



MEETING PARTICIPATION NOTICE

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[BeaumontCa.gov/Livestream](https://www.beaumontca.gov/Livestream)

Public comments will be accepted via email and will be read aloud during the corresponding item of the meeting. Public comments shall not exceed (3) minutes unless otherwise authorized by the Planning Commission. Comments can be submitted anytime prior to the meeting as well as during the meeting up until the end of the corresponding item. Please submit your comments to:

NicoleW@BeaumontCa.gov

In compliance with the American Disabilities Act, if you require special assistance to participate in this meeting, please contact the City Clerk's office using the above email or call (951) 572-3196. Notification 48 hours prior to a meeting will ensure the best reasonable accommodation arrangements.



PLANNING COMMISSION REGULAR MEETING

550 E 6th Street, Beaumont, CA

Tuesday, May 12, 2020 - 6:00 PM

AGENDA

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packets are available for public inspection in the City Clerk's office at 550 E. 6th Street during normal business hours

Any person with a disability who requires accommodations in order to participate in this meeting should telephone the City Clerk's office at 951 769 8520, at least 48 hours prior to the meeting in order to make a request for a disability related modification or accommodation

REGULAR SESSION

6:00 PM

CALL TO ORDER

Chairman Tinker, Vice Chairman Stephens, Commissioner Colindres, Commissioner Smith, Commissioner St. Martin

Pledge of Allegiance:

Approval/Adjustments to Agenda:

Conflict of Interest Disclosure:

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):

Any one person may address the Committee on any matter not on this agenda. If you wish to speak, please fill out a "Public Comment Form" provided at the back table and give it to the Committee Chair or Secretary. There is a three (3) minute limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Committee from discussing or taking actions brought up by your comments.

ACTION ITEMS / PUBLIC HEARINGS / REQUESTS

Approval of all Ordinances and Resolutions to be read by title only.

1. Approval of Minutes

Recommended Action:

Approve minutes dated March 10, 2020.

2. Conduct a Public Hearing and Consider a Request for a One-Year Extension of Time for Tentative Tract Map 29267

Recommended Action:

Conduct a public hearing; and

Approve the final one-year extension for Tentative Map 29267.

3. Conduct a Public Hearing and Consider a Request for a one-year Extension of Time for Tentative Tract Map 33680 (APN 414-142-038)

Recommended Action:

Hold a Public Hearing; and

Approve a one-year extension of time for the approval of Tentative Tract Map 33680.

4. Consider PLAN2020-0454 for an Amendment to the San Gorgonio Village Sign Program Located at 1535 E. 2nd Street.

Recommended Action:

Approve PLAN2020-0454 to amend the San Gorgonio Village Sign Program as presented.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, June 9, 2020, at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall

Beaumont City Hall – Online www.BeaumontCa.gov

PLANNING COMMISSION REGULAR MEETING

550 E 6th Street, Beaumont, CA
Tuesday, March 10, 2020 - 6:00 PM

MINUTES

REGULAR SESSION

6:00 PM

CALL TO ORDER at 6:00 p.m.

Present: Chairman Tinker, Vice Chairman Stephens, Commissioner Colindres, Commissioner Smith, Commissioner St. Martin

Pledge of Allegiance:

Approval/Adjustments to Agenda: **None**

Conflict of Interest Disclosure: **Commissioner Smith has a conflict with Item 3.**

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):

Any one person may address the Committee on any matter not on this agenda. If you wish to speak, please fill out a "Public Comment Form" provided at the back table and give it to the Committee Chair or Secretary. There is a three (3) minute limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Committee from discussing or taking actions brought up by your comments.

No speakers.

ACTION ITEMS / PUBLIC HEARINGS / REQUESTS

Approval of all Ordinances and Resolutions to be read by title only.

1. Approval of Minutes

**Motion by Commissioner Smith
Second by Vice Chair Stephens**

**To approve the minutes of February 11, 2020.
Approved by a unanimous vote.**

2. Conduct a Public Hearing and Consider a Request for a One-Year Extension of Time for Tentative Map 29267

No discussion.

Item continued to April 14, 2020.

- 3. Plot Plan No. PP2020-0261 - Conduct a Public Hearing and Consideration of a Request to Modify the Existing Model Home Complex Approved by PP2017-0037 for Planning Area 5 to Include Three (3) New Product Types to the Existing 12-Unit Model Home Complex Located on the East Side of Cornelia Circle, South of Cascina Lane and West of Potrero Boulevard

Commissioner Smith recused himself.

Public Hearing opened at 6:08 p.m.

Public Hearing closed at 6:09 p.m.

Motion by Commissioner St. Martin

Second Commissioner Colindres

To approve Plot Plan No. PP2020-0261 subject to the attached findings and attached conditions of approval.

Approved by a 4-0 vote.

- 4. Conduct a Public Hearing and Consider a Request for a One-Year Extension of Time for Plot Plan PP2018-0165.

Public Hearing opened at 6:13 p.m.

Public Hearing closed at 6:14 p.m.

Motion by Vice Chair Stephens

Second by Commissioner Smith

To approve a one-year extension of time for Plot Plan PP2019-0165.

Approved by a unanimous vote.

- 5. Conduct a Public Hearing and Consideration for Conditional Use Permit No. CUP2019-0030 for the Construction and Operation of a 60-Foot-Tall Camouflaged Mono-Palm Wireless Telecommunication Facility, 12 Panel Antennas and Associated Equipment on a 400 Sq. Ft. Leased Area Within an Eight (8) High Block Wall Enclosure on a 0.11-Acre Parcel Located on the Northeast Corner of Allegheny Avenue and 6th Street and Variance No. V2019-0061 for a Ten (10) Foot Height Variance Above the Maximum 50 Foot Height Limit for the Wireless Facility and a Two (2) Foot Variance for Wall Height of the Enclosure Above the Maximum Six (6) Foot Wall Height.

Public Hearing opened at 6:27 p.m.

M. Bryant - Representing the applicant, answered questions of the commission.

Public Hearing closed at 6:33 p.m.

Motion by Commissioner St. Martin

Second by Commissioner Smith

To approve Variance V2019-0061, subject to the revised conditions of approval, and approve Conditional Use Permit CUP2019-0030, subject to the proposed conditions of approval and the findings stated herein, with the additional condition regarding interference with the radio communications at the Fire Station, and direct staff to

**prepare a Notice of Exemption for the applicant to record with the County Clerk.
Approved by a unanimous vote.**

- 6. Conduct a Public Hearing and Consideration of Conditional Use Permit No. CUP2020-0044 for a Request to Allow Ongoing Live Entertainment and Onsite Food Vendors at the Craft Lounge at 690 Beaumont Avenue Located within the Beaumont Avenue Overlay (BAO) Zone and to Amend Conditional Use Permit No. 2018-0017 Condition of Approval #2 to Expand the Sale of Alcoholic Beverages from the Current Hours of 12:00 pm to 11:00 pm to the Proposed Hours of 10:00 am to 1:00 am

Public Hearing opened at 6:44 p.m.

J. Valdez- As the applicant, answered questions of the Commission.

Public Hearing closed at 6:57 p.m.

**Motion by Commissioner Smith
Second Commissioner St. Martin**

To approve Conditional Use Permit CUP2020-0044, subject to the proposed conditions of approval and the findings stated herein, and direct staff to prepare a Notice of Exemption for the applicant to record with the County Clerk.

- 7. Annual Review of Development Agreements

Commissioner Smith recused himself, due to the conflict with 2 of the agreements.

Public Hearing opened at 7:16 p.m.

Public Hearing closed at 7:16 p.m.

**Motion by Commissioner St. Martin
Second by Commissioner Colindres**

**To approve the review of the development agreements as presented
Approved by a 4-0 vote.**

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT at 7:24 p.m.



Staff Report

TO: Planning Commissioners

FROM: Christina Taylor, Community Development Director

DATE May 12, 2020

SUBJECT: **Conduct a Public Hearing and Consider a Request for a One-Year Extension of Time for Tentative Tract Map 29267**

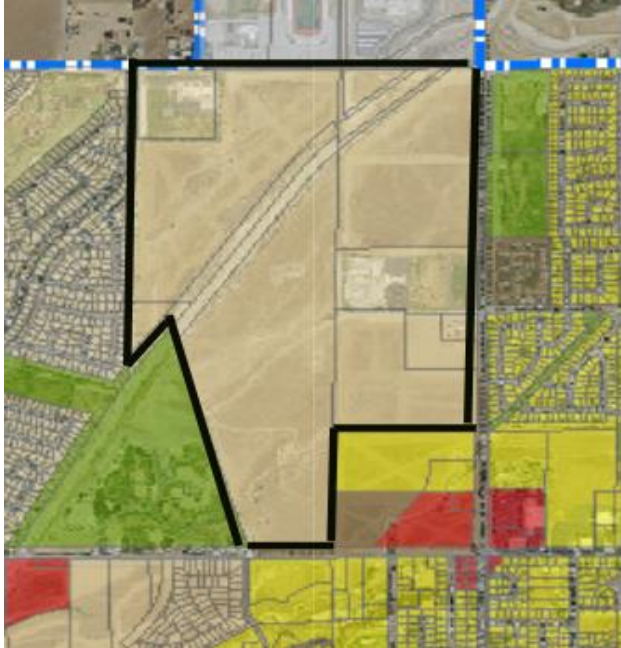
APPLICANT: Noble Creek

Background and Analysis:

This item was continued from the Planning Commission meeting on March 10, 2020, and the cancelled April 14, 2020, meeting.

The Noble Creek Specific Plan and tentative map are approved for a maximum of 648 homes with lot sizes ranging from 6,000 square feet to 15,000 square feet and 4 neighborhood parks.

The property is located on the north side of Oak Valley Parkway and south of Brookside Avenue, west of Beaumont Avenue adjacent the Noble Creek park area. The property is zoned Specific Plan Area (SPA) Noble Creek Specific Plan. The property to the north is zoned Public Facilities (PF) and is occupied by Beaumont High School. The property to the south is zoned Residential Single Family (RSF) and Specific Plan Area (SPA) Kirkwood Ranch. To the west, the properties are zoned Recreation and Conservation (RC) occupied by the Noble Creek park and Specific Plan Area (SPA) Oak Valley Greens. Properties to the east are zoned Residential Multi-Family (RMF) and Residential Single Family (RSF).



Tentative Tract Map 29267 (99-TM-02) was approved by City Council on December 16, 1999, and was subsequently litigated. Upon execution of a settlement agreement the effective approval date became May 25, 2006, for a two-year period. Additionally, The City Council approved a one-year extension until May 25, 2009.

- The following California bills also extended the map for seven (7) years in California:
- SB 1185 – Automatic on-year extension (Extension until May 25, 2010)
 - AB 333 – Automatic two-year extension (Extension until May 25, 2012)
 - AB 208 – Automatic two-year extension (Extension until May 25, 2014)
 - AB 116 – Automatic two-year extension (Extension until May 25, 2016)

The City Council has approved four additional one-year extensions for the map resulting in an expiration of May 25, 2020.

The Subdivision Map Act (66463.5(c)) allows the applicant to apply for a maximum of six (6) additional one-year extensions. The applicant is currently requesting their sixth and final one-year extension as the map has not been finalized. If approved, the map will expire on May 25, 2021, with no additional extensions remaining.

The applicants have been working diligently with the required environmental and wildlife agencies to address issues on the site. There are no unusual or changed circumstances which affect this map or the consideration of a time extension.

Recommended Action:

Conduct a public hearing and;
Approve the final one-year extension for Tentative Map 29267.

Attachments:

- A. Conditions of Approval

**CITY OF BEAUMONT
SUBDIVISION
CONDITIONS OF APPROVAL**

**AMENDMENT #1 - TENTATIVE TRACT MAP NO. 29267
EIR NO. 97-1
APN: 400-250-008
APPLICANT: NOBLE CREEK MEADOWS, LLC.**

**CITY COUNCIL
APPROVAL DATE:
February 15, 2005**

**AMENDMENT #1
COUNCIL APPROVAL DATE:
December 16, 2014**

1.0 STANDARD CONDITIONS

- 1.1 The following conditions of approval are for **AMENDMENT #1 TENTATIVE TRACT NO. 29267**, and consist of Conditions 1.1 through 1.17, Conditions 2.1 through 2.7, Conditions 3.1 through 3.26, Conditions 4.1 through 4.23, Conditions 5.1 through 5.13, Conditions 6.1 through 6.11; and pages 1 through 14, inclusive.
- 1.2 The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **TENTATIVE TRACT NO. 29267 and Environmental Impact Report 97-1** which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
- 1.3 The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
- 1.4 This conditionally approved tentative map will expire two (2) years after the original approval date, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development agreement. Action on a minor change and/or revised map request will not extend the time limits of the tentative map. Approval of the tentative map by the City Council occurred May 25, 1999; per settlement February 15, 2005; Amendment #1 approval occurred on December 16, 2014.
- 1.5 The final map shall be prepared by a licensed land surveyor or registered civil engineer subject to all the requirements of the State of California Subdivision Map Act and The Beaumont Municipal Code.

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- 1.6 Within ten (10) days of approval by the City Council ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Planning Director, if determined to be necessary, prior to release of the final conditions of approval. The amended map shall be in substantial conformance with Exhibit B.
- 1.7 Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal, listed in Ordinance No. 506.
- 1.8 The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Director.
- 1.9 If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7070.5.
- 1.10 In the event that significant Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be retained to assess the find. Work on the overall project may continue during this assessment period. If a Treatment Plan or cultural resources management plan is required, the developer shall be required to have the archaeologist consult with the relevant Native American authority regarding the disposition of any found artifacts.
- 1.11 The development and uses entitled pursuant to the permit shall comply with the Beaumont Municipal Code and all other applicable City of Beaumont ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the plot plan, unless otherwise amended by these conditions of approval.
- 1.12 All subsequent submittals required by these conditions of approval, including but not limited to landscape plans, grading plans, building plans, improvement plans or mitigation monitoring plans, shall be subject to the payment of review fees by the permittee as set forth herein.
- 1.13 If deemed necessary by the Director of Planning, within thirty (30) days of approval by the Planning Commission ten (10) copies of an Amended Per Final Conditions set of the following Exhibits shall be submitted to the Planning Director and Public Works Department for review approval.

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Exhibit "B" - Grading and Erosion Control Plan
Exhibit "C" - Landscape and Irrigation Plan

- 1.14 The properties contained within the Tentative Tract No. 29267 are part of the Noble Creek Vistas Specific Plan & EIR, approved by the Beaumont City Council on in 2005. The provisions and criteria of the Noble Creek Vistas Specific Plan shall control and guide the development of Tentative Tract No. 29267.
- 1.15 An Environmental Impact Report was prepared and certified for the Noble Creek Vistas Specific Plan and a series of mitigation measures were adopted by the City Council to mitigate the potential environmental impacts of the project. All of the mitigation measures set forth in the subject environmental document are conditions of approval for Tentative Tract No. 29267.
- 1.16 Tentative Tract No. 29267 has been found to be substantially in conformance with the Noble Creek Vistas Specific Plan & EIR.
- 1.17 If there are any conflicts between the Conditions of Approval as set forth under this application, the original Conditions of Approvals, or the Specific Plan, the higher standard shall prevail or otherwise be reviewed by the Planning Director.

2.0 AGENCY CONDITIONS

- 2.1 The subdivider shall comply with the requirements set forth in the City Public Works Department conditions, a copy of which is attached hereto.
- 2.2 The subdivider shall comply with the requirements of the Beaumont Police Department.
- 2.3 The subdivider shall comply with the requirements set forth by the Beaumont Fire Department.
- 2.4 The subdivider shall comply with the requirements as set forth by the Beaumont-Cherry Valley Water District.
- 2.5 The subdivider shall comply with the requirements as set forth by the Southern California Gas Company.
- 2.6 The subdivider shall comply with the requirement as set forth by the Beaumont Unified School District.
- 2.7 The subdivider shall comply with the requirement as set forth by the Riverside County Flood Control District.

3.0 RECORDATION CONDITIONS

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

- 3.1 The subdivider shall submit written clearances to the Public Works Department that all pertinent requirements from the following agencies have been met:

- City Fire Department
- City Police Department
- City Community and Economic Development Department
- Beaumont Cherry Valley Water District
- Beaumont Unified School District

- 3.2 All road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Department. Street names shall be subject to the approval of the Public Works Department. Secondary access shall be offered for dedication and improved from the tract map boundary to a City maintained road as approved by the Public Works Department prior to recordation. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Department.

- 3.3 All delinquent property taxes, special taxes and assessments shall be paid to the Riverside County Tax Collectors Office.

- 3.4 Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the final map if they are located within the land division boundary. All offers of dedication and conveyances shall be submitted and recorded as directed by the Public Works Department.

- 3.5 Utilities shall be installed underground as approved by the Public Works Department.

- 3.6 No lots fronting on knuckles, or cul-de-sacs shall have less than thirty-five (25) feet of frontage measured at the property line, with the exception of flag lots as approved by the Director of Planning.

- 3.7 This subdivision may be recorded in phases subject to the following:

- a. Phasing, including phase boundaries and sequencing, shall be subject to Planning Director approval.
- b. Common open space area improvement phasing, as applicable, shall be required subject to Planning Director approval.

- 3.8 The subdivider is obligated to provide fully improved park space at a ratio of number of lots x 3.2 persons per household x 5 acres per 1,000 population. Said conditions of approval

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require park improvements and/or fees (\$4 per square foot of required park area), and these requirements shall be applicable on a pro-rata basis for this subdivision.

- 3.9 The subdivider shall convey to the approved landscape maintenance entity fee simple title at no cost to the entity all park and open space areas, free and clear of all liens, taxes, assessment, leases (recorded and unrecorded) and easements, except those easements which in the sole discretion of the entity are acceptable.
- 3.10 The maintenance and management of common open space areas and common facilities shall be conducted as set forth herein and approved by the Director of Planning. All provisions of said condition shall be satisfied prior to map recordation.
- 3.11 A hydrology study, to the satisfaction of the Public Works Department, shall be prepared and approved prior to recordation. Said hydrology study shall be based upon methodology which is acceptable to the Riverside County Flood Control and Water Conservation District, and shall address the potential impacts of the project, as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting any downstream problems.
- 3.12 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.
- 3.13 A total of 20 final, blue-line, final maps shall be submitted to the Public Works Department for final distribution to the agencies.
- 3.14 All perimeter walls and/or walls that front streets must be block wall. No wood fencing shall be permitted in this project.
- 3.15 Conditions, Covenants, and Restrictions (CC&R's) may be recorded for this tract by the Subdivider. A note shall be placed on the cover page of said CC&R's which states as follows: "The City of Beaumont shall not be responsible for the enforcement of the CC&R's for Tract No. 29267."
- 3.16 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 Noble Creek Vistas Specific Plan & Settlement in conjunction with this subdivision map.
 - b. All sewer, storm drain and other public utility crossings in side and rear yards to be located in fee title lots and not easements.
- 3.17 The open space areas described in 14 tion 3.15 and otherwise set forth in the Noble Creek Vistas Specific Plan, shall, as app14, be shown as numbered lots on the final map, shall

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- be improved and offered for dedication to the City/CFD, Homeowner’s Association or other maintenance entity approved by the Planning Director.
- 3.18 The subdivider shall comply with the following park, open space and parkway landscaping conditions for open-space areas described in Condition No. 3.9.
- a. The subdivider shall post a landscape performance bond or other acceptable security approved by the Planning Director which shall be released concurrently with the assumption of the maintenance responsibility by the City, Homeowners’ Association or other entity approved pursuant to Condition 3.9. The bond or security shall include ninety (90) days of landscape maintenance costs.
 - b. The subdivider shall file a Landscaping application including detailed landscaping and irrigation plans for the subject area. The Minor Plot Plan shall require all improvements to be constructed concurrently with the development of the residential lots are part of this tract. The areas identified for park facilities shall be completed prior to completion of any one phase or 25% of the lots, whichever comes first.
- 3.19 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 Noble Creek Vistas 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.
- 3.20 A total of 20 final, blue-line, final maps shall be submitted to the Public Works Department for final distribution to the agencies.
- 3.21 All perimeter walls and/or walls that front streets must be block wall. No wood fencing shall be permitted in this project. All walls along the perimeter shall be designed to eliminate any potential gap between the new walls and any existing walls.
- 3.22 The developer shall participate in the Beaumont implementation of the transportation improvement program of the City; and Developer, as a condition of approval, shall enter into an Improvement Credit Agreement with the City of Beaumont.
- 3.23 Prior to map recordation the Public Works Department shall approved final plans for the improvements required for the Noble Creek Channel.
- 3.24 The final map shall provide for the establishment of Project and neighborhood Entry Feature(s), as set forth in the design details contained in the Noble Creek Vistas Specific Plan. The final map shall reflect the appropriate corner cut-offs to accommodate the required entry treatments.

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- 3.25 The maintenance and management of common open-space areas shall be conducted as set forth herein and approved by the Director of Planning and by a Homeowners’ Association (HOA) or some other entity. All provisions of the said condition shall be satisfied prior to map recordation
- 3.26 An additional “Open Space” designated lot shall be incorporated into the Final Map Design between Lots 217 and 218 for additional pedestrian walkway access, to the satisfaction of the Director of Planning.

4.0 GRADING & LANDSCAPING CONDITIONS

- 4.1 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:
 - a. The land divider or developer shall submit five (5) prints of a comprehensive grading plan to the Public Works Department which complies with the Uniform Building Code, the Beaumont Municipal Code and as may be additionally provided for in these conditions.
 - b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
 - c. Graded land shall be provided with erosion control measures as approved by the Public Works Department.
- 4.2 Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Director for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be installed including, but not limited to, front yards, parkway planting, recreation trail, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:
 - a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.
 - b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
 - c. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Director. Utilities shall be placed underground wherever feasible.
 - d. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual fo [redacted] ints within the project.

