch basins and facilities necessary for the complete operation and conveyance of storm water and treated water.
 - B. Storm drain network from the tract boundary to the Sorenstam Water Quality Basin;
 - i. Including all catch basins and facilities necessary for the complete operation and conveyance of storm water and treated water.
 - ii. Including all laterals, catch basins, manholes, junctions, transitions and other facilities within Tukwet. The applicant shall extend all future connections to outside Tukwet right-of-way and bulkhead as necessary.
 - C. Sorenstam Water Quality Basin;
 - iii. Basin shall be constructed with the same requirements as the extended detention basin.
- D. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The applicant shall secure all right-of-way and/or easements necessary for the complete construction and operation of all facilities.
144. PRIOR TO ISSUANCE OF 1st OCCUPANCY PERMIT (COO): All storm drains, catch basins, and storm water structures shall be provided with trash capture devices that conform with the approved trash capture list issued by the State Water Board.

SEWER IMPROVEMENTS

145. **PRIOR TO ISSUANCE OF 1st OCCUPANCY PERMIT (COO):** The sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Upper Oak Valley Lift Station in accordance with the Master Sewer Plan and Beaumont Municipal Code, Eastern Municipal Water District (EMWD) standards, and as follows:
- A. The minimum pipe size for sewer shall be 8”;
 - B. All sewer laterals from homes shall be connected to the sewer main in the street.
 - C. Gravity sewer pipes 12” or less in diameter shall be designed to flow at a maximum depth of one-half of the pipe diameter. Sewer flow calculations shall be provided;
 - D. Gravity sewer pipes 15” or larger shall be designed to flow at a maximum depth of three-quarters of the pipe diameter. Sewer flow calculations shall be provided;
 - E. Sewer line locations shall follow the State Department of Health requirements for water line and sewer line separations both horizontally and vertically. If pertinent conditions do not allow for the required separations horizontally and vertically, the proposed separations shall be submitted to the Public Works Director for review and approval.
146. **PRIOR TO ISSUANCE OF 1st OCCUPANCY PERMIT (COO):** The Applicant shall design and construct the sewer network necessary for the complete operation of the sewer system which includes:
- A. The entire sewer system within the tract boundary;
 - B. All necessary sewer mains that occur outside the tract boundary;
 - C. Sewer lateral wyes along any of the mains constructed as part of this tract, for all future connections;
 - D. Lift station;
 - E. Forced main lines and gravity lines that will connect the lift station to the existing Upper Oak Valley lift station, and all necessary facilities.
147. **PRIOR TO ISSUANCE OF 1st OCCUPANCY PERMIT (COO):** The Applicant shall design and construct a sewer lift station and force main per EMWD standards. Redundant pumps and a bypass system for the lift station shall be incorporated into the design of the lift station. The applicant shall secure all right-of-way and/or easements necessary for the complete construction and operation of all facilities. If the improvements are constructed by others, this condition, or portions of, will not be applicable.
148. **PRIOR TO ANY BUILDING PERMIT AND PRIOR TO CONNECTING TO A PUBLIC SEWERAGE SYSTEM:** The applicant shall pay the sewage disposal facility charge (connection fee) for not less than 25 percent of the lots to which sewers are

available before the connection to the City system is made and shall pay the charge for each additional lot thereafter upon building permit or connection for the respective lot(s).

149. **ADVISORY CONDITION:** The existing Mesa sewer lift station is currently (2020) being assessed for capacity as part of a citywide Master Sewer Plan update. It is anticipated that the existing lift station has some capacity for this development; however, the assessment will identify the available capacity. The City may elect to develop a Capital Improvement Project to increase capacity based on need, available funding and schedule.

WATER IMPROVEMENTS

150. **PRIOR TO FINAL MAP RECORDATION:** The Applicant shall be responsible for obtaining potable water and reclaimed water for the development.
151. **PRIOR TO ISSUANCE OF OCCUPANCY PERMIT (COO):** The applicant shall comply with the requirements of the Beaumont Cherry Valley Water District.
152. **PRIOR TO ISSUANCE OF OCCUPANCY PERMIT (COO):** The applicant shall ensure all fire hydrants; air vacs and other above ground water facilities are placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc. may be placed within sidewalks or paved areas provided such devices are set flush with the finished surfaces and are properly rated for chosen locations as approved by the Public Works Director.
153. **PRIOR TO ISSUANCE OF OCCUPANCY PERMIT (COO):** The applicant shall ensure that water line locations follow the State Department of Health requirements for water line and sewer line separations both horizontally and vertically. If pertinent conditions do not allow for the required separations horizontally and vertically, the proposed separations shall be submitted to the Public Works Director for review and approval.

End of Conditions