



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

PLANNING COMMISSION DATE: November 9, 2021

CITY COUNCIL DATE: December 7, 2021

PROJECT NAME: Tentative Parcel Map No. 38090

PROJECT NO.: PM2021-0008

DESCRIPTION: A request for a finance and conveyance map to subdivide 223 acres into seven (7) parcels, one (1) remainder parcel, and two (2) lettered lots consisting of Phase 4B of Tentative Tract Map 31462 within the Oak Valley & SCPGA Golf Course Specific Plan.

APPLICANT: Meritage Homes of California, a California Corporation

LOCATION: West of Tukwet Canyon Parkway and north of San Timoteo Canyon Road

APN: Portion of 413-790-010, -012 & -042

PROJECT

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 Parcel Map No. 38090 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 PARCEL MAP NO. 38090 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 7 of the Development Agreement between the City of Beaumont and SDC Fairway Canyon LLC, a Delaware limited liability company, that has been partially assigned and assumed by Meritage Homes of California, Inc., a California corporation. 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. The conveyance/financing purposes map is located within the SCGPA Golf Course at Oak Valley Specific Plan. The project is limited to the overall density and intensity, allowed uses, design guidelines, including entry monumentation and landscaping, setbacks shall comply with SCGPA Golf Course at Oak Valley Specific Plan.
5. This map is approved for financing and land conveyance purposes only. No applications for building permits or grading permits shall be submitted for the parcels/lots created by this map until approval of subsequent tentative maps for development purposes.
6. 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.
7. Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal.
8. The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Department.
9. The properties contained within Tentative Parcel Map 38090 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.
10. 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 Parcel No. 38090.

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.
12. The proposed parcels shall have legal access from a public road, or access shall be feasible and required by conditions of approval of the approved Tentative Tract Map No. 31462.

FIRE DEPARTMENT CONDITIONS

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

13. PRIOR TO FINAL MAP RECORDATION: The applicant shall dedicate, as a separate instrument, the right-of-way for Sorenstam Drive as shown on Tentative Map No. 38090.
14. PRIOR TO FINAL MAP RECORDATION: The applicant shall show all easement dedications necessary for legal access to each parcel, on the Final Map. Said easements may be dedicated prior to the recordation of the map via separate instrument but must be referenced on final map.

PUBLIC WORKS

MAPPING

15. PRIOR TO FINAL MAP RECORDATION: The applicant shall prepare the final 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.
16. 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 City Engineer.

17. PRIOR TO FINAL MAP RECORDATION: Monuments shall be provided in accordance with Section 8771 of the Business and Professions Code. Street centerline monuments shall be deferred to subsequent entitlements. External monuments and Internal monuments shall be set prior to final map recordation.

18. PRIOR TO FINAL MAP RECORDATION: The applicant shall dedicate, as a separate instrument, the right-of-way for Sorenstam Drive as shown on Tentative Map No. 38090.

19. PRIOR TO FINAL MAP RECORDATION: The applicant shall show all easement dedications necessary for legal access to each parcel, on the Final Map. Said easements may be dedicated prior to the recordation of the map via separate instrument but must be referenced on final map.

End of Conditions