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- e. Where street trees cannot be planted within the right-of-way of interior streets and project parkways due to insufficient road right-of-way, they shall be planted outside of the road right-of-way.
 - f. Landscaping plans shall incorporate native, low water using and drought tolerant plants.
 - g. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.
 - h. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
 - i. All proposed landscaping shall adhere to the standards set forth under the Beaumont Municipal Code 17.06.
 - j. All trees proposed within 10 feet of any Right-of-Way shall provide for a 36” deep root barrier.
 - k. The 12 foot trail proposed along the Noble Creek channel shall connect to the Park immediately to the north and east.
 - l. Park & Open Space areas shall be provided as noted on Tentative Tract 29267, Amendment #1.
 - m. All landscape materials and irrigation improvements shall be installed and fully operational prior to final inspection and occupancy.
- 4.3 Three (3) sets of detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with a processing fee as stated on the current Schedule of Development Fees to the Planning & Neighborhood Services Department.
- 4.4 No grading permits shall be issued for any proposed new structures outside the areas shown on the approved tentative map unless otherwise approved by the Planning Director and the Public Works Department.
- 4.5 If grading is proposed for five (5) or more acres or is part of a larger project that will disturb five (5) or more acres it shall require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Grading permits shall not be issued until the Public Works Department has determined that the project has complied with the current City requirements for compliance with the NPDES Construction General Permit.

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- 4.6 If the project grading is to be phased, prior to issuance of a grading permit, an overall conceptual grading plan shall be submitted to the Public Works Department and Planning Director for approval. The plan shall be used as a guideline for subsequent detailed grading plans for individual phases of development and shall include the following:
 - a. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
 - b. Approximate time frames for grading and identification of areas which may be graded during the higher probability rain months of December through March.
 - c. Preliminary pad and roadway elevations.
 - d. Areas of temporary grading outside of a particular phase.
- 4.7 Driveways shall be designed so as not to exceed a fifteen (15) percent grade.
- 4.8 The subdivider shall provide evidence to the Public Works Department that all off-site grading areas have recorded grading and drainage easements and that maintenance responsibilities have been assigned as approved by the Public Works Department.
- 4.9 A qualified paleontologist shall be retained by the subdivider for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist, the City Public Works Department and the grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The paleontologist shall submit in writing to the Planning Director the results of the initial consultation and details of the fossil recovery plan if recovery was deemed necessary.
- 4.10 The subdivider shall pay at his or her sole expense and shall notify the Public Works Department in writing that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit) should any grading be proposed within or along the banks of any natural watercourse. Copies of any agreement shall be submitted to the Public Works Department with the notification.
- 4.11 The subdivider shall pay at his or her sole expense and shall notify the Public Works Department in writing that the alteration of any watercourse or wetland complies with the U.S. Army Corps of Engineers (Corps) Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or alongside the banks of any watercourse or wetland where the Corps has jurisdiction. Copies of any agreement shall be submitted to the Public Works Department

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- along with the notification.
- 4.12 Grading plans shall be submitted to the Public Works Department for review and approval. The plans shall include an erosion and siltation control element, as necessary, to prevent graded and cleared areas from being eroded, resulting in the transport of sediment into the watercourses and downstream where it may affect downstream properties and habitat. Approval of the grading plans is required to fulfill monitoring requirements of the California Environmental Quality Act (CEQA).
 - 4.13 Any grading plans proposing grading adjacent to or within the open space lots shall be submitted to the Planning Director for review and approval.
 - 4.14 Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans. All street improvement plans and lot grading for residential lots shall indicate and install under sidewalk/curb core draining with a minimum of 2 outlets per lot unless otherwise approved by the Planning Director and Public Works Department.
 - 4.15 The subdivider shall submit two (2) copies of a soils report to the Public Works Department. The report shall address the soils stability and geologic conditions of the site as approved by the Public Works Department.
 - 4.16 Prior to the issuance of a grading permit, the developer shall cause to be prepared Conditions, Covenants and Restrictions (CC&R's) for the review and approval of the Planning Director, which shall include provisions requiring formation of a homeowners' association or delegated to a CFD/LMD, or other City entity, which shall be responsible for the ownership and maintenance of any water quality basin, conservation area, open space or other facility required to be constructed, set aside or improved for purposes set forth in any regulatory permit, including but not limited to those issued by the State of California or the U.S. Army Corps of Engineers. The CC&R's shall be recorded and in force prior to the issuance of any occupancy permit or final building inspection.
 - 4.17 Detailed grading plans shall fully implement the conceptual details submitted for the treatment of significant slope areas (in excess of 20 feet vertical height) and shall implement techniques regarding contour and landform grading, landscaping and the creation of organic pockets of landscaping which emulates natural conditions.
 - 4.18 The subdivider shall submit two (2) copies of a soils report to the Public Works Department. The report shall address the soils stability and geologic conditions of the site as approved by the Public Works Department.
 - 4.19 The developer shall get a 404 permit with U.S. Army Corps of Engineers.
 - 4.20 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

TENTATIVE TRACT MAP NO. 29267 – Amendment #1
Conditions of Approval
Page 11 of 14

Department. Said access improvements shall be initiated prior to building permit issuance and completed prior to occupancy of residential building.

- 4.21 Street Improvement Plans shall be prepared to the satisfaction of the Public Works Department. Additionally Street Lighting in accordance with the City of Beaumont Outdoor Lighting ordinance shall be submitted in conjunction with the Street Improvement Plans. Street Lights shall also be reviewed and approved by the planning and Building Department with appropriate fees paid. All Mailbox clusters shall have appropriate lighting as approved by the City.
- 4.22 All relevant conditions of approval for the Noble Creek Specific Plan shall be adhered to.
- 4.23 Offsite Improvements shall be provided (namely the southern road-section of Cougar Way) subject to review and approval by the P. Works Department. A Reimbursement Agreement shall be established to determine, fair share costs, subject to approval by the City Council.

5.0 BUILDING CONDITIONS

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

- 5.1 The subdivider shall submit written clearances to the Planning Director that all pertinent requirements from the following agencies have been met:
 - City Fire Department
 - City Police Department
 - City Public Works Department
 - Beaumont Unified School District
 - Beaumont-Cherry Valley Water District
 - Riverside County Flood Control District
- 5.2 A detailed wall and fencing plan shall be submitted to and approved by the Planning Director and shall show all project walls and fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be constructed along all side yards adjacent to streets and in locations as approved by the Planning Director. The wall plan shall be consistent with the acoustical report and recommendations prepared for the project.
- 5.3 Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with Planning Director approval.
- 5.4 Building separation between all buildings shall not be less than ten (10) feet. Fireplaces and media niches when connected to 20 inches may encroach two (2) feet into the side yard setback. Additional encroachments are allowed as approved by the Planning Director

TENTATIVE TRACT MAP NO. 29267 – Amendment #1
Conditions of Approval
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pursuant to an application for a setback adjustment.

- 5.5 All street side yard setbacks shall be a minimum of ten (10) feet.
- 5.6 All front yards shall be provided with landscaping and automatic irrigation systems, as approved by the Planning Director.
- 5.7 Wood fencing shall not be permitted in this subdivision. Acceptable materials include masonry, vinyl, and tubular steel as approved by the Planning Director.
- 5.8 All utility connections and easements shall be placed underground and shall not encroach into the driveway area unless otherwise approved by the Public Works Department.
- 5.9 A minor plot plan for all residential buildings, garages and accessory buildings shall be submitted to the Planning Director accompanied by applicable filing fees for a plot plan not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the City of Beaumont. The minor plot plan shall contain the following elements:
 - a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
 - b. One (1) color and materials sample containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers when feasible (trade names also acceptable).
 - c. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to and visible from public roadways.
 - d. Three (3) sets of photographic or color laser prints (8 X 10 in.) of the sample board and colored elevations shall be submitted for permanent filing.

The Minor Plot Plan shall require the approval of the Director of Planning prior to issuance of building permits for lots included within the plot plan, including permits for model home complexes. The submittal and approval of plot plans may be phased provided:

- a. A subdivision phasing 21 as been submitted to and approved by the Planning Director and Public Works Department.

TENTATIVE TRACT MAP NO. 29267 – Amendment #1
Conditions of Approval
Page 13 of 14

- b. A separate plot plan shall be submitted to the Planning Director for each approved tract phase accompanied by the appropriate filing fees.
- 5.10 All residential units shall be served by a minimum of two access points at all times, for proper circulation and emergency vehicle ingress and egress, as approved by the Fire Department.
- 5.11 All residential and commercial structures shall be provided with “four-sided” architectural features. With respect to residential structures, this may take the form of edge trim on all exterior doors or windows, or other methods as approved by the Planning Director. Additional Building Enhancements (false shutters, etc.) shall be provided on the second floors of all homes backing up to major roadways, open space areas or tract boundaries, as approved by the Director of Planning.
- 5.12 All residences must have illuminated address numbers.
- 5.13 Prior to the issuance of any building permits within the subdivision boundary, the applicant or successor shall provide traffic signalizing to the intersection of Elm Avenue/Noble Creek Pkwy. & Oak Valley Pkwy subject to approval by the City’s Traffic Engineer.

6.0 FINAL INSPECTION/OCCUPANCY CONDITIONS

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

- 6.1 Decorative block and sound walls shall be constructed along all external tract boundaries subject to the approval of the Public Works Department and Planning Director. A graffiti resistant coating or landscaping shall be provided on all block walls.
- 6.2 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans. All walls and fences shall be constructed subject to the approval of the Planning Director.
- 6.3 All lighting shall be in compliance with the City's Outdoor Lighting Ordinance. The Ordinance governs all outdoor lighting, pole mount, wall or building mount, landscape lighting and Parks. Front and rear porch lighting are included on Residential Standards.
- 6.4 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Director and the Public Works Department.
- 6.5 A licensed landscape architect shall provide a Compliance Letter to the Planning Director and the Public Works Department stating that the landscape and irrigation system has been

TENTATIVE TRACT MAP NO. 29267 – Amendment #1
Conditions of Approval
Page 14 of 14

- installed in compliance with the approved landscaping and irrigation plans and conditions of approval. The Compliance Letter shall be submitted at least three (3) working days prior to any final building inspection or issuance of any occupancy permits, whichever occurs first.
- 6.6 All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection at the direction of the Planning Director.
 - 6.7 All driveways shall be concrete paved.
 - 6.8 The required park facilities shall be completed and issued a final building permit inspection consistent with the phasing schedule to be developed in the implementation of the Recordation Conditions set forth herein.
 - 6.9 The subdivider shall submit to the Planning Director a duly and completely executed agreement with a CFD or other maintenance entity approved by the Planning Director which demonstrates to the satisfaction of the City Attorney, Planning Director and Public Works Department that the subdivider has provided for the dedication and maintenance of landscaping, irrigation and open space areas. Model homes shall be exempt from this condition.
 - 6.10 Access roads, street improvements, all agency requirements, parking areas and security lighting shall be constructed in accordance with approved improvement plans and specifications.
 - 6.11 Clearance shall be obtained from the Beaumont Fire Department, and all fire protection improvements shall be in place as approved by the Fire Chief.

City of Beaumont Fire Department

Fire Protection / Planning Department

550 E. 6TH Street, Beaumont CA 92223

FIRE REVIEW PLANNING CASE CONDITIONS OF APPROVAL

CASE# 13-TM-03, Revision #3, Tentative Tract Map 29267

APN # 400-250-008

SUBJECT: Tentative Tract Map 29267

DATE: 1/13/14 & 3/18/14 & 6/18/14 & 8/6/14

CONTACT: Gable, Cook, and Associates Inc.

PHONE # 951-788-8092

SITE ADDRESS: NE corner of Oak Valley Parkway and Noble Creek Parkway

Specific Condition:

1. A 13-D fire sprinkler system shall be installed in each home. Plans shall be submitted by a licensed C-16 contractor to the Fire Prevention Bureau for review and approval.
2. Underground fire line plans shall be submitted to the Fire Prevention Bureau for review and approval, prior to Mylar's being printed.
3. Provide a title block on the Mylar's saying, "City of Beaumont Fire Division".
4. Fire department access and water is required up to the models, and before lumber can be dropped. Provide a phasing plan (homes, streets) for approval, prior to be able to pull building permits.
5. Fire department access from Cougar Way to Cougar Way shall be connected prior to phase finals. Phasing map will help determine construction.
6. Standard Conditions below apply.

Standard Conditions:

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

F1. FIRE FINAL - and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code, California Fire Code, and other related codes which are in force at the time of building plan submittal.

F2. FIRE FLOW REQUIREMENTS - The Fire Prevention Bureau is required to set a minimum flow for the remodel or construction of all commercial buildings per CFC Appendix B, Table B105.1. The applicant/developer shall provide documentation to show that a water system exists, and is capable of delivering 1,000 GPM for 2 hour(s) for duration at 20-PSI residual operating pressure must be available before any combustible material is placed on the job site. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. California Fire Code 2010.

F3. SUPER FIRE HYDRANTS - Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 – 2 1/2") shall be located be located not less than 25 feet or more than 200 feet from any portion of the building as measured along approved emergency vehicular travel ways, and spaced no more than the required spacing per Appendix C, table C105.1 in feet apart in any direction. The fire flow shall be available from any adjacent fire hydrant(s) in the system. CFC Chapter 5, section 503.1.1 and Appendix B table – B105.1

F4. ALL WEATHER ACCESS ROAD - Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved fire department emergency vehicular access road (all weather surface) capable of sustaining an imposed load of 80,000 lbs. Road shall be provided prior to construction, based on street standards approved by the public works director and the Fire Prevention Bureau. CFC Chapter 5, section 503.2.3

F5. 15 % GRADE - Prior to construction, all roads, driveways and private roads shall not exceed 15 percent grade. Add: Grade transitions shall not exceed Riverside County Fire Department apparatus maximum approach and departure angles as determined by the Fire Chief. RVC Fire Ordinance # 787.6 CFC Chapter 5, section 503.2.7

F6. PHASING - If construction is phased, each phase shall provide an approved emergency vehicular access for fire protection prior to any building construction. CFC Chapter 5, section 501.4

F7. DEAD ENDS - Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. CFC Chapter 5, section 503.2.5

F8. U/G WATER PLANS - Prior to issuance of permits, the applicant/developer shall furnish (3) copies of the water system plans to the Fire Prevention Bureau for review. Plans shall be in accordance with Appendix B and Appendix C and section 508.1 of the CFC 2010:

- * Signed by a registered civil engineer or certified fire protection engineer.
- * Contain a Fire Prevention Bureau approval signature block.
- * Conform to hydrant type, location, spacing of new and existing hydrants, and a minimum fire flow required as determined by the Fire Prevention Bureau.
- * The post indicator valve and fire department connection shall be located to the front access side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access, and within 200 feet of an approved fire hydrant, and within 50 of an approved roadway or driveway or otherwise approved by the Fire Chief.
- * Guard posts or other approved means may be required to protect fire department inlet connections from vehicular damage. RVC Fire Ordinance 787.6 section 912.2.1
- * After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants shall be installed, and made serviceable prior to and during the time of construction, and accepted by the City of Beaumont Fire Prevention Bureau. CFC Chapter 5, 508, and the National Fire Protection Association 24 sec 1-4.1
- * Existing fire hydrants on public streets are allowed to be available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. CFC, Appendix A, & B and NFPA 24 section1-4.1

F9. BLUE DOT REFLECTOR - Prior to issuance of Certificate of Occupancy or building final, "Blue Reflective Markers" shall be installed on private streets, public streets, and driveways to identify fire hydrant locations in accordance with City & RVC Fire Ordinance 787.6 specifications.

F10. RESIDENTIAL NUMBERS - Prior to issuance of Certificate of Occupancy or building final, all residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numerals shall be not less than four (4) inches in height. CFC Chapter 5, section 505.1

F11. ROOFING - Prior to Certificate of Occupancy or building final, all structures shall have fire retardant roofing materials (Class A & B roofs) as described in section 1504 of the CBC.

F12. FUEL MOD PLANS - Prior to issuance of building permits, fuel modification plans "Hazardous Fire Area" shall be submitted to the Fire Prevention Bureau for review and approval for all open space areas adjacent to the Wildland vegetation interface. Any building constructed on lots

created by this land division shall comply with the special construction provision. RVC Ordinance 787.6

F13. PAVED ACCESS- - Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards.

F14. FIRE SPRINKLERS - Prior to issuance of Certificate of Occupancy or building final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans (3) sets shall be submitted to the Fire Prevention Bureau for approval prior to installation. No person shall remove or modify any fire protection system installed or maintained under the provisions of the California Fire Code without the approval by the Fire Chief. A Licensed C-16 contractor shall do all the work and/or certification. CFC Chapter 9, section 901.3.1, 903.1 & CBC Chapter 9, section 903.1.1

F15. SAFETY PRECAUTIONS - Approval of the safety precautions for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals for specific operations or processes associated with such construction, alteration or demolition. Structure, facilities and conditions which in the opinion of the fire code official, constitute a distinct hazard to life or property. The fire code official is authorized to order the posting of signs in a conspicuous location in each structure. The posting of signs shall not be obscured, removed, defaced, mutilated, or destroyed.

F16. FIRE DEPARTMENT INSPECTION APPROVAL - Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such construction or work shall remain accessible and exposed for inspection purposes until approved.

F17. AUTHORITY TO INSPECT - The Fire Prevention Bureau shall maintain the authority to inspect as often as necessary for buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.

F18. ALTERATIONS - Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation.

F19. MEDIAN CROSSOVERS - Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be

made to construct a median-crossover at all locations determined by the Fire Chief and the Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer.

F20. SINGLE FAMILY DWELLINGS - Approved fire prevention standard fire hydrants (6" x 4" x 2 – 2 1/2") shall be located at each intersection of all residential streets and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant. Minimum fire flow shall be **1,000 GPM** for 2 hours at 20 PSI. Fire flow and flow duration for dwellings in excess of 3,600 square feet shall not be less than that specified in Appendix B, Table B 105.1, RVC 787.6 & CFC Chapter 5, and Appendix C, Table C 105.1

F21. ACCESS/ROAD LENGTH - No cul-de-sac or dead end road length shall exceed one thousand three hundred-twenty (**1,320**) feet in length. In any hazard fire area of Riverside County, no dead-end or cul-de-sac road shall exceed six hundred-sixty (**660**) feet in length. The Fire Chief, based on city street standards shall determine minimum turning radius for fire apparatus based upon fire apparatus manufacture specifications. Riverside County Ordinance 787.6, CFC Chapter 5, section 503.2.5

F22. BUILDING OPENINGS - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building where ground ladder access is the only means to reach the highest point on the building from the exterior. Obstructions will not be placed as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787.6

Please call if you have questions: (951)-572-3225

**Thank you,
Richard Horner
Assistant Fire Marshal
City of Beaumont Fire Services**

CITY OF BEAUMONT POLICE DEPARTMENT
CONDITIONS OF APPROVAL

PLANNING APPLICATION NO#: 13-TM-03

SUBJECT: NE Corner of Oak Valley Pkwy and Noble Creek Pkwy

DATE: 01/14/14

CONTACT:

PHONE#:

SITE ADDRESS: Parcel 400-250-008

1. Prior to issuance of a building permit, the applicant shall be required to obtain approval of a construction site safety plan by the Beaumont Police Department providing adequate security measures such as lights, video cameras, locks, alarms trained security personnel, fencing etc. The nature of the measures will depend on the specific requirements of the site, and may vary with the different stages of construction. The applicant shall be responsible for the compliance of all sub-contractors working on the site.
2. Applicant shall be required to conduct a traffic survey on Noble Creek Parkway and Cougar Way, per California Vehicle Code 40802.
3. It is the recommendation of the Beaumont Police Department that stop signs be installed at all intersections leading from streets "A", "B", "F", and "O", onto Noble Creek Parkway. It is also recommended that stop signs be installed at the intersections leading from streets "P" and "I" onto Cougar Way. It is recommended to install a stop sign leading from "P" street onto "Q" street and a stop sign leading from "W" street onto Mt. View.
4. It is the recommendation of the Beaumont Police Department that three stop signs be installed at Cougar Way and Mountain View in order to establish a three way stop intersection.
5. It is recommended that a traffic signal be installed at Noble Creek Parkway and Oak Valley Parkway.

6. In the event the applicant chooses to install a locking gate, it shall contact the Beaumont Police Department to obtain the necessary information in reference to a “Knox” brand lock. This is to ensure public safety access to areas that are otherwise restricted to the public.

CITY OF BEAUMONT POLICE DEPARTMENT
CONDITIONS OF APPROVAL

PLANNING APPLICATION NO#: 13-TM-03

SUBJECT: TTM 29267

DATE: 03/14/14

SITE ADDRESS: NE Corner of Oak Valley Pkwy and Noble Creek Pkwy

1. Prior to issuance of a building permit, the applicant shall be required to obtain approval of a construction site safety plan by the Beaumont Police Department providing adequate security measures such as lights, video cameras, locks, alarms, trained security personnel, fencing, etc. The nature of the measures will depend on the specific requirements of the site, and may vary with the different stages of construction. The applicant shall be responsible for the compliance of all sub-contractor working on site.
2. The applicant shall provide an afterhours emergency contact that is available to respond to the construction site. This should be current at all stages of construction.
3. At the time the Street Improvement and Striping Plans are submitted to the City of Beaumont, the Beaumont Police Department shall have the opportunity to review these plans prior to approval.

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8518
(951) 769-8526 FAX

PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESSOR PARCEL NO.:
400-250-008

BEAUMONT CASE NO. DATE: RETURN COMMENTS BY:
13-TM-03, - **Revision #1** – Existing Approved 12/12/2013 1/6/2014
Tentative Tract Map 29267

LOCATION:
NE Corner of Oak Valley Pkwy and Noble Creek Parkway

- TRANSMITTED TO:
- Beaumont Building and Safety
 - Economic Development
 - Beaumont Transit Department
 - Beaumont Public Works
 - Beaumont Fire Department
 - Beaumont Police Department

Resubmittal

BRIEF DESCRIPTION OF PROJECT:
Tentative Tract Map 29267 is a proposal for the land division of 274 residential and open-space lots ranging from 6,000 SF to 10.70 Acres totaling 82.84 Acres. It will transfer 24 single-family residential lots into this Planning Area/Tentative Tract Map boundary from other Planning Areas within the same Noble Creek Vistas Specific Plan. The total lot count will not change for the Noble Creek Vistas Project. The Specific Plan and Associated Environmental Impact Report (EIR) remain current for this application.

Please review the attached tentative map/documents and return your comments or Conditions of Approval NO LATER THAN the date noted above. If additional time is needed, please so state in your recommendations or contact the Planning Director by telephone. There is no need to return the exhibit, you may keep it in your files. Should you have any questions, please do not hesitate to contact this department (951) 769-8518. Mailing Address: City of Beaumont, Planning Department, 550 E. 6th Street, Beaumont, Ca 92223

COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)
ALSO PLEASE PROVIDE IN A TEXT FORMAT ALL COMMENTS DENOTED DIRECTLY ON THE ATTACHED PLANS - THANKS

PLEASE SUBMIT (2) FULL SIZE MAPS FOR ADDRESSING

Submitted by: *KEITH ARNTSON*, Title: *CSU* Date: *2-4-14*
Signature: *[Handwritten Signature]*

CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8518
(951) 769-8526 FAX

PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESSOR PARCEL NO.:
400-250-008

BEAUMONT CASE NO. DATE: RETURN COMMENTS BY:
13-TM-03, - **Revision #1** - Existing Approved 12/12/2013 1/6/2014
Tentative Tract Map 29267

LOCATION:
NE Corner of Oak Valley Pkwy and Noble Creek Parkway

- TRANSMITTED TO:
- Beaumont Building and Safety
 - Economic Development
 - Beaumont Transit Department
 - Beaumont Public Works
 - Beaumont Fire Department
 - Beaumont Police Department

Resubmittal

BRIEF DESCRIPTION OF PROJECT:
Tentative Tract Map 29267 is a proposal for the land division of 274 residential and open-space lots ranging from 5,000 SF to 10.70 Acres totaling 82.84 Acres. It will transfer 24 single-family residential lots into this Planning Area/Tentative Tract Map boundary from other Planning Areas within the same Noble Creek Vistas Specific Plan. The total lot count will not change for the Noble Creek Vistas Project. The Specific Plan and Associated Environmental Impact Report (EIR) remain current for this application.

Please review the attached tentative map/documents and return your comments or Conditions of Approval NO LATER THAN the date noted above. If additional time is needed, please so state in your recommendations or contact the Planning Director by telephone. There is no need to return the exhibit, you may keep it in your files. Should you have any questions, please do not hesitate to contact this department (951) 769-8518. Mailing Address: City of Beaumont, Planning Department, 550 E. 6th Street, Beaumont, Ca 92223

COMMENTS/RECOMMENDED CONDITIONS OF APPROVAL: (COMMENTS MAY BE ATTACHED)
ALSO PLEASE PROVIDE IN A TEXT FORMAT ALL COMMENTS DENOTED DIRECTLY ON THE ATTACHED PLANS - THANKS

Please submit a list of proposed street names and (2) 24x30 tract map sheets for addressing.

Submitted by: Keith Hightower Title: CSU Date: 12-17-13

Signature: [Handwritten Signature]

TTM 29267
Public Works Conditions of Approval
NOBEL CREEK MEADOWS
THE TAHITI GROUP
Page 1 of 12

**CONDITIONS OF APPROVAL
NOBEL CREEK MEADOWS TTM 29267
AUGUST 01, 2014**

1.0 GENERAL – The tentative tract map for this project has been reviewed based on latest codes, standards, design guidelines and policies and ordinance. In the event of any change in the above rendering any feature of this project nonconforming, substandard or obsolete, the owner/developer of his/her successor in interests (Developer) shall make all changes as required by the City of Beaumont.

1.1 The design of the public infrastructure elements shall conform to the requirements of the City General Plan, Master Plans, Caltrans Standard Specifications and the Standard Specifications for Public Works Construction, current edition, as required and approved by the City Consulting Engineer.

1.2 The following plans and reports shall be prepared by a competent California licensed civil engineer prior to any site development. All required plans shall be drawn in ink at appropriate scales on mylar sheets as approved by the City Consulting Engineer. Electronic file (AutoCAD file) of the approved plans and PDF copy of the signed plans shall be submitted to the City of Beaumont after plans are approved.

- 1.21 Plans Required:
 - A. Street Plans - Plan/Profile at 1" = 40' (Hor.), 1" = 4' (Vert.), plus Title/Index and Detail Sheets
 - B. Mass Grading Plan - Plan at 1" = 100', Rough grading 1"=40' and Precise grading plan 1"=30'
 - C. Master Water, Sewer, Storm Drain and Utility Plan - Plan at 1" - 100'
 - D. Landscape/Irrigation – Plan at 1"=40'
 - E. Electrical and Street Lighting Plan 1"=40'
 - F. Composite underground Utility Plan at 1"=40' showing all curbs, sewer, water, and storm drain with valves, utility valves, manholes and service connections. Gas, electric, telephone and CATV shall be shown schematically based on plans prepared by utility agencies.

- 1.22 Final maps shall meet all requirements of the Beaumont Municipal Code, and shall include the following:
 - A. All easements within the City of Beaumont's rights of way shall be subordinate to the City of Beaumont.

*TTM 29267
Public Works Conditions of Approval
NOBEL CREEK MEADOWS
THE TAHITI GROUP
Page 2 of 12*

- B. The Developer shall acquire/dedicate off-site right-of-way/s that is/are required pursuant to the Subdivision Map Act and the Beaumont Municipal Code.

1.23 Reports Required:

- A. A preliminary title report accompanied by copies of all recorded documents cited therein shall be submitted to the City Consulting Engineer for review along with the first submittal of the final map for checking.
- B. A preliminary soils report was prepared for this project and shall be submitted for review by the City Consulting Engineer along with the first submittal of grading plans, street plans and/or other improvement plans for review. Within the required soils report special attention shall be directed to the rip-ability of the proposed cuts and stability of manufactured slopes. All slopes shall be protected from erosion. The civil/geotechnical engineer shall determine the setback requirements to support loading without failures in the soil mass.
- C. Any grading and/or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical/civil engineer who shall obtain all required permits and submit reports on progress and test results to the City Consulting Engineer for review and approval as determined by the City. Upon completion of all soils related work, the civil/geotechnical engineer shall submit a final report to the City Consulting Engineer for review and approval, which may require additional tests at the expense of the Developer.
Permits to build structures will not be issued until a report has been submitted by a civil/geotechnical engineer and approved by the City Consulting Engineer attesting to the sufficiency of all building pads to sustain proposed foundation loading.
The developer is required to submit soils compaction report before any excavation for utilities or building foundation can commence. The engineer shall use the latest edition of the California Building Code (CBC) as basis of design compliance.

1.3 Fees Required:

- A. At the time of first submittal of Final Map and improvement plans, the Developer shall pay to the City of Beaumont all applicable fees. An Engineer's estimate of construction shall be prepared by the developer and approved by the City Consulting Engineer.

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NOBEL CREEK MEADOWS
THE TAHITI GROUP
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- B. At the time of requesting recordation of Final Map, the Developer shall provide cash deposit to the City. This deposit shall guarantee setting of final survey monumentation within the Tract. Said deposit will be refunded after the City Consulting Engineer verifies that said monumentation has been set in accordance with the Final Map and that any required amended maps and/or certificates of correction have been recorded.
- C. Prior to issuance of any permits to construct any public improvements, the Developer shall pay to the City of Beaumont all applicable fees.
- D. Prior to issuance of any permits to construct any improvements, securities to guarantee completion of construction and payment of labor and materials shall be provided by the developers and all assignees and successors to the City in accordance with Chapter 16.36 of the Beaumont Municipal Code.

SECTION TWO – STREET IMPROVEMENTS

2.10 Off-site street improvement requirements shall be constructed based on the alignment shown on the TTM and based on the typical street sections included herein. The developer shall be directly and solely responsible for the mitigation of impacts related to existing traffic levels plus project traffic plus background traffic increases prior to recordation of the final map or issuance of building occupancy whichever comes first. The developer shall obtain all required right-of-ways, construct all street improvements at the times required by and approved by the City Consulting Engineer.

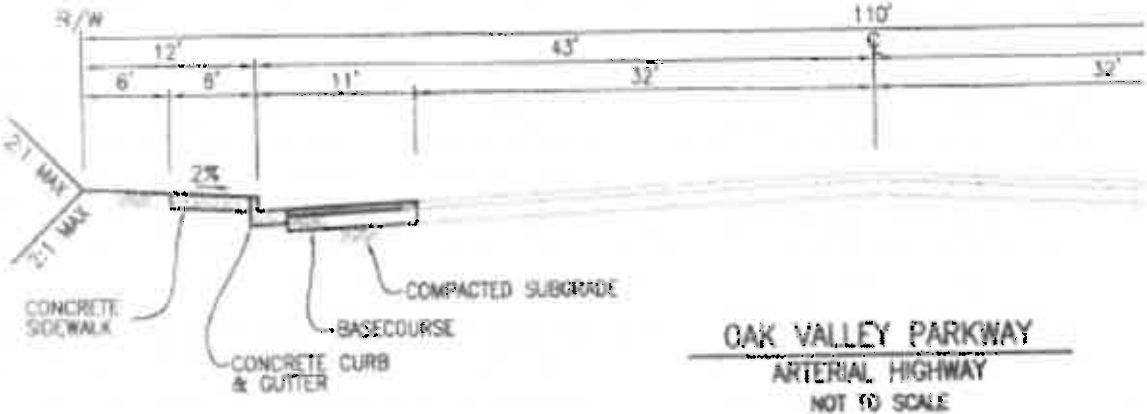
Prior to issuance of occupancy to any structure on this project, the Developer shall construct/install traffic signal at Oak Valley Parkway / Elm Avenue Intersection and two points of access is required at all times.

2.20 On-site street improvements shall be constructed as follows. Prior to or at the time of approval of plans for public facilities, subdivision agreement shall be executed and bonds to guarantee construction/execution of the proposed improvements shall be in place.

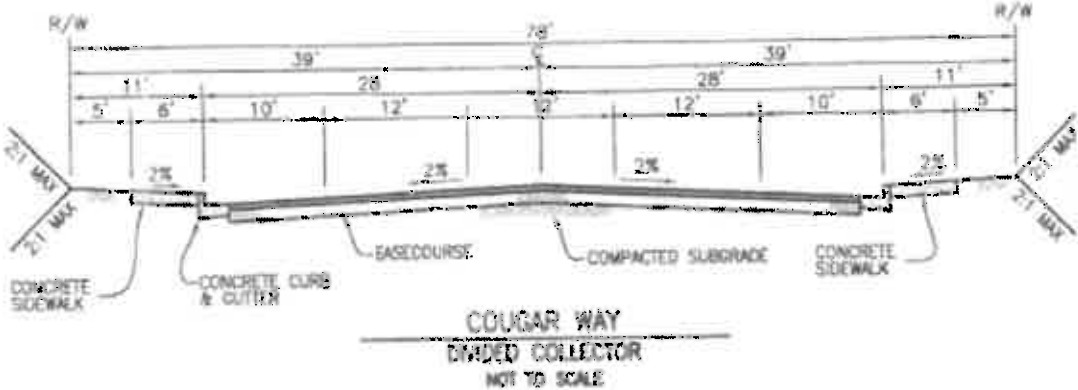
2.21 Oak Valley Parkway (OVP) is classified as Arterial Highway with a traffic index (TI) of 9.50 and shall be constructed per attached typical section and alignment shown on the tentative map. In addition, the developer is required to submit an alignment study for the intersection of OVP/ Elm Avenue/ Noble Creek Parkway (NCP) intersection. Said alignment study shall address the provision/ installation of a traffic signal

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required to be built by the developer. This study shall also analyze the ultimate alignment of OVP. Intersection offset will not be allowed. Developer shall be responsible for additional right of way that might be needed for this specific section.

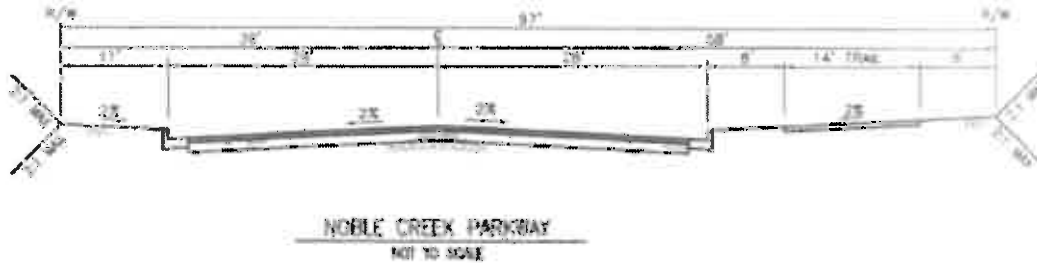


2.22 Cougar Way is a Divided Collector having a TI=8.0. It shall be constructed according to the alignment shown on the map and typical section shown herein. A safe transition to existing Cougar Way shall be constructed as it joined with the existing Cougar Way to the east.

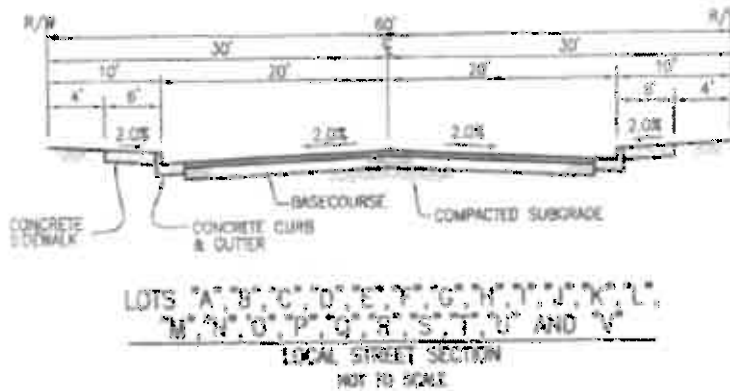
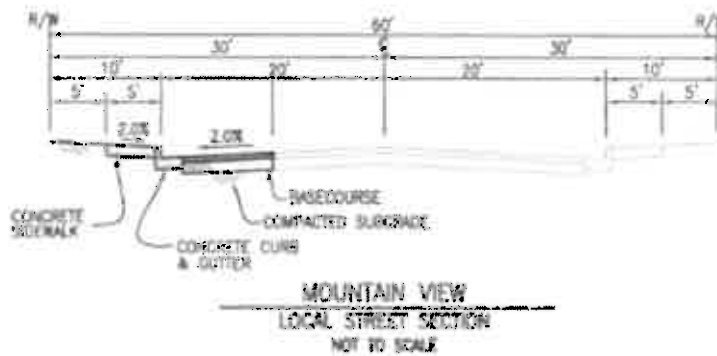


2.23 Noble Creek Parkway is a modified divided collector with TI=8.0. It shall be constructed per alignment on the map and per the following typical section.

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2.24 Mountain View and Interior streets having TI=5.5 shall be constructed as shown per attached typical sections and per alignment shown on the tentative map.



2.25 Landscaping and Irrigation plans for streets with raised median shall be submitted and approved by the City.

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- 2.26 Pavement structural section shall be designed based on soils tests (R-Value Tests) conducted by an acceptable soils testing laboratory and submitted by a California licensed geotechnical/civil engineer for the traffic index as approved by the City Consulting Engineer.

- 2.27 All sidewalks shall have a minimum unobstructed width of six feet in conformance to Std. 401, and the location of pedestrian ramps shall be based on approved standards in accordance with federal and state laws at the time of construction and shall conform to Std. 403.

- 2.28 All curb heights and gutter widths shall be based on Standard 200/201. Actual curb height will be determined by the Hydrology/Hydraulics Report and approved by the City Consulting Engineer. Raised median curb shall be 8-inch high per Std. 204. Driveways shall be constructed per Std. 207.

- 2.29 Cross gutters are strictly prohibited as drainage conveyance at OVP, Noble Creek parkway and Cougar Way. Where proposed and allowed, cross gutters shall be constructed per Std. 209.

- 2.30 All covers for utility manholes, valves, and vaults shall be adjusted to final grade after final paving. Street asphalt concrete pavement may be placed in multiple lifts depending on design asphalt thickness with the final lift (AC cap) placed prior to the first occupancy within that phase of development.

Where tract phasing is proposed, streets that have been AC capped shall be free of construction traffic. Each phase that has been release for occupancy shall also be free of construction traffic unless otherwise approved by the City Engineer.

- 2.31 Prior to the time that lumber is deposited on the site for approved construction in a specific phase, all curbs and gutters and pavement shall be completed within that phase area and compaction reports for utility trenches and street base shall be approved.

- 2.32 Streets shall not be paved until all underground utilities are installed. There shall be no intersecting street centerlines less that 90° unless otherwise approved by the City Consulting Engineer.

- 2.33 Prior to issuance of buildings permits, two points of ingress and egress shall be constructed as approved by the City Consulting Engineer.

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- 2.34 Street lights shall conform to the City of Beaumont Approved Street Lighting Specifications unless otherwise approved by the City Consulting Engineer.
- 2.35 Existing power lines within project boundaries shall be placed underground and must be coordinated with utility purveyors.
- 2.36 Upon or prior to approval of all improvement plans, the developer shall submit to the City electronic drawing of such improvement and a pdf copy of the signed plans on CD.
- 2.37 Should the developer decide to build this project in phases, phasing map and unitization map shall be submitted to the City for review and approval. Each phase of the project shall have at least two points of ingress and egress.
- 2.38 Centerline profile of Cul-de-sacs bulbs shall be designed using a minimum of one-percent (1.0%) grade.

SECTION THREE – SEWER IMPROVEMENTS

- 3.10 The sanitary sewer system shall be designed and constructed to collect and convey sewage to the City’s Wastewater Treatment Plant on Fourth Street or a designated lift station in accordance with the Master Sewer Plan.
- 3.20 Sewer mains shall be a minimum diameter of 8" with PVC pipe and fittings unless otherwise approved by the City Consulting Engineer. Service laterals shall be constructed with PVC. No structure shall be occupied until the collection system has been thoroughly cleaned, inspected, tested, and accepted for maintenance by the City.
All manhole and cleanout covers within paved areas shall be adjusted to finish grade after paving is completed; and such adjustment shall be done in a manner as to prevent entry of silt and/or debris into the sewer system. A concrete collar around sewer manholes 12” thick and 12” wide must be provided.

SECTION FOUR - WATER IMPROVEMENTS

- 4.10 The developer shall comply with the requirements of the Beaumont-Cherry Valley Water District and City of Beaumont Standards 817 and 818.
- 4.11 All water valves and vault covers within paved areas shall be raised to finish surfaces and painted after paving is completed.

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4.12 All fire hydrants, air vacs and other above ground water facilities shall be placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc. may be placed within sidewalks or paved areas provided such devices are set flush with finished surfaces as approved by the City Consulting Engineer.

SECTION FIVE - STORM DRAIN IMPROVEMENTS

- 5.10 The Developer shall demonstrate by hydraulic calculations that developed flows proposed to be discharged into and through existing or any other storm drain facilities shall not exceed the maximum flows for which said facilities are presently capable of handling. In calculating drainage of proposed improvements, the engineer shall use 'Soil Type D'. Drainage easement shall be provided by the developer where required.
- 5.11 Public Works will require approval of a hydrological study prior to recordation of the final map. The study must determine the existing and proposed water surface elevation, scour, erosion and sediment transport. The finished pad elevations must be designed a minimum of 18" above the 100 year flood water surface elevation. The lots must be protected from scour and erosion. The water surface elevation in the developed condition must not exceed 1' above the existing water surface elevation on any adjacent property in a 100-year flood. The "developed condition" means raising this project, Olinger property and the Pass Agency's project out of the 100-year flood plane. The study must include a plan to stabilize sediment transport in the developed condition, if necessary. Stabilization of sediment transport benefits a large area and may require construction of regional facilities.

The exhibit shows a section detail titled 'Noble Creek Wash and Levee' with a concrete lined levee. The developer is required to propose different lining for city approval.

Prior to final map recordation, the developer shall have the storm drain improvement plans approved and bonded or constructed.

- 5.11 Storm flows may be conveyed in street sections to the extent that tops of curbs shall accommodate a 10-year storm and that right-of-way limits shall accommodate a 100-year storm. Where street sections cannot adequately handle the storm flow, underground storm drains shall be provided as recommended in the Hydrology/Hydraulics report and approved by the City Consulting Engineer.
- 5.12 Prior to the recordation of final map, the developer shall construct temporary drainage facilities and erosion control as necessary to provide for storm runoff

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and minimize erosion and silt deposition. The developer shall obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board (RWQCB) and approved by the City Consulting Engineer. No activity involving grading will be allowed until a WDID number is issued by the RWQCB.

- 5.13 All catch basins shall be provided with fossil filters and shall be replaced and maintained by the Home Owners' Association (HOA)
- 5.14 All drainage pipes must meet the minimum D-Loading required for type of installation. Under no circumstance will the depth of cover be less than 36" unless other wise approved by the City Consulting Engineer

SECTION SIX - TRAFFIC SAFETY

- 6.10 Prior to the recordation of the final map, the Developer shall design and construct a street lighting system to the requirements of the City of Beaumont Approved Street Lighting Specifications and AMERICAN NATIONAL STANDARD PRACTICE FOR ROADWAY LIGHTING. This lighting system shall utilize Light Emitting Diode (LED) lamps.
- 6.11 Street name signs, and traffic control devices shall be constructed in accordance with approved plans. Traffic control devices shall be required for construction work for on-site and off-site locations. Street names for this Tract shall be submitted to the City Consulting Engineer for approval.
- 6.12 During construction, temporary traffic control devices shall be constructed as deemed necessary by the City Consulting Engineer. Such measures and devices shall include but not limited to: flagmen, barricades, portable electric traffic signals and street sweeping.

SECTION SEVEN – Water Quality Management Plan (WQMP)

- 7.10 At the time that grading plans are submitted or prior to recordation, whichever comes first, the Developer shall submit project specific WQMP which will establish the storm water basin design standards and include an operation manual for the basins to assure compliance with Regional Water Quality Control Board requirements. The basins will be required to detain storm flows to prevent increased storm flows onto adjacent properties following development of this property. In addition, the basins will include dry wells and a low flow conveyance and monitoring system to maximize infiltration of storm flows and urban runoff into the Beaumont Basin.

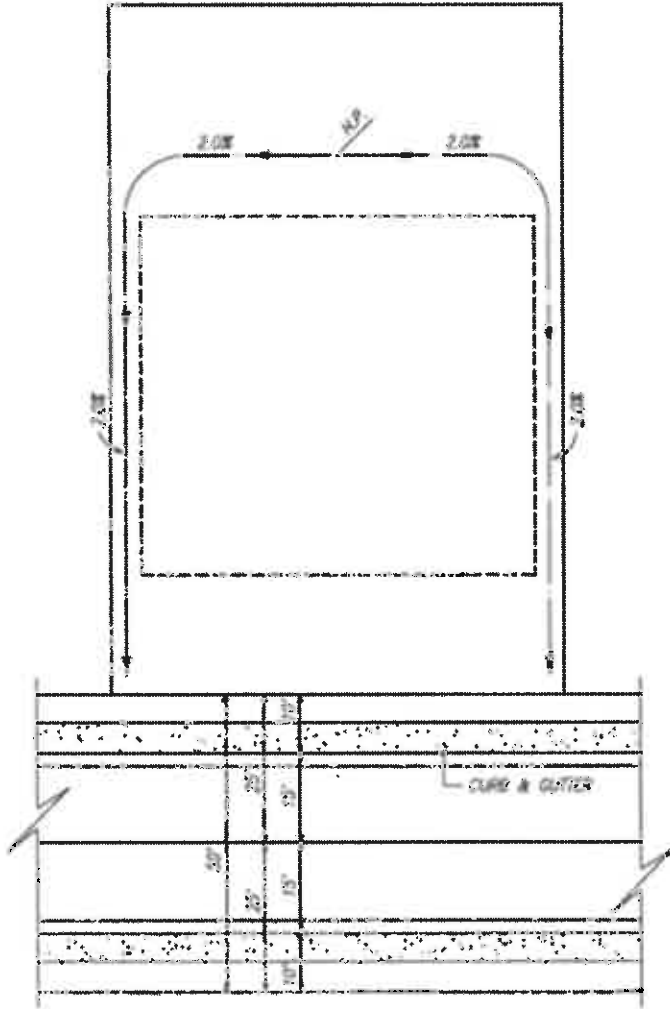
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All water retention/detention basins created by this project shall be owned and maintained by the HOA. Said basins shall be on lettered lots.
The developer is required to provide easements the City over said basins and access roads.

- 7.11 All lots shall be designed and graded to drain to the approved conveyance system. The hydrology/hydraulic report shall demonstrate that developed flows for both 10-yr and 100-yr event will not inundate to any individual lot within this project.
Special attention shall be given to the design and construction of the levee and maintenance road in order to protect the whole tract from flood inundation and erosion.

Typical lot grading is as shown below in conformance to California Building Code 2013 and shall be strictly complied with.

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TYPICAL LOT GRADING DETAIL

- 7.11 All lots shall be provided with sufficient drainage per City requirements. In addition to the plans for approval by the City, the developer is required to submit project specific final WQMP which addresses how onsite drainage is handled and maintained post project completion.

- 7.12 The tops of all cut slopes shall be located at least two feet from rear yard property lines. Retaining walls shall be utilized where required by City Consulting Engineer to ensure that unusable and non-visible slopes are not

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created at the sides or rear of any lot, and that there is a minimum “flat” area of five feet width in all side yards.

SECTION EIGHT - PARK AND LANDSCAPING

8.10 Prior to the recordation of the final map for any phase of development or prior to building occupancy, whichever comes first, the Developer shall prepare landscaping and irrigation plans for landscaped areas, and all open spaces. Said plans be prepared by a California licensed landscape architect and shall be subject to the review and approval of the City Consulting Engineer and Planning Director.

SECTION NINE – UTILITIES

9.10 All existing and proposed utilities shall be underground. The Developer at its’ own expense shall have existing overhead power, telephone and other utilities along its’ project frontage be relocated underground before a grading permit is issued unless otherwise approved by the City Consulting Engineer .

SECTION TEN – BASIS OF CONDITIONS OF APPROVAL (COA)

10.0 Conditions of approval contained herein were based on the Developer’s submittal dated July 23, 2014 Sheets 1 of 2 and 2 of 2.

Sincerely,
City of Beaumont

Ponce Yambot


CITY OF BEAUMONT
550 EAST 6TH STREET
BEAUMONT CALIFORNIA 92223
(951) 769-8518
(951) 769-8526 FAX

PLANNING DEPARTMENT
TRANSMITTAL SHEET

ASSESSOR PARCEL NO
400-250-008

BEAUMONT CASE NO DATE
13-TM-03, - **Revision #1** - Existing Approved 7/24/2014
Tentative Tract Map 29267

RETURN COMMENTS BY
8/7/2014

LOCATION:

NE Corner of Oak Valley Pkwy and Noble Creek Parkway

TRANSMITTED TO:

Southern California Edison
Southern California Gas Company
Cal Trans
Verizon
Beaumont Building and Safety
Economic Development
RC Waste Management (no plans)
Regional Water Quality Control Board
South Coast Air Quality District

Beaumont Transit Department
Beaumont Unified School Dist.
Beaumont Cherry Valley Water Dist.
Beaumont Cherry Valley Recreation & Parks Dist.
Beaumont Library
Beaumont Public Works
Beaumont Fire Department
Beaumont Police Department
State Dept. of Fish & Game

BRIEF DESCRIPTION OF PROJECT

Tentative Tract Map 29267 is a proposal for the land division of 274 residential and open-space lots ranging from 6,000 SF to 10,70 Acres totaling 82.84 Acres. It will transfer 24 single-family residential lots into this Planning Area/Tentative Tract Map boundary from other Planning Areas within the same Noble Creek Vistas Specific Plan. The total lot count will not change for the Noble Creek Vistas Project. The Specific Plan and Associated Environmental Impact Report (EIR) remain current for this application.

Please review the attached tentative map/documents and return your comments or Conditions of Approval NO LATER THAN the date noted above. If additional time is needed, please so state in your recommendations or contact the Planning Director by telephone. There is no need to return the exhibit, you may keep it in your files. Should you have any questions, please do not hesitate to contact this department (951) 769-8518. Mailing Address: City of Beaumont, Planning Department, 550 E. 6th Street, Beaumont, CA 92223

COMMENTS, RECOMMENDED CONDITIONS OF APPROVAL (COMMENTS MAY BE ATTACHED)

ALSO PLEASE PROVIDE IN A TEXT FORMAT ALL COMMENTS DENOTED DIRECTLY ON THE ATTACHED PLANS. THANKS

The Beaumont Unified School District does not object to this project, but would like to remind the builder that the project is subject to school facility fees—the current rate for residential building is \$3.40 per square foot. However, this rate is subject to annual changes, so please check with District for current rates.

Staff also encourages the developer to continue to work closely with the District to ensure that future facility needs are met.

Submitted by: June Lindsey Title: Dir. of Facilities Planning Date: Aug 6, 2014

Signature: *June Lindsey*

BEAUMONT-CHERRY VALLEY RECREATION & PARK DISTRICT

Noble Creek Community Center
390 W. Oak Valley Parkway

www.bcvparks.com



951)845-9555 Fax (951)845-9557
Beaumont, CA 92223

e-mail: gabe@bcvparks.com

March 24, 2014

Rebecca Deming
Director of Planning
City of Beaumont
550 E. 6th Street
Beaumont, CA 92223

RE: Case No. 13-TM-03– Tentative Tract Map 29267, NE Corner of Oak Valley Parkway and Proposed Noble Creek Parkway

Dear Ms. Deming,

The Park District is in receipt of Revision #1, Resubmittal #2 for Case No. 13-TM-03– Tentative Tract Map 29267; NE Corner of Oak Valley Parkway and Proposed Noble Creek Parkway, AKA Noble Creek Meadows. We appreciate the opportunity to comment on this project and provide you with the Park District’s requested Conditions of Approval. We have found the location of this project falls within the boundaries of the Beaumont-Cherry Valley Recreation and Park District (Park District) and as such represents an impact to District facilities and services.

As a matter of record, I would like to bring to your attention the attached correspondence dated November 8, 2013, which is a result of a meeting held on November 5, 2013 between the property owner, the Director of Economic Development for the City of Beaumont and BCVRPD. As this meeting was not by way of any formal procedure or process, the Park District requests that the items discussed be included as a matter of record for this project as memorialized by way of the November 8, 2013 letter and the items contained therein are considered in regards to the City of Beaumont Planning Department’s Conditions of Approval.

Items of concern specific to resubmittal #2 of Revision #1 of the subject Tentative Tract Map, is it appears that the northern portion of the Park District Property will be encumbered by a newly proposed rip-rap levee at the southern end of a newly proposed concrete trapezoidal channel. In addition, Note 5 on plan sheet 2 of 2 allows for park acreage in-lieu fees via a Development Agreement between the developer, the City of Beaumont and BCVRPD. Both of these items would warrant further discussion.

At this stage in the project I believe it would be worthwhile to meet in person with the developer and the City of Beaumont to discuss the various items contained in this correspondence as well as the letter of November 8, 2013.

That being said, I am available for meetings most Tuesdays and Thursdays after 1:00 pm and would welcome the opportunity to further discuss this project. Please do not hesitate to contact me if you should have any questions or comments regarding this correspondence or if I may be of assistance in coordinating the requested meeting.

Regards,


Gabriel M. Salinas

Facilities Manager
Beaumont-Cherry Valley
Recreation & Parks District

After their initial approval, the City Council approved a one-year extension until May 2, 2009. Additionally, the following California bills also extended the map for seven (7) years in California:

- SB 1185 – Automatic one-year extension (Extension until May 2, 2010)
- AB 333 – Automatic two-year extension (Extension until May 2, 2012)
- AB 208 – Automatic two-year extension (Extension until May 2, 2014)
- AB 116 – Automatic two-year extension (Extension until May 2, 2016)

The City Council then approved four additional one-year extensions for the map resulting in an expiration of May 2, 2020.

The Subdivision Map Act (66463.5(c)) allows the subdivider to apply for a maximum of six (6) additional one-year extensions. The applicant is currently requesting their sixth one-year extension as the map has not been finalized and construction has not commenced. If approved, the map will expire on May 2, 2021, with no additional extensions available.

The applicant did submit their extension request letter as required. There are no unusual or changed circumstances which affect this map or the consideration of a time extension.

Recommended Action:

- Hold a Public Hearing and;
- Approve a one-year extension of time for the approval of Tentative Tract Map 33680

Attachments:

- A. Conditions of Approval

CITY OF BEAUMONT
SUBDIVISION
CONDITIONS OF APPROVAL

TENTATIVE TRACT MAP NO. 33680
NEGATIVE DECLARATION NO. 05-ND-22
APN: 414-182-003, 414-142-015, 019 &023
ROBERT & ALICE ZARATZIAN

CITY COUNCIL
APPROVAL DATE:

May 2, 2006

1.0 STANDARD CONDITIONS

- 1.1 The following conditions of approval are for **TENTATIVE TRACT NO. 33680**, and consist of Conditions 1.1 through 1.10, Conditions 2.1 through 2.6, Conditions 3.1 through 3.14, Conditions 4.1 through 4.15, Conditions 5.1 through 5.13, Conditions 6.1 through 6.9; and pages 1 through 10, inclusive.
- 1.2 The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **TENTATIVE TRACT NO. 33680 and Negative Declaration 05-ND-22** which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
- 1.3 The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
- 1.4 This conditionally approved tentative map will expire two (2) years after the original approval date, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development agreement. Action on a minor change and/or revised map request will not extend the time limits of the tentative map. Approval of the tentative map by the City Council will occur on May 2, 2006.

TENTATIVE TRACT MAP NO. 33680
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- 1.5 The final map shall be prepared by a licensed land surveyor or registered civil engineer subject to all the requirements of the State of California Subdivision Map Act and The Beaumont Municipal Code.

- 1.6 Within ten (10) days of approval by the City Council ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Planning Director, if determined to be necessary, prior to release of the final conditions of approval. The amended map shall be in substantial conformance with Exhibit B.

- 1.7 Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal, listed in Ordinance No. 506.

- 1.8 The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Director.

- 1.9 If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7070.5.

- 1.10 In the event that significant Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be retained to assess the find. Work on the overall project may continue during this assessment period. If a Treatment Plan or cultural resources management plan is required, the developer shall be required to have the archaeologist consult with the relevant Native American authority regarding the disposition of any found artifacts.

2.0 AGENCY CONDITIONS

- 2.1 The subdivider shall comply with the requirements set forth in the City Public Works Director conditions, a copy of which is attached hereto.

- 2.2 The subdivider shall comply with the requirements of the Beaumont Police Department.

TENTATIVE TRACT MAP NO. 33680
Conditions of Approval
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- 2.3 The subdivider shall comply with the requirements set forth by the Riverside County Fire Department.
- 2.4 The subdivider shall comply with the requirements as set forth by the Beaumont-Cherry Valley Water District.
- 2.5 The subdivider shall comply with the requirements as set forth by the Southern California Gas Company.
- 2.6 The subdivider shall comply with the requirement as set forth by the Beaumont Unified School District, a copy of which is attached.

3.0 RECORDATION CONDITIONS

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

- 3.1 The subdivider shall submit written clearances to the Public Works Director that all pertinent requirements from the following agencies have been met:
 - County Fire Department
 - City Police Department
 - City Community and Economic Development Department
 - Beaumont Cherry Valley Water District
 - Beaumont Unified School District
- 3.2 All road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Director. Street names shall be subject to the approval of the Public Works Director. Secondary access shall be offered for dedication and improved from the tract map boundary to a City maintained road as approved by the Public Works Director prior to recordation. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Director.
- 3.3 All delinquent property taxes, special taxes and assessments shall be paid to the Riverside County Tax Collectors Office.
- 3.4 Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the final map if they are located within the land division boundary. All offers

TENTATIVE TRACT MAP NO. 33680
Conditions of Approval
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of dedication and conveyances shall be submitted and recorded as directed by the Public Works Director.

- 3.5 Utilities shall be installed underground as approved by the Public Works Director.
- 3.6 No lots fronting on knuckles, or cul-de-sacs shall have less than thirty-five (35) feet of frontage measured at the property line, with the exception of flag lots as approved by the Director of Planning.
- 3.7 This subdivision may be recorded in phases subject to the following:
 - a. Phasing, including phase boundaries and sequencing, shall be subject to Planning Director approval.
 - b. Common open space area improvement phasing, as applicable, shall be required subject to Planning Director approval.
- 3.7 The subdivider is obligated to provide fully improved park space at a ratio of number of lots x 3.2 persons per household x 5 acres per 1,000 population. Said conditions of approval require park improvements and/or fees (\$4 per square foot of required park area), and these requirements shall be applicable on a pro-rata basis for this subdivision.
- 3.8 The subdivider shall convey to the approved landscape maintenance entity fee simple title at no cost to the entity all park and open space areas, free and clear of all liens, taxes, assessment, leases (recorded and unrecorded) and easements, except those easements which in the sole discretion of the entity are acceptable.
- 3.9 The maintenance and management of common open space areas and common facilities shall be conducted as set forth herein and approved by the Director of Planning. All provisions of said condition shall be satisfied prior to map recordation.
- 3.10 A hydrology study, to the satisfaction of the Public Works Director, shall be prepared and approved prior to recordation. Said hydrology study shall be based upon methodology which is acceptable to the Riverside County Flood Control and Water Conservation District, and shall address the potential impacts of the project, as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting any downstream problems.
- 3.11 Prior to recordation, the subdivider shall work with the City and the Public Works Director to establish the necessary financing and implementation measures to ensure the provision of a fair share of such necessary facilities.

TENTATIVE TRACT MAP NO. 33680
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- 3.12 A total of 20 final, blue-line, final maps shall be submitted to the Public Works Department for final distribution to the agencies.
- 3.13 All perimeter walls and/or walls that front streets must be block wall. No wood fencing shall be permitted in this project.
- 3.14 Conditions, Covenants, and Restrictions (CC&R's) may be recorded for this tract by the Subdivider. A note shall be placed on the cover page of said CC&R's which states as follows: "The City of Beaumont shall not be responsible for the enforcement of the CC&R's for Tract No. 33680."

4.0 GRADING CONDITIONS

- 4.1 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:
 - a. The land divider or developer shall submit five (5) prints of a comprehensive grading plan to the Public Works Director which complies with the Uniform Building Code, Chapter 70, the Beaumont Municipal Code and as may be additionally provided for in these conditions.
 - b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
 - c. Graded land shall be provided with erosion control measures as approved by the Public Works Director.
 - d. All residential building pads shall have a minimum depth of 90 feet and pad width of 60 feet exclusive of any slope in excess of two feet in vertical height.
- 4.2 Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Director for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be installed including, but not limited to, parkway planting, recreation trail, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:
 - a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low use systems shall be specified.

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- b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
 - c. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Director. Utilities shall be placed underground wherever feasible.
 - d. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
 - e. Where street trees cannot be planted within the right-of-way of interior streets and project parkways due to insufficient road right-of-way, they shall be planted outside of the road right-of-way.
 - f. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate.
 - g. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.
 - h. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
- 4.3 Three (3) sets of detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with a processing fee as stated on the current Schedule of Development Fees to the Community and Economic Development Department.
- 4.4 No grading permits shall be issued for any proposed new structures outside the areas shown on the approved tentative map unless otherwise approved by the Planning Director and the Public Works Director.
- 4.5 If grading is proposed for five (5) or more acres or is part of a larger project that will disturb five (5) or more acres it shall require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Grading permits shall not be issued until the Public Works Director has determined that the project has complied with the current City requirements for compliance with the NPDES Construction General Permit.

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- 4.6 If the project grading is to be phased, prior to issuance of a grading permit, an overall conceptual grading plan shall be submitted to the Public Works Director and Planning Director for approval. The plan shall be used as a guideline for subsequent detailed grading plans for individual phases of development and shall include the following:
 - a. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
 - b. Approximate time frames for grading and identification of areas which may be graded during the higher probability rain months of December through March.
 - c. Preliminary pad and roadway elevations.
 - d. Areas of temporary grading outside of a particular phase.

- 4.7 Driveways shall be designed so as not to exceed a fifteen (15) percent grade.

- 4.8 The subdivider shall provide evidence to the Public Works Director that all off-site grading areas have recorded grading and drainage easements and that maintenance responsibilities have been assigned as approved by the Public Works Director.

- 4.9 A qualified paleontologist shall be retained by the subdivider for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist, the City Public Works Director and the grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The paleontologist shall submit in writing to the Planning Director the results of the initial consultation and details of the fossil recovery plan if recovery was deemed necessary.

- 4.10 The subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit) should any grading be proposed within or along the banks of any natural watercourse. Copies of any agreement shall be submitted to the Public Works Director with the notification.

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- 4.11 The subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the alteration of any watercourse or wetland complies with the U.S. Army Corps of Engineers (Corps) Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or alongside the banks of the any watercourse or wetland where the Corps has jurisdiction. Copies of any agreements shall be submitted to the Public Works Director along with the notification.
- 4.12 Grading plans shall be submitted to the Public Works Director for review and approval. The plans shall include an erosion and siltation control element, as necessary, to prevent graded and cleared areas from being eroded, resulting in the transport of sediment into the watercourses and downstream where it may affect downstream properties and habitat. Approval of the grading plans is required to fulfill monitoring requirements of the California Environmental Quality Act (CEQA).
- 4.13 Any grading plans proposing grading adjacent to or within the open space lots shall be submitted to the Planning Director for review and approval.
- 4.14 Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans.
- 4.15 The subdivider shall submit two (2) copies of a soils report to the Public Works Director. The report shall address the soils stability and geologic conditions of the site as approved by the Public Works Director.

5.0 BUILDING CONDITIONS

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

- 5.1 The subdivider shall submit written clearances to the Planning Director that all pertinent requirements from the following agencies have been met:

City Public Works Department
 Beaumont Unified School District
 Beaumont-Cherry Valley Water District

- 5.2 A detailed wall and fencing plan shall be submitted to and approved by the Planning Director and shall show all project walls and fencing including, but not limited to, perimeter fencing,

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side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be constructed along all side yards adjacent to streets and in locations as approved by the Planning Director. The wall plan shall be consistent with the acoustical report and recommendations prepared for the project.

- 5.3 Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with Planning Director approval.
- 5.4 Building separation between all buildings shall not be less than ten (10) feet. Fireplaces and media niches when connected to fire places may encroach one (1) foot into the side yard setback. Additional encroachments are allowed as approved by the Planning Director pursuant to an application for a setback adjustment.
- 5.5 All street side yard setbacks shall be a minimum of ten (10) feet.
- 5.6 All front yards shall be provided with landscaping and automatic irrigation systems, as approved by the Planning Director.
- 5.7 Wood fencing shall not be permitted in this subdivision. Acceptable materials include masonry, stucco or vinyl, as approved by the Planning Director.
- 5.8 All utility connections and easements shall be placed underground and shall not encroach into the driveway area unless otherwise approved by the Public Works Director.
- 5.9 A minor plot plan for all residential buildings, garages and accessory buildings shall be submitted to the Planning Director accompanied by applicable filing fees for a plot plan not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the City of Beaumont. The minor plot plan shall contain the following elements:
 - a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
 - b. One (1) color and materials sample 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

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project applicant, the tract number, and the manufacturer and product numbers when feasible (trade names also acceptable).

- c. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to and visible from public roadways.
- d. Five (5) sets of photographic or color laser prints (8 X 10 in.) of the sample board and colored elevations shall be submitted for permanent filing.

The Minor Plot Plan shall require the approval of the Director of Planning prior to issuance of building permits for lots included within the plot plan, including permits for model home complexes. The submittal and approval of plot plans may be phased provided:

- a. A subdivision phasing plan has been submitted to and approved by the Planning Director and Public Works Director.
- b. A separate plot plan shall be submitted to the planning Director for each approved tract phase accompanied by the appropriate filing fees.

- 5.10 All residential units shall be served by a minimum of two access points at all times, for proper circulation and emergency vehicle ingress and egress, as approved by the Fire Department.
- 5.11 All residential and commercial structures shall be provided with “four-sided” architectural features. With respect to residential structures, this may take the form of edge trim on all exterior doors or windows, or other methods as approved by the Planning Director.
- 5.12 All residences must have illuminated address numbers.
- 5.13 The existing residence’s façade shall be modified to be architecturally compatible with the proposed new residences to the satisfaction of the Planning Director.

6.0 FINAL INSPECTION/OCCUPANCY CONDITIONS

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

- 6.1 Decorative block and sound walls shall be constructed along all external tract boundaries subject to the approval of the Public Works Director and Planning Director. A graffiti resistant coating or landscaping shall be provided on all block walls.
- 6.2 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans. All walls and fences shall be constructed subject to the approval of the Planning Director.
- 6.3 All lighting shall be in compliance with the City's Outdoor Lighting Ordinance. The Ordinance governs all outdoor lighting, pole mount, wall or building mount, landscape lighting and Parks. Front and rear porch lighting are included on Residential Standards.
- 6.4 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Director and the Public Works Director.
- 6.5 A licensed landscape architect shall provide a Compliance Letter to the Planning Director and the Public Works Director stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans and conditions of approval. The Compliance Letter shall be submitted at least three (3) working days prior to any final building inspection or issuance of any occupancy permits, whichever occurs first.
- 6.6 All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection at the direction of the Planning Director.
- 6.7 All driveways shall be concrete paved.
- 6.8 The required park facilities shall be completed and issued a final building permit inspection consistent with the phasing schedule to be developed in the implementation of the Recordation Conditions set forth herein.
- 6.9 The subdivider shall submit to the Planning Director a duly and completely executed agreement with a CFD or other maintenance entity approved by the Planning Director which demonstrates to the satisfaction of the City Attorney, Planning Director and Public Works Director that the subdivider has provided for the dedication and maintenance of landscaping, irri and open space areas. Model homes shall be

exempt from this condition.



Staff Report

TO: Planning Commissioners
FROM: Carole Kendrick, Senior Planner
DATE: May 12, 2020
SUBJECT: Consider PLAN2020-0454 for an Amendment to the San Gorgonio Village Sign Program Located at 1535 E. 2nd Street.
APPLICANT: D&D Sign Service

Background:

A sign program for the San Gorgonio Village was previously reviewed by the Planning Commission on March 13, 2007 and approved by the City Council on March 20, 2007, as Appendix B to the San Gorgonio Village Specific Plan. The previously approved amended sign program established sign criteria for the center and is provided as Attachment C to this staff report. The sign program was amended in 2019 under PLAN2019-0290 and is included as Attachment B to this staff report. The project applicant is requesting an amendment to the approved sign program to accommodate monument signage for In-N-Out, as shown in Attachment A.

The site is currently being developed as a shopping center with multi-tenant business suites and an anchor tenants, such as Grocery Outlet and Planet Fitness. The overall shopping center proposes an Ulta Beauty, Bath & Body Works, Five Below, Raising Cane’s, Jersey Mike’s and several inline tenants. The shopping center includes several parcels with separate ownership entities and is located on the southeast corner of Commerce Way and 2nd Street.

The current sign program limits the number of monument signs and the applicant is requesting to add an additional monument sign located along 2nd Street to the east of the shopping centers central driveway.

The Municipal Code of the City of Beaumont Section 17.07.030.L allows sign programs for specific developments, as well as special sign districts or special sign overlay zones, or in specific plans of land uses, when approved as required by applicable law, may modify the rules stated as to sign size, height, illumination, spacing, orientation or other non-communicative aspects of signs, but may not override or modify any of the basic policies.

The project setting can also be seen in the following materials attached to this staff report:

- General Plan Land Use Map (Attachment D)
- Zoning Map (Attachment E)
- Aerial Photograph (Attachment F)

The land uses, zoning, and General Plan land use designations of the project site and surrounding area are shown in the following Table.

	LAND USE	GENERAL PLAN	ZONING
PROJECT SITE	Commercial Shopping Center	Community Commercial (CC)	San Gorgonio Village Specific Plan (SPA)
NORTH	Walmart Shopping Center	Community Commercial (CC)	Walmart Specific Plan (SPA)
SOUTH	Seneca Springs Residential Development	Single Family Residential (SFR)	Seneca Springs Specific Plan (SPA)
EAST	Centerpointe Commercial Shopping Center	Community Commercial (CC)	Community Commercial (CC)
WEST	Kohl's	Community Commercial (CC)	San Gorgonio Village Specific Plan (SPA)

Analysis:

The applicant is proposing to include a new monument sign for In-N-Out which is located on Pad 2 of the San Gorgonio Village Specific Plan. This portion of the Specific Plan currently provides for three (3) monument signs along the 2nd Street frontage and one (1) monument sign along the 1st Street frontage. The proposal is to modify the existing sign program to accommodate an additional monument sign on 2nd Street. The currently approved monument signs are multi-tenant signs that are nine (9) feet in height and 10 feet in width with eight (8) tenant panels.

The proposed monument sign is for a single tenant (In-N-Out) and is 84.7 square feet, with an eight (8) foot height and 11 foot and one (1) inch width. The In-N-Out monument sign has a one (1) foot, nine (9) inches that is included in the total height and is internally illuminated with the tenant's trademark logo. The signage is located along the 2nd Street frontage to the east of the shopping center's central driveway. The

signage will be placed in the landscape area outside of the right-of-way and north of the drive-thru lane.

Staff has reviewed the amended sign program in relation to the size of the project, buildings and circulation and has determined that the revisions are in scale with the project as discussed within this staff report.

Incorporated herein by Reference:

- City of Beaumont General Plan
- City of Beaumont Zoning Ordinance
- Project Site's Riverside Conservation Authority Multi-Species Habitat Conservation Plan Informational Map
- Contents of City of Beaumont Planning Department Project File PLAN2020-0454, PLAN2019-0290

Recommended Action:

Approve PLAN2020-0454 to amend the San Gorgonio Village Sign Program as presented.

Attachments:

- A. Amendment No. 2 to San Gorgonio Village Sign Program (PLAN2020-0454)
- B. Approved Amendment No. 1 to San Gorgonio Village Sign Program (PLAN2019-0290)
- C. Appendix B – Sign Program
- D. General Plan Land Use Designation Map
- E. Zoning Map
- F. Aerial Photograph



CITY OF BEAUMONT
APPROVED
BY: *[Signature]*
PLANNING DIVISION
DATE: *2-6-19*

PREPARED BY:
Encore
I M A G E
800-791-1187
www.encoreimage.com
STATE LICENSE #947727

PROJECT DIRECTORY

OWNER: BEAUMONT LAND LLC.
2950 AIRWAY AVE.
SUITE A-9
COSTA MESA, CA 92626

ARCHITECT: MCG ARCHITECTURE
111 PACIFICA
SUITE 280
IRVINE, CA 92618

SIGN CONSULTANT: ENCORE IMAGE INC.
303 WEST MAIN STREET
P.O. BOX 9297
CLAUDE ELLENA
ONTARIO, CA. 91762
TEL: (909) 230-5586
FAX: (909) 230-6488

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San Gorgonio Village

SIGN PROGRAM

The intent of this Sign Criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment at the above mentioned project. Adherence to this Sign Criteria shall be rigorously enforced and any nonconforming signs shall be removed by the tenant at their expense, upon demand by the landlord or the City of Beaumont. Exceptions to these standards shall be reviewed by the landlord, and the City of Beaumont to determine their validity. The City of Beaumont Development Code governs all signage not addressed in this sign program.

A. GENERAL REQUIREMENTS

1. Prior to applying for a sign permit the tenant shall submit to the landlord for approval, four copies of scaled drawings indicating the size, location, design and color of the proposed sign, with manufacturing and installation details and the width of the leased store front.
2. Prior to manufacturing, the tenant shall submit to the City of Beaumont Planning Department at least three copies of the sign drawing approved by the Landlord and obtain a valid sign permit from the Building Department.
3. The tenant shall pay for all of their signs, installation, (including final connection), permit labor and permit fees.
4. The tenant shall be responsible for fulfillment of all the requirements of this sign criteria.
5. Sign contractor will repair any damage caused by his work, and tenant shall be fully responsible for the operations of his sign contractor(s).
6. Upon termination of the lease, the tenant shall be responsible for removing their sign, patching any holes in the fascia, and painting them to match the surrounding wall color in a manner acceptable to the Landlord. If the tenant has space on a pylon or monument sign, the tenant will replace their sign panel(s) with a blank panel(s) to match the color and texture.
7. Promotional or special event signs, banners and flags shall be in conformance with the City of Beaumont Sign Ordinance and must be approved by the Landlord prior to submission to the City.
8. No other types of signs except those specifically mentioned within this criteria will be allowed without prior approval from the Landlord and the City.
9. It is understood that there may be the need for additional signs for information and directional purposes. These signs will be reviewed by the Landlord and the City Planning Department for consistency of design with the Shopping Center prior to installation.
10. Any sign on which stains or rust appear, or which becomes damaged in any way, or which in any manner whatsoever is not maintained properly, shall be promptly repaired by tenant. Landlord may remove and store, at tenants expense, any signs not maintained properly or not in accordance with this sign program.

SIGN DESIGN GUIDELINES FOR ALL SIGNS

1. Signs shall be designed in a manner compatible with the shape and layout of the architectural features of the building. Signs shall be consistent with the scale and proportions of the building elements within the facade.
2. Incorporating logos and/or images to enhance the signage identity is encouraged. Designs and colors to be approved by the landlord and the City of Beaumont.
3. Wall signs shall not have any visible attachments unless the attachments make an intentional statement or are architectural elements.
4. All exterior (exposed) sign surfaces shall be primed and painted or pre-coated.
5. Wall signs shall consist of individual, interior-illuminated, plastic faced metal channel letters. Reverse channel letters are allowed with indirect and direct lighting. Can signs as logos may be allowed on a case by case basis by the Landlord and City of Beaumont, providing it is a registered trademark or symbol commonly used by the applicant.
6. Wall sign placement must be centered both vertically and horizontally within the sign fascia area.
7. Sign square footage shall be calculated by drawing up to four straight lines around copy and logo.
8. Freestanding signs shall be placed a minimum of 100' apart. They shall be placed in a planter or landscaped area with a minimum of 125 square feet. Pylon and monument signs shall be a minimum of five (5) feet from any right-of-way, sidewalk or drive way.



OTHER SIGNAGE:

FREE STANDING SIGNS:

A total of one (1) freeway pylon sign and four (4) monument signs for parcel C, and four (4) monument signs for Parcel D will be allowed for this property (refer to Site Plan for locations). These double-faced freestanding signs herein described will be located in planters or landscaped areas with a minimum 125 square feet..See elevation drawings for dimensions.

DIRECTIONAL SIGNS:

Directional signs are allowed with a maximum of ten (10) square feet of area and four (4) feet of overall height. Such directional signs shall only contain information necessary for on-site circulation, parking, and information. No advertising is allowed. Tenant identity will be allowed. All directional signs must be approved by the Landlord prior to submission to the City of Beaumont.

MENU BOARD SIGNS:

Menu boards located on the interior driveways of drive-through facilities shall not exceed forty two (42) square feet in area and seven 7 feet in overall height. Speakers shall face away from residential property. No more than three (3) menu boards per drive-through shall be permitted.

AWNING SIGNS:

No sign affixed to or incorporated into an awning shall exceed ten (10) percent of the awning elevation.

PROHIBITED SIGNS

Signs painted directly on the wall.

Window painted signs.

Roof or ground inflated balloons / figures.

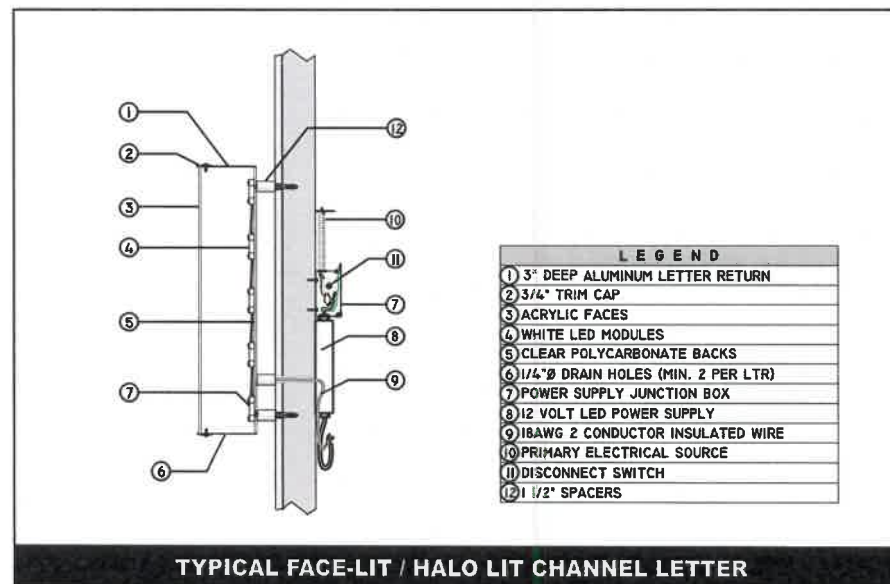
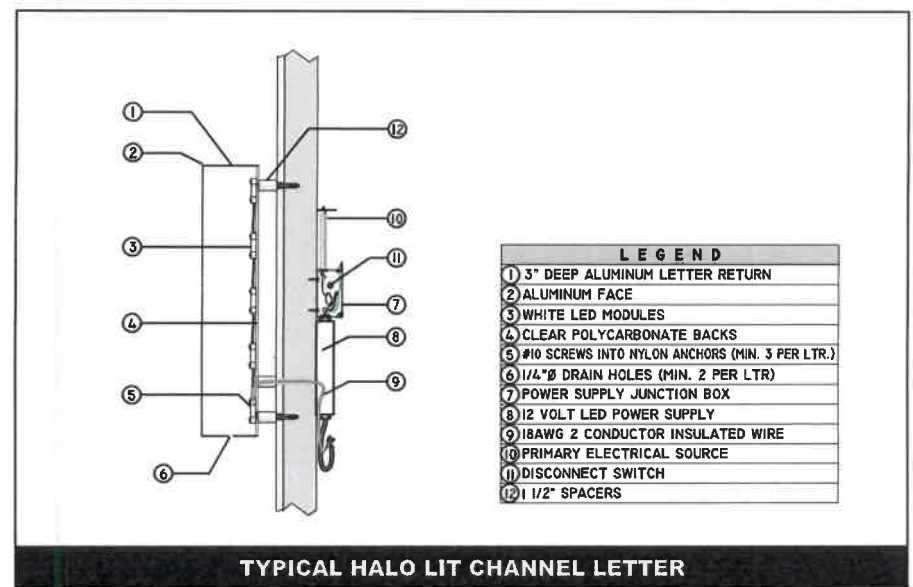
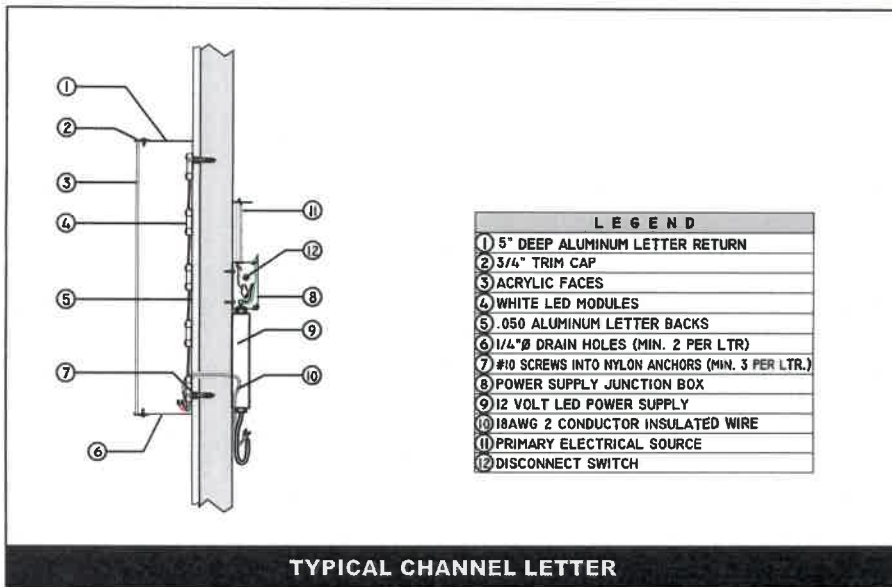
A-frame signs.

Advertising flag poles.

Signs affixed to trucks, trailers or other vehicles that advertise or promote the activity of the business.

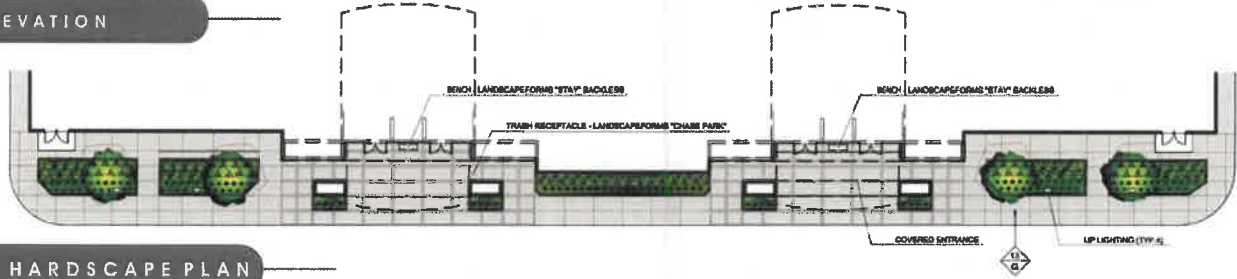
Signs deemed to be immoral, obscene, or unlawful.

L.E.D. DIRECT AND INDIRECT LIGHTING OPTIONS

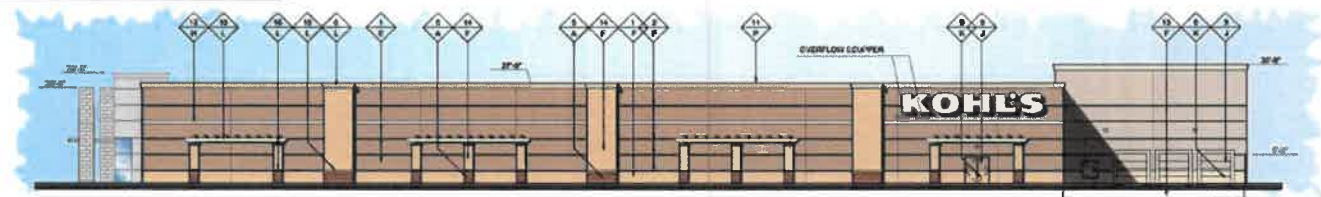




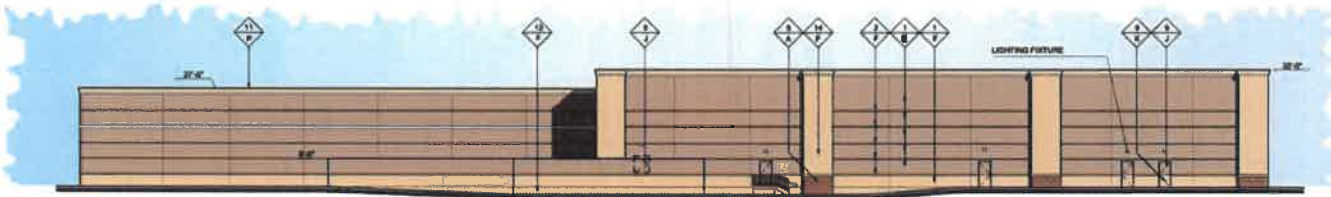
FRONT ELEVATION



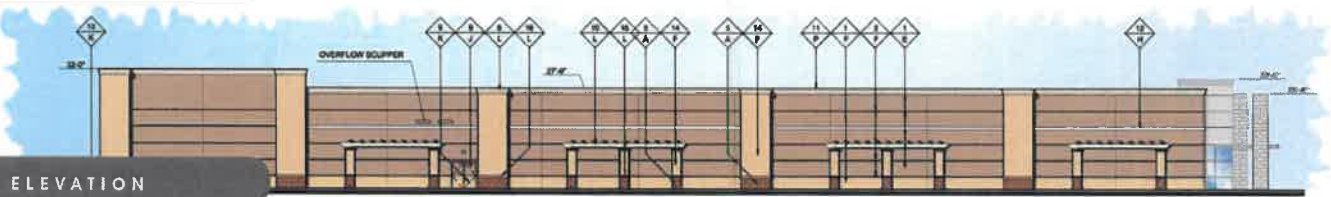
LANDSCAPE / HARDSCAPE PLAN



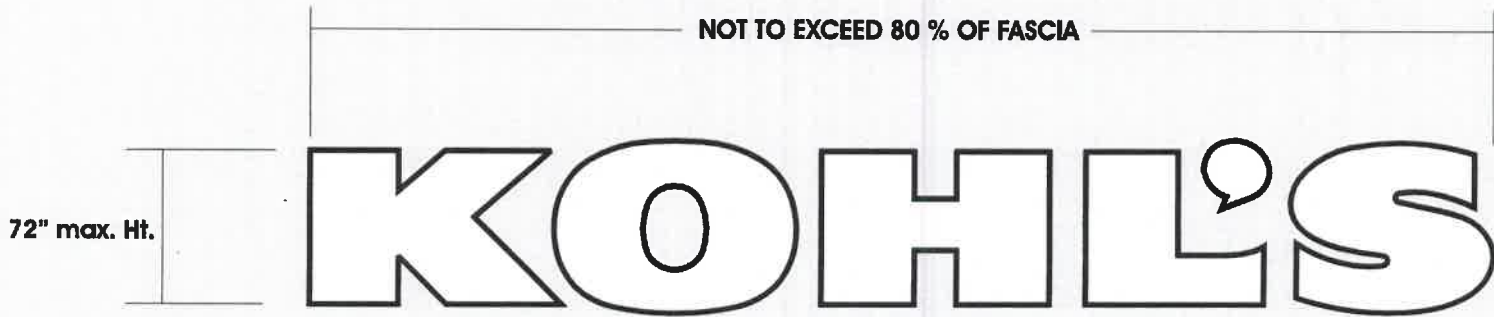
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



PRIMARY WALL SIGN ON FRONT ELEVATION

ANCHOR TENANT

ANCHOR TENANT - 10,000 SQUARE FEET OF LEASED SPACE OR MORE.

WALL SIGNS

Sign Copy:

Letter size shall be proportional to the background and overall sign size.
72" Maximum letter height.

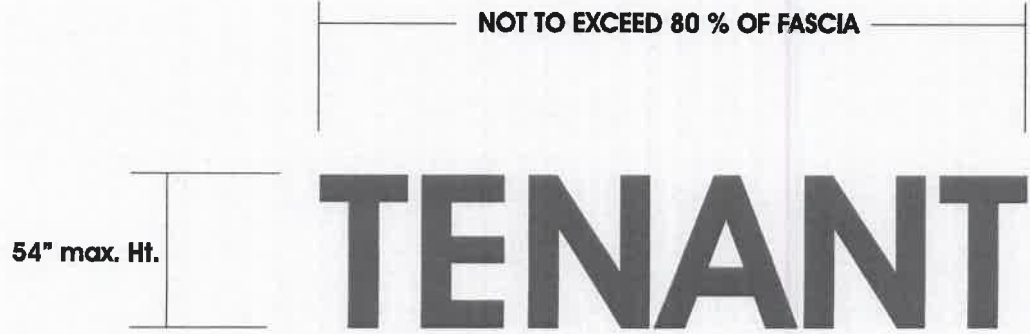
Sign Area = 2 square foot of signage per lineal foot of lease frontage per building elevation.

Primary Wall Sign:

Anchor tenants are allowed one primary wall sign per building elevation, not to exceed 80% of the portion of the facade or building element where it is placed.

Secondary Wall Sign:

Major tenants are allowed secondary signage, not to exceed 80% of the portion of the facade or building element where it is placed.



PRIMARY WALL SIGN ON FRONT ELEVATION

MAJOR TENANT

MAJOR TENANT - 5,000 SQUARE FEET OF LEASED SPACE TO A MAXIMUM OF 9,999 SQUARE FEET.

WALL SIGNS

Sign Copy:
 Letter size shall be proportional to the background and overall sign size.
 54" Maximum letter height.

Sign Area = 1.5 square foot of signage per lineal foot of lease frontage per building elevation.

Primary Wall Sign: Major tenants are allowed one primary wall sign per building elevation, not to exceed 80% of the portion of the facade or building element where it is placed.

Secondary Wall Sign:
 Major tenants are allowed secondary signage, not to exceed 80% of the portion

SHOP TENANT

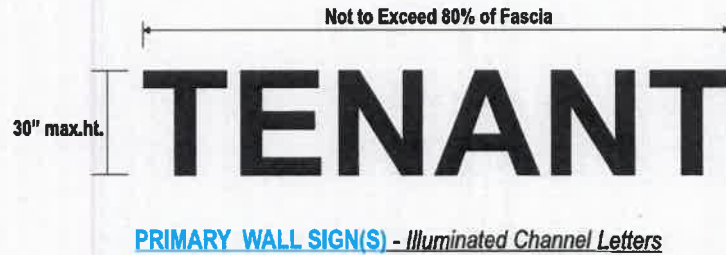
WALL SIGNS

Tenants are allowed one primary wall sign per frontage, not to exceed 80% of the portion of the facade or building element where it is placed. Maximum of three (3) wall signs total per end tenant.

Sign Copy:

Letter size shall be proportional to the background and overall sign size.
30" Maximum letter height.

Sign Area = 1 square foot of signage per lineal foot of lease frontage per building elevation.



PAD TENANT

WALL SIGNS

Tenants are allowed one primary wall sign per frontage, not to exceed 80% of the portion of the facade or building element where it is placed. Maximum of four (4) wall signs for pad tenants.

Sign Copy:
Letter size shall be proportional to the background and overall sign size. 36" Maximum letter height for a single-line copy and a maximum overall height of 48" feet for a double-line copy.

Sign Area = 1.5 square foot of signage per lineal foot of lease frontage per building elevation.





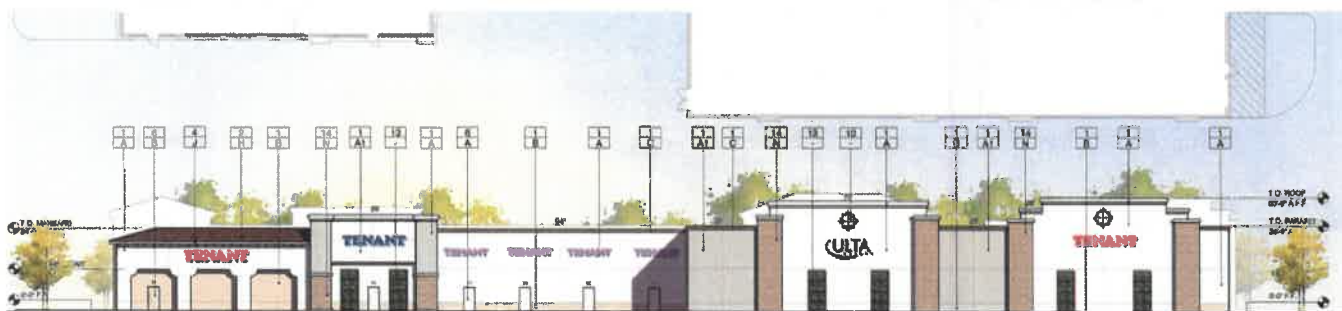
NORTH ELEVATION



EAST ELEVATION

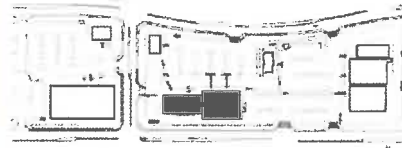
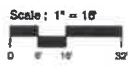


WEST ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATIONS
IN LINE MAJOR BUILDING



KEY PLAN

FINISH SCHEDULE:

1. EXTERIOR CEMENT PLASTER FINISH	8. CERAMIC TILE ACCENT
2. CLAY ROOF TILE	9. CLAY TILE ACCENT
3. FABRIC AWNING	10. PLASTER QUATREFOIL ACCENT
4. WOOD FASCIA/RAPTERS	11. STONE VENEER
5. SLIDING DOOR	12. CMU BLOCK
6. METAL AWNING, DOORS	13. GREEN SCREEN
7. ALUMINUM STOREFRONT	14. STONE VENEER BY: CORONADO STONE

COLORS AND MATERIAL:

- 1. KILCO #DEN 378
- 2. REPOSE GRAY #BY 7015
- 3. VERONA BEACH #DE 1138
- 4. TERRACOTA BAND #DE 1139
- 5. TAN PLAN #DE 8137
- 6. BURNT SIENNA #EM 1106
- 7. PAINT METAL AWNING, PAL 9007
- 8. NAVY BY SUNBRELLA
- 9. BURGUNDY #B89 BY SUNBRELLA
- 10. MCA CLAY ROOF - CUSTOM BLEND 70% CARMEL BLEND 30% BERNALDA BLEND
- 11. WYRION MOUNTAIN LEDGE
- 12. WOOD STAIN TO MATCH PPG1677-1 'COFFEE HOUSE' BY PPG PAINT
- 13. DARK BRONZE ANODIZED BY KAWNEER
- 14. TILE ACCENT PATTERN COMPRISING: 6" X 6" 'BOTTLE ONE' BY DALTELE 6" X 6" 'SHARP' BY DALTELE 6" X 6" 'COBALT' BY DALTELE 6" X 6" 'WILD ROSE' BY DALTELE
- 15. CANYONBLISS SPLIT FACE OAK FRETWORK
- 16. SANTA BARBARA BY CORONADO COLOR: BROOKSHIRE

NTS

WOOD INVESTMENT
2920 AIRWAY AVE. SUITE A-9
COSTA MESA, CA 92627



WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS
IN LINE MAJOR BUILDING



WOOD INVESTMENT
2920 AIRWAY AVE, SUITE A-9
COSTA MESA, CA 92627



KEY PLAN

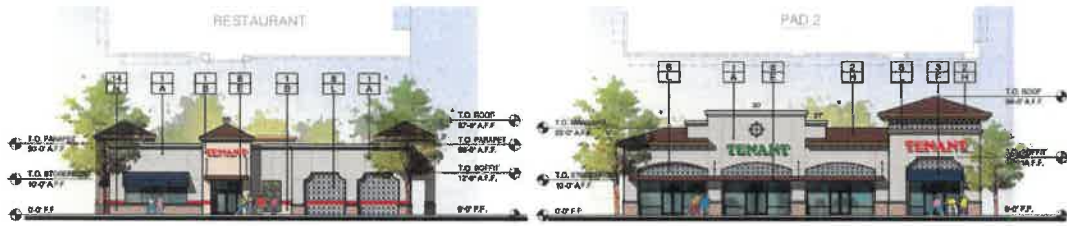
FINISH SCHEDULE:

1	EXTERIOR CEMENT	8	CERAMIC TILE ACCENT
2	PLASTER FINISH	9	CLAY TILE ACCENT
3	CLAY ROOF TILE	10	PLASTER CHATREUIL ACCENT
4	FABRIC AWNINGS	11	STONE VENEER
5	WOOD FASCIA	12	CMU BLOCK
6	SLIDING DOOR	13	GREEN SCREEN
7	METAL AWNINGS	14	STONE VENEER BY: ODRONADO STONE

COLORS AND MATERIAL:

A	KILDO #DEW 326
AT	REPOSE GRAY #SW 7015
B	VERONA BEACH #OC 0135
C	TERRACOTTA SAND #OC 0136
D	TAN PLAN #DE 0157
DT	BURNT BROWN #SW 1186
E	PAINT METAL AWNING #AL 6037
F	NAVY BY SUNBELLA
G	BURGUNDY #8031 BY SUNBELLA
H	MCA CLAY ROOF - CUSTOM BLEND 70% CHARM, BLEND 30% BERNADA BLEND
I	YUKON MOUNTAIN LEDGE
J	WOOD STAIN TO MATCH PPG1077-1 'COFFEE' (HOUSE BY PPG PAINT)
K	DARK BRONZE ANODIZED BY KARNZER
L	TILE ACCENT PATTERN COMPRISING: 6" X 6" 'NEED VIOLET' #0487 BY DALTELE 6" X 6" 'GRANT' #0084 BY DALTELE 6" X 6" 'GALAXY' #1489 BY DALTELE 6" X 6" 'SW' #0148 BY DALTELE 6" X 6" 'CRISPY LINES' #0150 BY DALTELE 6" X 6" 'MUSTARD' #0013 BY DALTELE
M	CANYONBLUFF SPLIT FACE OAK PRECISION
N	SANTA BARBARA BY: ODRONADO COLOR: BROOKSHIRE

NTS

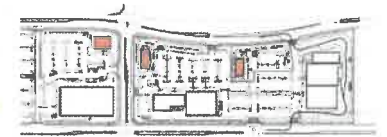


EAST ELEVATION

WEST ELEVATION



EAST ELEVATION



KEY PLAN



NORTH ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



SOUTH ELEVATION
RESTAURANT



NORTH ELEVATION
PAD 2



WEST ELEVATION

FINISH SCHEDULE:

1. EXTERIOR CEMENT PLASTER FINISH	7. ALUMINUM STOREFRONT
2. CLAY ROOF TILE	8. CERAMIC TILE ACCENT
3. FABRIC AWNING	9. CLAY TILE ACCENT
4. WOOD FACIA	10. PLASTER QUATREPOR ACCENT
5. SLIDING DOOR	11. STONE VENEER
6. METAL AWNING	12. CMU BLOCK
	13. GREEN SCREEN

COLORS AND MATERIAL:

A. REPOSE GRAY #N 7018
B. VERONA BEACH #DE 8198
C. TERRACOTTA SAND #DE 8196
D. TAN PLAN #DE 8197
E. PAINT METAL AWNING RAL 8027
F. NAVY BY SUNBRELLA
G. BURGUNDY #881 BY SUNBRELLA
H. HCA CLAY ROOF - CUSTOM BLEND FOR CANVAS BLEND 30% HERRING BLEND
I. YUNGA MOUNTAIN LEDGE
J. WOOD STAIN TO MATCH PPG1977-7 "COFFEE" INCLUDE BY FINI PAINT
K. DARK BRONZE ANODIZED BY HAWKREN
L. TILE ACCENT PATTERN COMPRISING: 6" X 6" "BOTTLE GREEN" BY DALTELE 6" X 6" "CANVAS" BY DALTELE 6" X 6" "CORAL" BY DALTELE 6" X 6" "WILD ROSE" BY DALTELE
M. CANYONBLUFF SPLIT FACE OAK FIBROSKY



WEST ELEVATION

EAST ELEVATION



SOUTH ELEVATION

RESTAURANT

PAD BUILDING 2

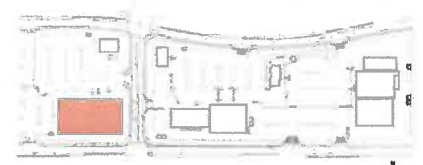
PAD BUILDING 1

EXTERIOR ELEVATION
PAD BUILDINGS 1, 2 & RESTAURANT

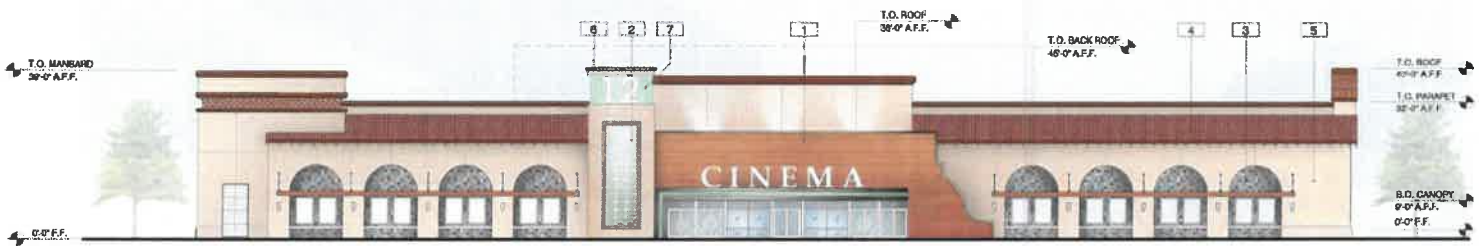


NTS

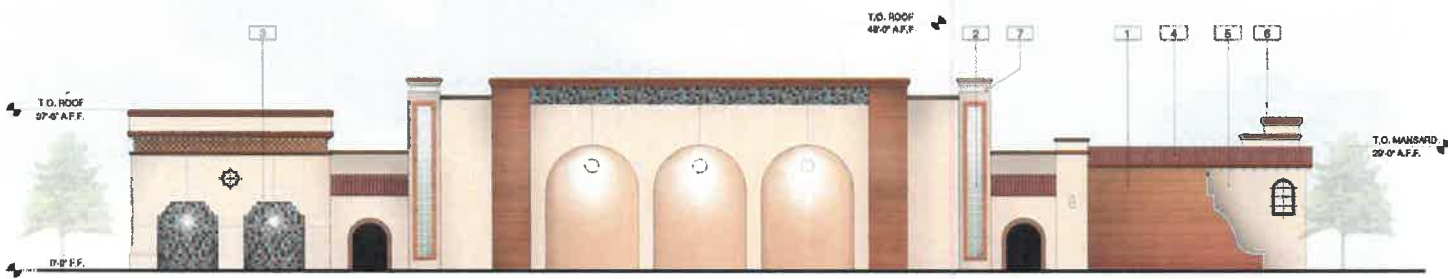
WOOD INVESTMENT
2920 AIRWAY AVE. SUITE A-9
COSTA MESA, CA 92627



KEY PLAN



NORTH ELEVATION



SOUTH ELEVATION

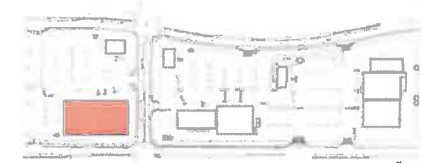
EXTERIOR ELEVATION
ENTERTAINMENT

NTS

WOOD INVESTMENT
2920 AIRWAY AVE. SUITE A-9
COSTA MESA, CA 92627



EAST ELEVATION



KEY PLAN

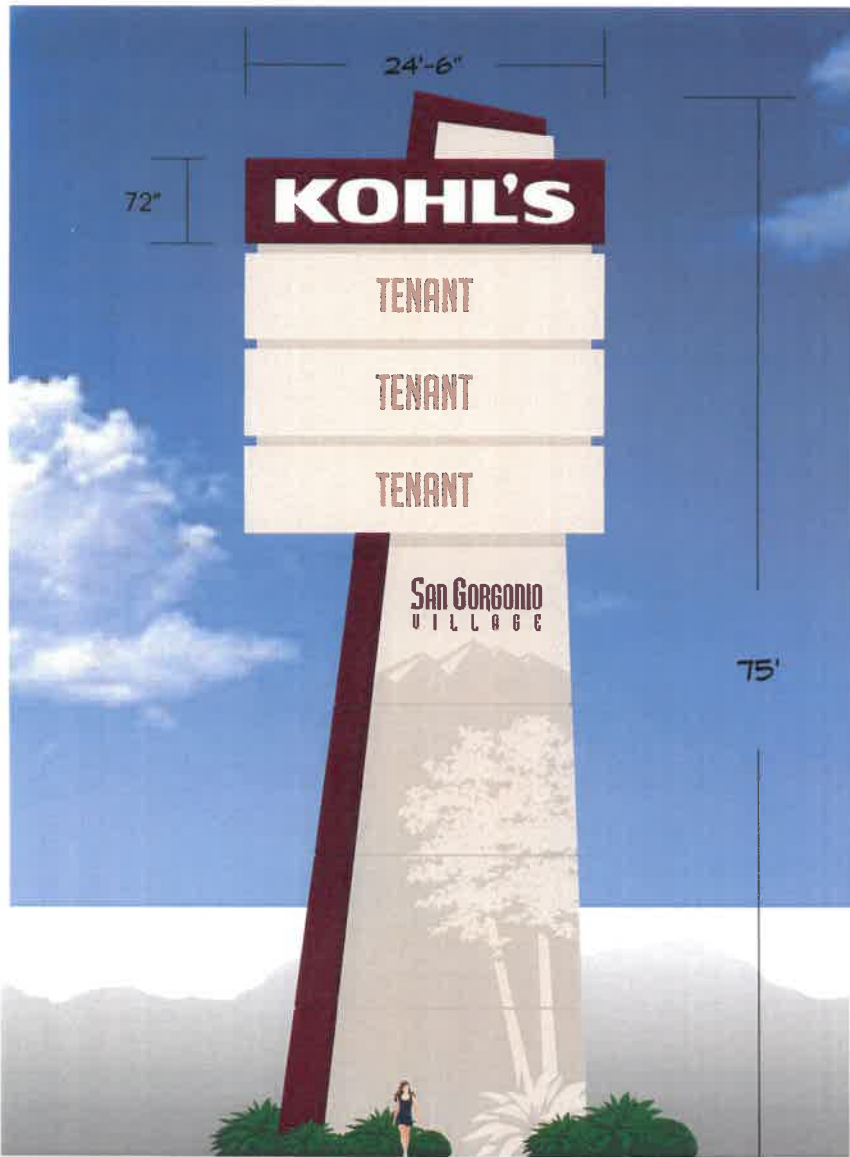


WEST ELEVATION

EXTERIOR ELEVATION
ENTERTAINMENT

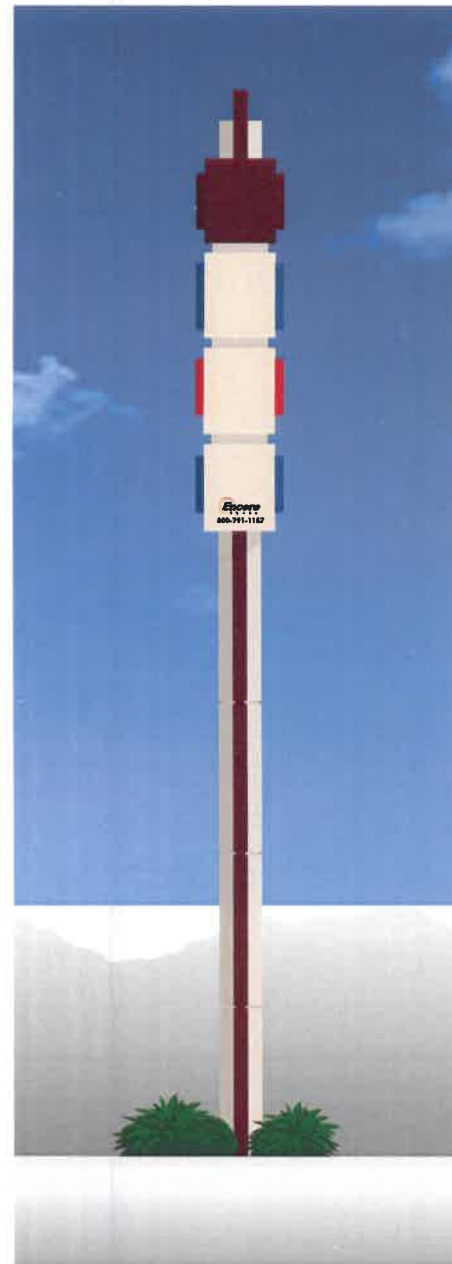
NTS

WOOD INVESTMENT
2920 AIRWAY AVE. SUITE A-9
COSTA MESA, CA 92627



**Double Faced Internally Illuminated
FREEWAY "EXISTING" PYLON Sign P1**

Tenant copy is subject to change



FOUR (4) DOUBLE FACED TENANT CABINETS.
.125 ALUMINUM FACES WITH CHANNEL LETTERS. COPY
AND LOGO'S PER TENANT DESIGNS AND COLORS.

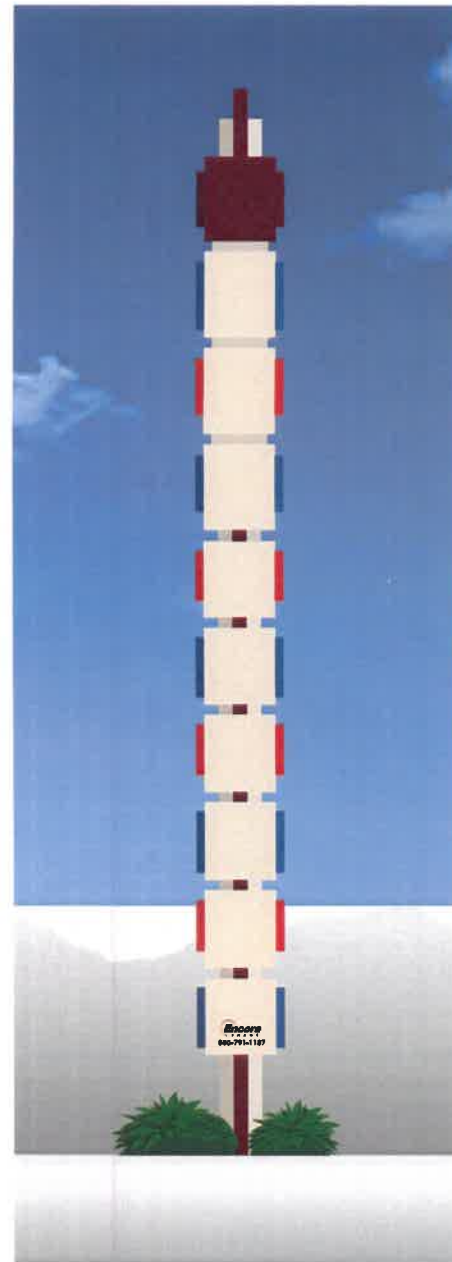
KOHL'S FACES: PAINTED TO MATCH BURGUNDY
PMS 188C SUEDE FINISH WITH WHITE COPY.
REMAINING FACES PAINTED TO MATCH LIGHT BUILDING
COLOR SUEDE FINISH.

POLE COVER: PAINTED TO MATCH BUILDING COLORS.



**Double Faced Internally Illuminated
FREEWAY "PROPOSED" PYLON Sign P1A**

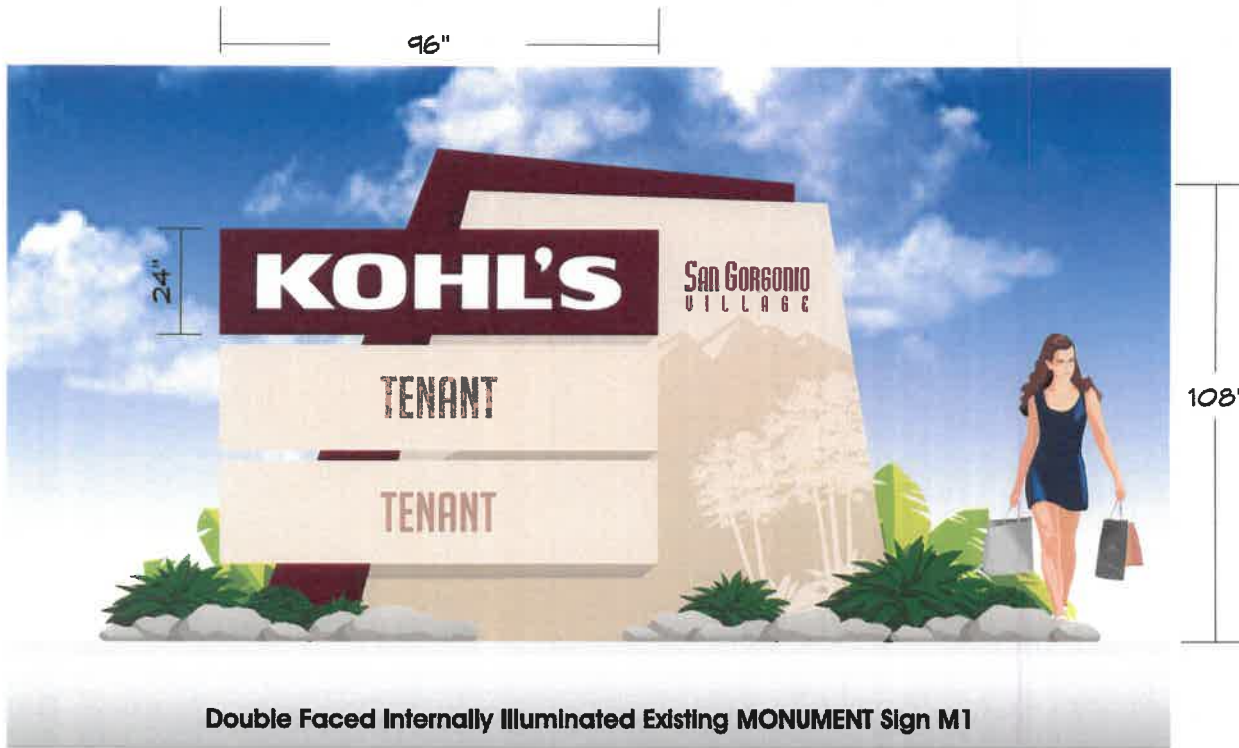
Tenant copy is subject to change



FOUR (11) DOUBLE FACED TENANT CABINETS.
.125 ALUMINUM FACES WITH CHANNEL LETTERS. COPY
AND LOGO'S PER TENANT DESIGNS AND COLORS.

KOHL'S FACES: PAINTED TO MATCH BURGUNDY
PMS 188C SUEDE FINISH WITH WHITE COPY.
REMAINING FACES PAINTED TO MATCH LIGHT BUILDING
COLOR SUEDE FINISH.

POLE COVER: PAINTED TO MATCH BUILDING COLORS.



CABINET: ALUMINUM CONSTRUCTION. FACES: .125 ALUMINUM ROUTED OUT AND BACKED WITH ACRYLIC PER TENANT COPY / LOGO DESIGNS AND COLORS. FACES PAINTED SUEDE FINISH.

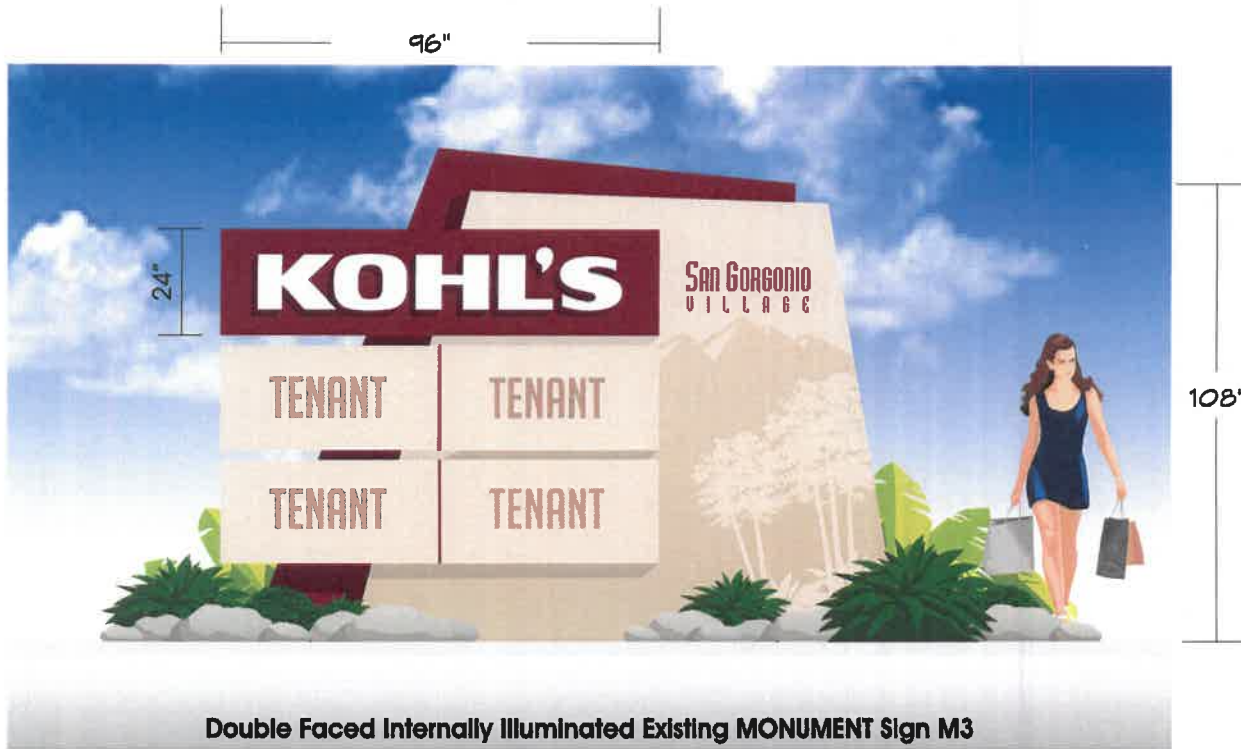
KOHL'S: FACES PAINTED TO MATCH BURGUNDY PMS 188 C WITH WHITE COPY



CABINET: ALUMINUM CONSTRUCTION. FACES: .125 ALUMINUM ROUTED OUT AND BACKED WITH ACRYLIC PER TENANT COPY / LOGO DESIGNS AND COLORS. FACES PAINTED SUEDE FINISH.

KOHL'S: FACES PAINTED TO MATCH BURGUNDY PMS 188 C WITH WHITE COPY

Tenant copy is subject to change

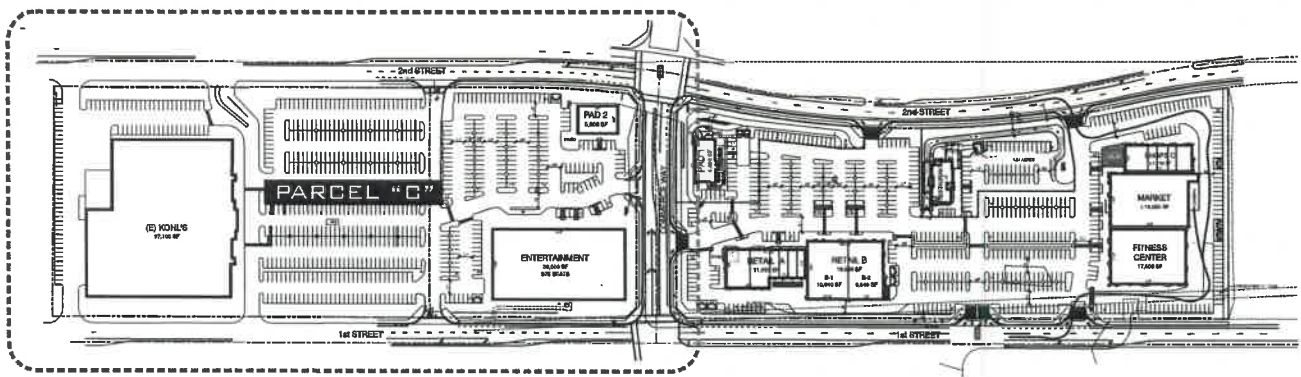
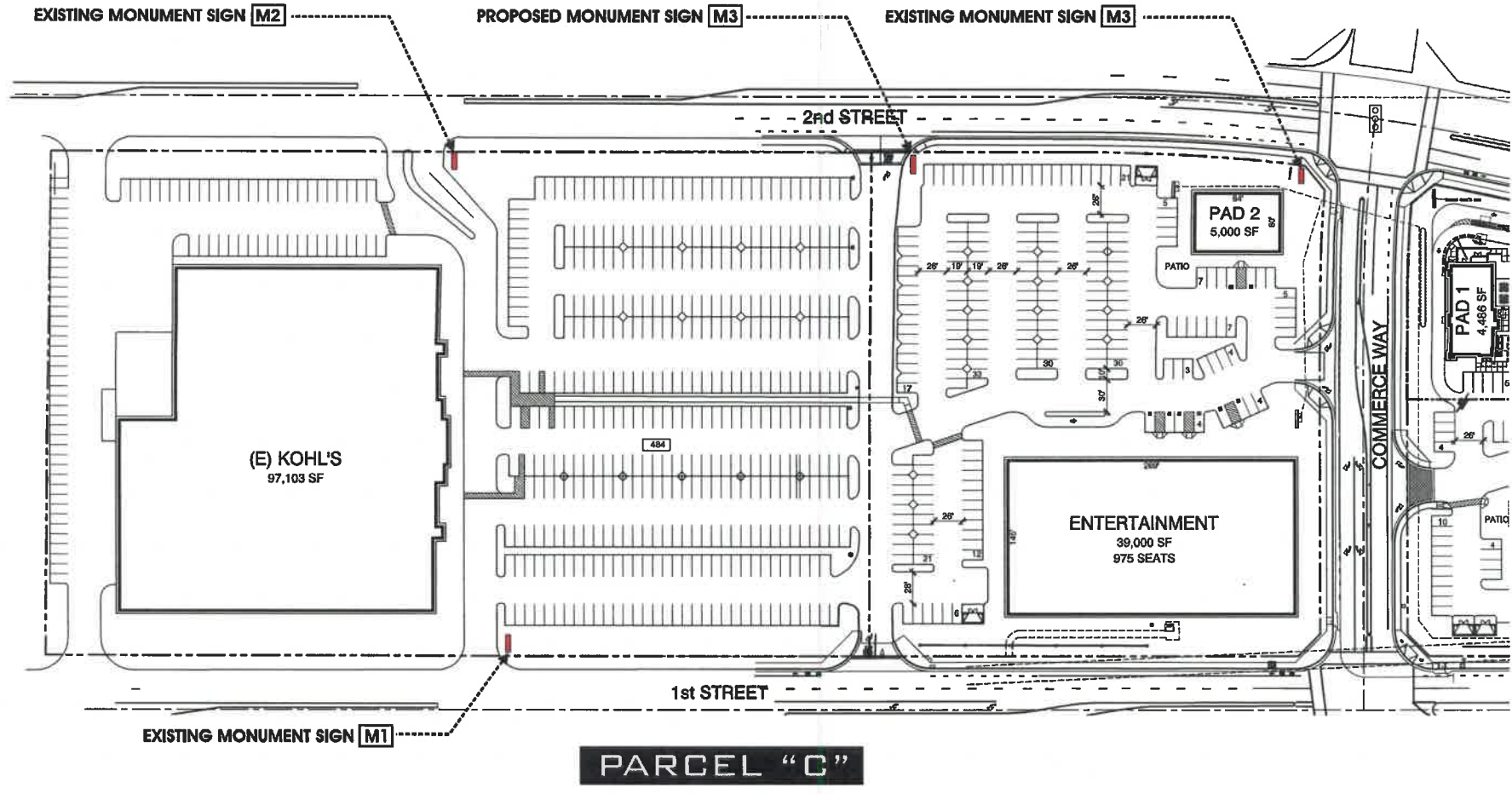


CABINET: ALUMINUM CONSTRUCTION.
FACES: .125 ALUMINUM ROUTED OUT
 AND BACKED WITH ACRYLIC PER
 TENANT COPY / LOGO DESIGNS
 AND COLORS.
 FACES PAINTED SUEDE FINISH.

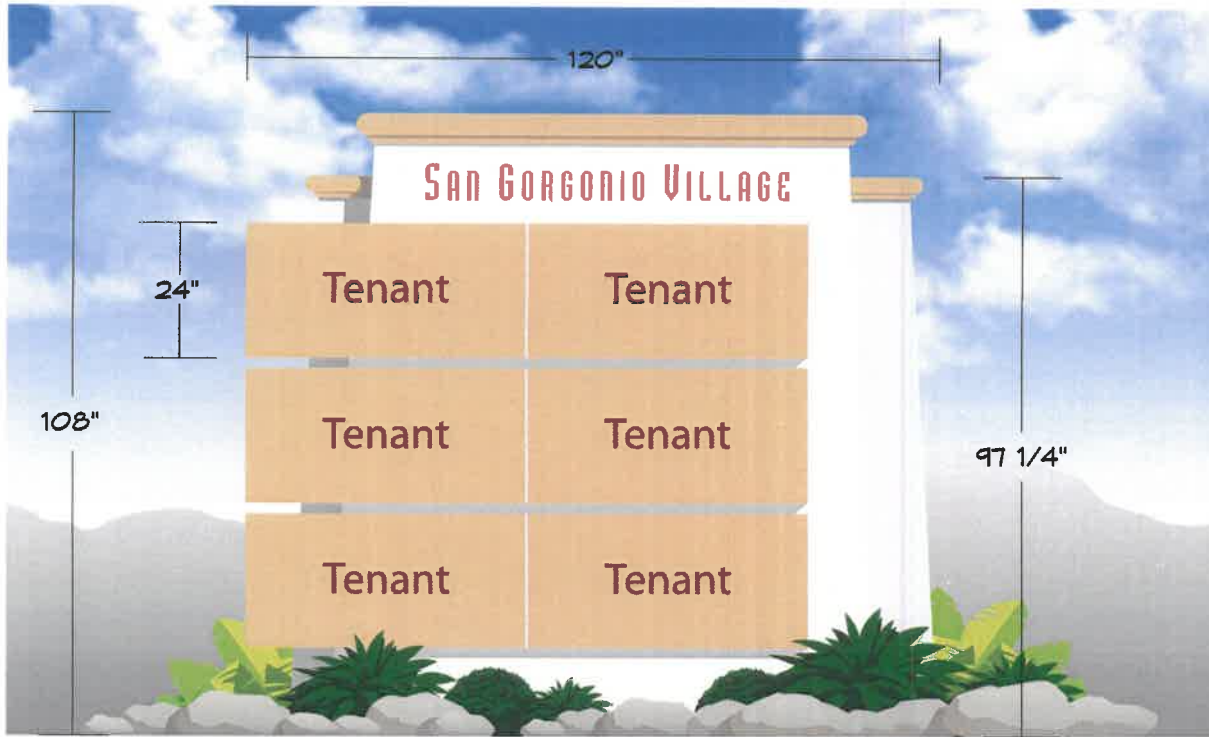
KOHL'S: FACES PAINTED TO
 MATCH BURGUNDY PMS 188 C
 WITH WHITE COPY

Double Faced Internally Illuminated Existing MONUMENT Sign M3

Tenant copy is subject to change



SITE PLAN
NOT TO SCALE



PROPOSED
Double Faced Internally Illuminated MONUMENT Sign NM1

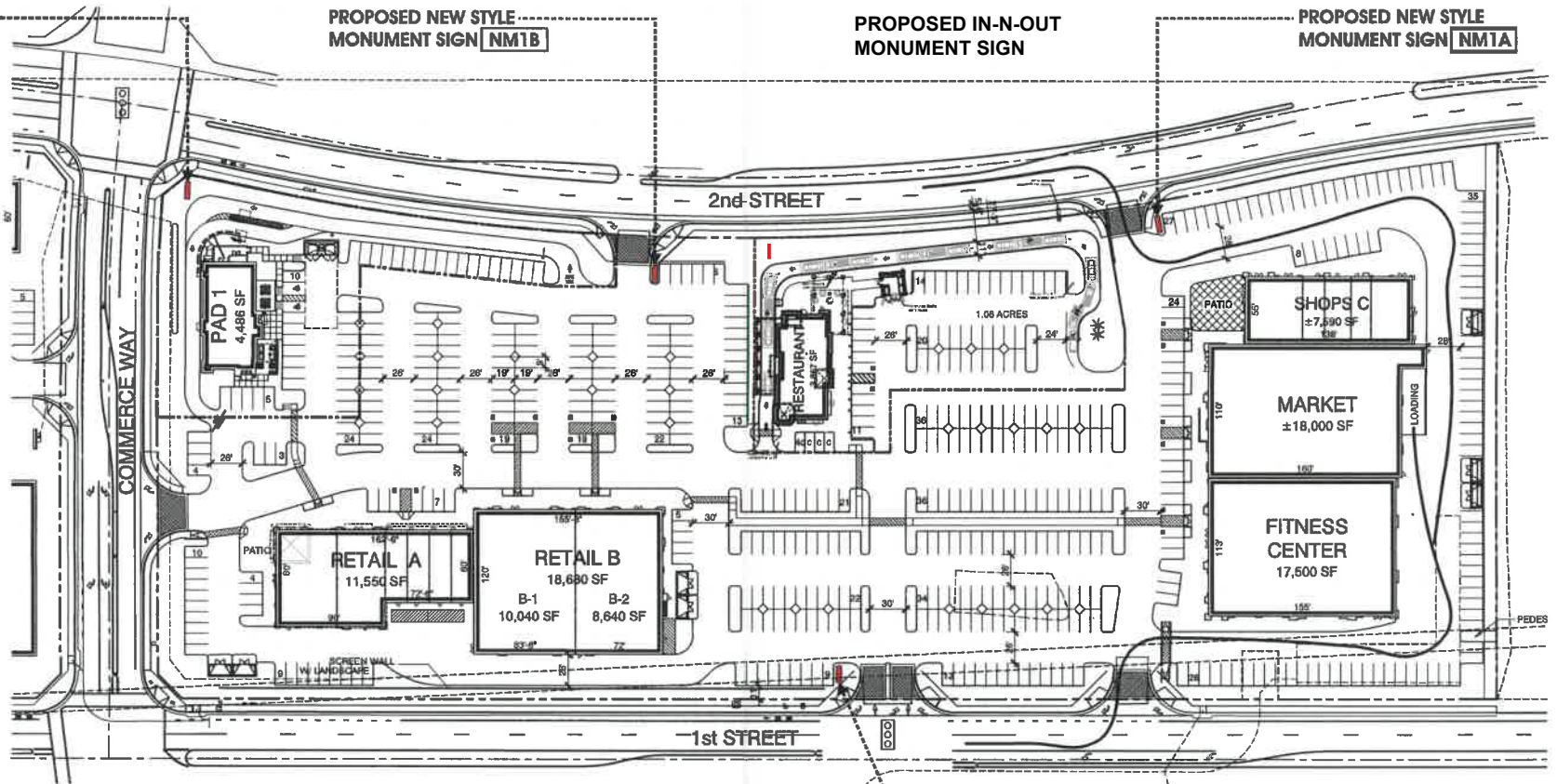
CABINET: ALUMINUM CONSTRUCTION.
 FACES: .125 ALUMINUM ROUTED OUT
 AND BACKED WITH ACRYLIC PER
 TENANT COPY / LOGO DESIGNS
 AND COLORS.
 FACES PAINTED TO MATCH AS SHOWN.

PROPOSED NEW STYLE
MONUMENT SIGN **NM1C**

PROPOSED NEW STYLE
MONUMENT SIGN **NM1B**

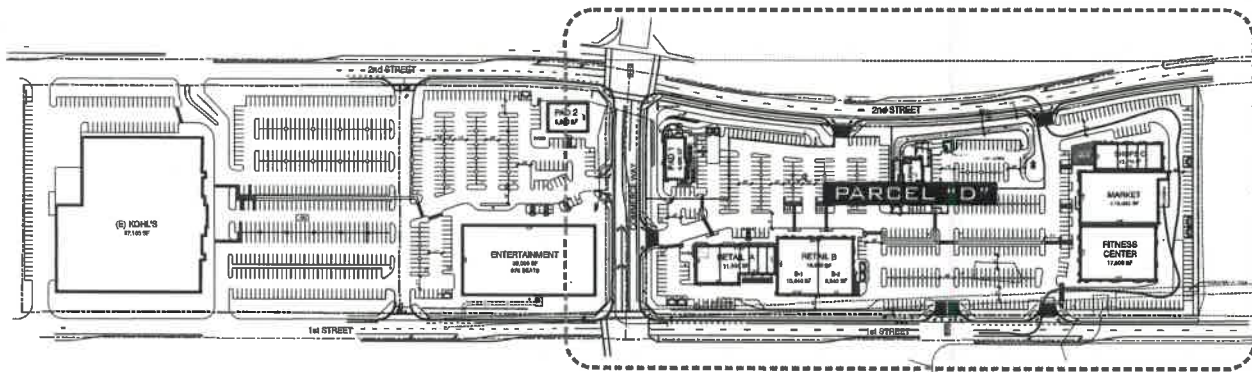
PROPOSED IN-N-OUT
MONUMENT SIGN

PROPOSED NEW STYLE
MONUMENT SIGN **NM1A**

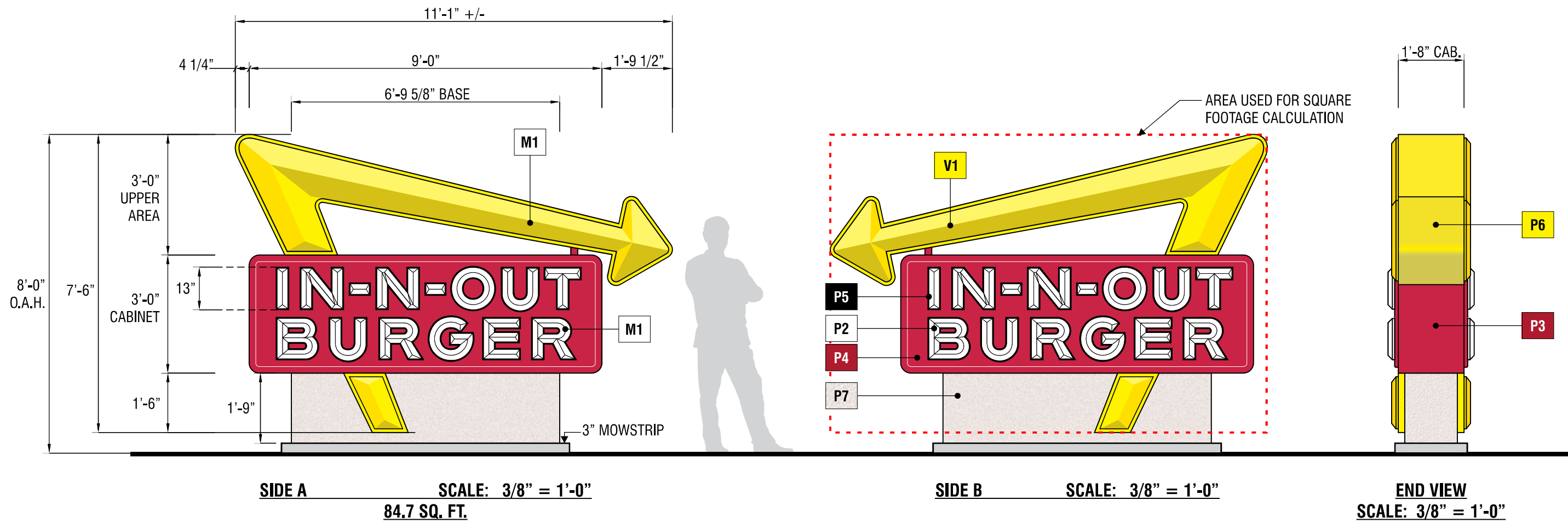


PARCEL "D"

PROPOSED NEW STYLE
MONUMENT SIGN **NM1D**



SITE PLAN
NOT TO SCALE



A3 SIGNTYPE INO-MON-96X133

MANUFACTURE AND INSTALL ONE (1) D/F INTERNALLY ILLUMINATED MONUMENT SIGN

BASE: FABRICATED ALUMINUM
LETTER CABINET: FABRICATED ALUMINUM W/ FABRICATED RETAINERS AND FORMED ACRYLIC FACES WITH SECOND SURFACE PAINTED GRAPHICS AND LED ILLUMINATION - SLOAN SIGN BOX II 6500K DUAL SIDED
ARROW: FABRICATED CHANNEL WITH FORMED CLEAR MODIFIED ACRYLIC FACE. LED ILLUMINATION.

MATERIALS

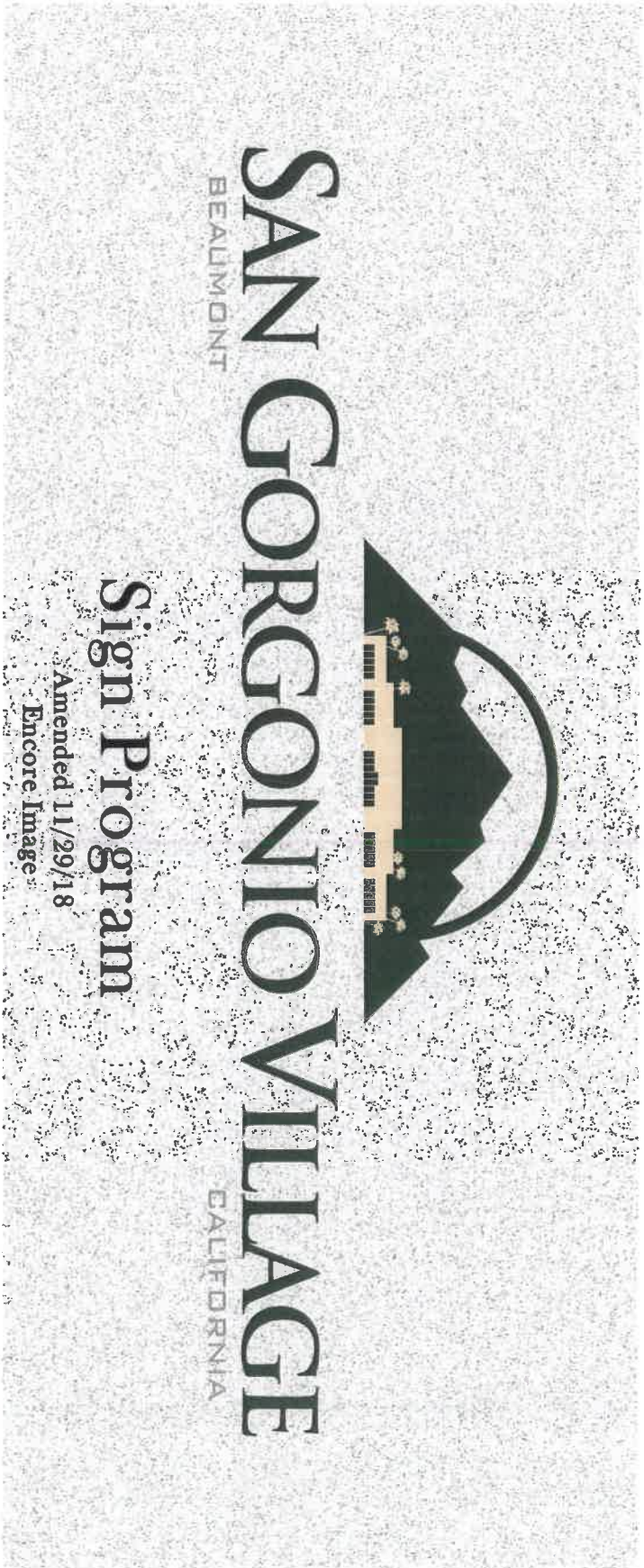
M1 CLEAR MODIFIED ACRYLIC

VINYL

V1 3M VINYL #3630-235 'AUTUMN YELLOW'

PAINT

- P2** WHITE
- P3** TO MATCH 'IN-N-OUT RED' W/ HIGH GLOSS FINISH
- P4** INO 443 RED / 25% CLEAR
- P5** BLACK
- P6** PAINT TO MATCH 3M VINYL #3630-235 'AUTUMN YELLOW' W/ HIGH GLOSS FINISH
- P7** TO MATCH 'BONE CHINA' BY DUNN EDWARDS W/ MEDIUM TEXCOTE FINISH



CITY OF BEAUMONT
APPROVED
BY: *[Signature]*
PLANNING DIVISION
DATE: 2-10-19

PREPARED BY:



800-791-1187
www.encoreimage.com
STATE LICENSE #947727

PROJECT DIRECTORY

OWNER:

BEAUMONT LAND LLC
2950 AIRWAY AVE.
SUITE A-9
COSTA MESA, CA 92626

ARCHITECT:

MCG ARCHITECTURE
111 PACIFICA
SUITE 280
IRVINE, CA 92618

SIGN CONSULTANT:

ENCORE IMAGE INC.
303 WEST MAIN STREET
P.O. BOX 9297
CLAUDE ELLENA
ONTARIO, CA. 91762
TEL: (909) 230-5586
FAX: (909) 230-6488

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22	SITE PLAN PARCEL "D"

SAN GORGONIO VILLAGE



San Gorgonio Village SIGN PROGRAM

The intent of this Sign Criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment at the above mentioned project. Adherence to this Sign Criteria shall be rigorously enforced and any nonconforming signs shall be removed by the tenant at their expense, upon demand by the landlord or the City of Beaumont. Exceptions to these standards shall be reviewed by the landlord, and the City of Beaumont to determine their validity. The City of Beaumont Development Code governs all signage not addressed in this sign program.

A. GENERAL REQUIREMENTS

1. Prior to applying for a sign permit the tenant shall submit to the landlord for approval, four copies of scaled drawings indicating the size, location, design and color of the proposed sign, with manufacturing and installation details and the width of the leased store front.
2. Prior to manufacturing, the tenant shall submit to the City of Beaumont Planning Department at least three copies of the sign drawing approved by the Landlord and obtain a valid sign permit from the Building Department.
3. The tenant shall pay for all of their signs, installation, (including final connection), permit labor and permit fees.
4. The tenant shall be responsible for fulfillment of all the requirements of this sign criteria.
5. Sign contractor will repair any damage caused by his work, and tenant shall be fully responsible for the operations of his sign contractor(s).
6. Upon termination of the lease, the tenant shall be responsible for removing their sign, patching any holes in the fascia, and painting them to match the surrounding wall color in a manner acceptable to the Landlord. If the tenant has space on a pylon or monument sign, the tenant will replace their sign panel(s) with a blank panel(s) to match the color and texture.
7. Promotional or special event signs, banners and flags shall be in conformance with the City of Beaumont Sign Ordinance and must be approved by the Landlord prior to submission to the City.
8. No other types of signs except those specifically mentioned within this criteria will be allowed without prior approval from the Landlord and the City.
9. It is understood that there may be the need for additional signs for information and directional purposes. These signs will be reviewed by the Landlord and the City Planning Department for consistency of design with the Shopping Center prior to installation.
10. Any sign on which stains or rust appear, or which becomes damaged in any way, or which in any manner whatsoever is not maintained properly, shall be promptly repaired by tenant. Landlord may remove and store, at tenants expense, any signs not maintained properly or not in accordance with this sign program.

SAN GORGONIO VILLAGE SIGN PROGRAM



SIGN DESIGN GUIDELINES FOR ALL SIGNS

1. Signs shall be designed in a manner compatible with the shape and layout of the architectural features of the building. Signs shall be consistent with the scale and proportions of the building elements within the facade.
2. Incorporating logos and/or images to enhance the signage identity is encouraged. Designs and colors to be approved by the landlord and the City of Beaumont.
3. Wall signs shall not have any visible attachments unless the attachments make an intentional statement or are architectural elements.
4. All exterior (exposed) sign surfaces shall be primed and painted or pre-coated.
5. Wall signs shall consist of individual, interior-illuminated, plastic faced metal channel letters. Reverse channel letters are allowed with indirect and direct lighting. Can signs as logos may be allowed on a case by case basis by the Landlord and City of Beaumont, providing it is a registered trademark or symbol commonly used by the applicant.
6. Wall sign placement must be centered both vertically and horizontally within the sign fascia area.
7. Sign square footage shall be calculated by drawing up to four straight lines around copy and logo.
8. Freestanding signs shall be placed a minimum of 100' apart. They shall be placed in a planter or landscaped area with a minimum of 125 square feet. Pylon and monument signs shall be a minimum of five (5) feet from any right-of-way, sidewalk or drive way.

OTHER SIGNAGE:

FREE STANDING SIGNS:
 A total of one (1) freeway pylon sign and four (4) monument signs for parcel C, and four (4) monument signs for Parcel D will be allowed for this property (refer to Site Plan for locations). These double-faced freestanding signs herein described will be located in planters or landscaped areas with a minimum 125 square feet..See elevation drawings for dimensions.

DIRECTIONAL SIGNS:
 Directional signs are allowed with a maximum of ten (10) square feet of area and four (4) feet of overall height. Such directional signs shall only contain information necessary for on-site circulation, parking, and information. No advertising is allowed. Tenant identity will be allowed. All directional signs must be approved by the Landlord prior to submission to the City of Beaumont.

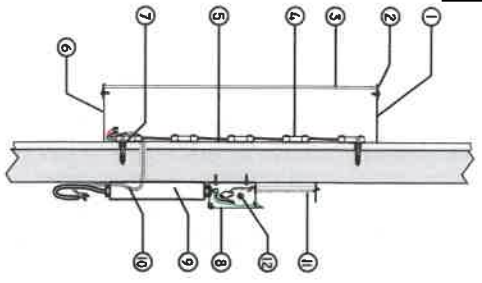
MENU BOARD SIGNS:
 Menu boards located on the interior driveways of drive-through facilities shall not exceed forty two (42) square feet in area and seven 7 feet in overall height. Speakers shall face away from residential property. No more than three (3) menu boards per drive-through shall be permitted.

AWNING SIGNS:
 No sign affixed to or incorporated into an awning shall exceed ten (10) percent of the awning elevation.

PROHIBITED SIGNS
 Signs painted directly on the wall.
 Window painted signs.
 Roof or ground inflated balloons / figures.
 A-frame signs.
 Advertising flag poles.
 Signs affixed to trucks, trailers or other vehicles that advertise or promote the activity of the business.
 Signs deemed to be immoral, obscene, or unlawful.

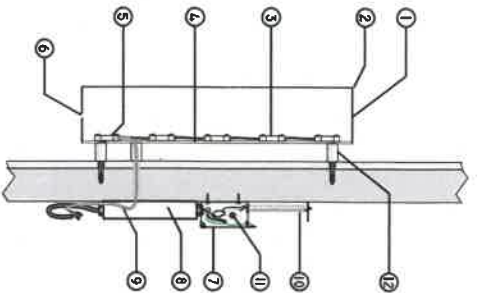


L.E.D. DIRECT AND INDIRECT LIGHTING OPTIONS



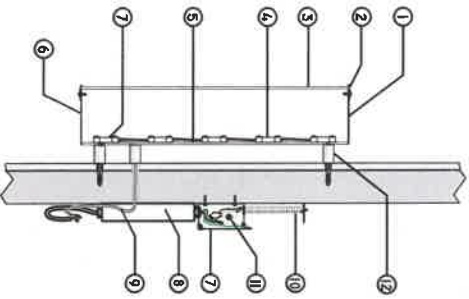
- LEGEND**
- 1 3" DEEP ALUMINUM LETTER RETURN
 - 2 3/4" TRIM CAP
 - 3 ACRYLIC FACES
 - 4 WHITE LED MODULES
 - 5 .050 ALUMINUM LETTER BACKS
 - 6 1/4" Ø DRAIN HOLES (MIN. 2 PER LTR)
 - 7 #10 SCREWS INTO NYLON ANCHORS (MIN. 3 PER LTR.)
 - 8 POWER SUPPLY JUNCTION BOX
 - 9 1/2 VOLT LED POWER SUPPLY
 - 10 1BAWG 2 CONDUCTOR INSULATED WIRE
 - 11 PRIMARY ELECTRICAL SOURCE
 - 12 DISCONNECT SWITCH

TYPICAL CHANNEL LETTER



- LEGEND**
- 1 3" DEEP ALUMINUM LETTER RETURN
 - 2 ALUMINUM FACE
 - 3 WHITE LED MODULES
 - 4 CLEAR POLYCARBONATE BACKS
 - 5 #10 SCREWS INTO NYLON ANCHORS (MIN. 3 PER LTR.)
 - 6 1/4" Ø DRAIN HOLES (MIN. 2 PER LTR)
 - 7 POWER SUPPLY JUNCTION BOX
 - 8 1/2 VOLT LED POWER SUPPLY
 - 9 1BAWG 2 CONDUCTOR INSULATED WIRE
 - 10 PRIMARY ELECTRICAL SOURCE
 - 11 DISCONNECT SWITCH
 - 12 1 1/2" SPACERS

TYPICAL HALO LIT CHANNEL LETTER

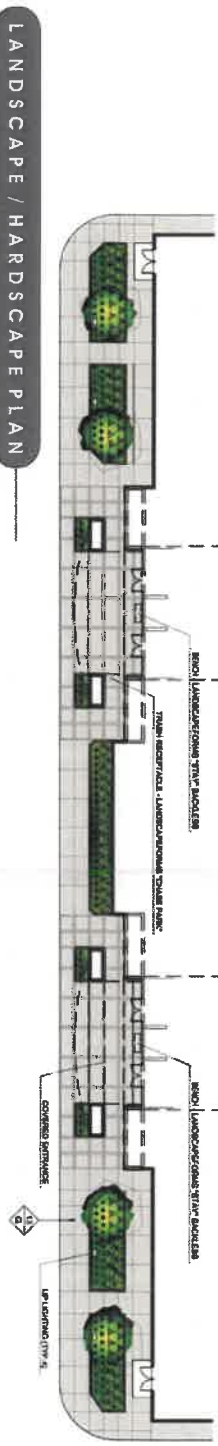


- LEGEND**
- 1 3" DEEP ALUMINUM LETTER RETURN
 - 2 3/4" TRIM CAP
 - 3 ACRYLIC FACES
 - 4 WHITE LED MODULES
 - 5 CLEAR POLYCARBONATE BACKS
 - 6 1/4" Ø DRAIN HOLES (MIN. 2 PER LTR)
 - 7 POWER SUPPLY JUNCTION BOX
 - 8 1/2 VOLT LED POWER SUPPLY
 - 9 1BAWG 2 CONDUCTOR INSULATED WIRE
 - 10 PRIMARY ELECTRICAL SOURCE
 - 11 DISCONNECT SWITCH
 - 12 1 1/2" SPACERS

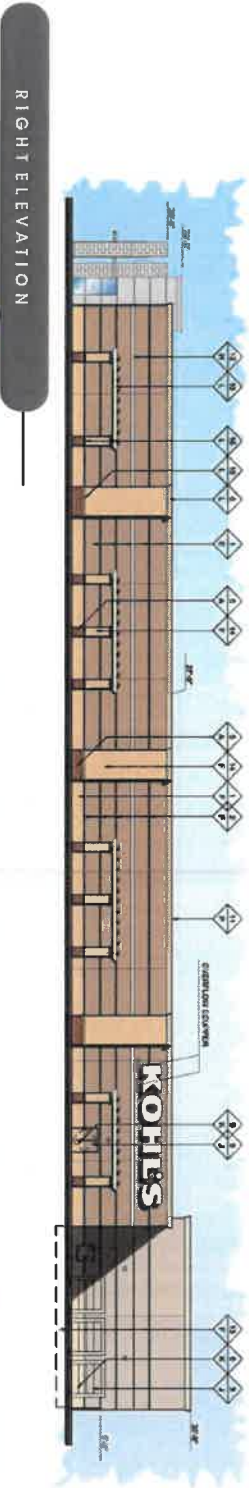
TYPICAL FACE-LIT / HALO LIT CHANNEL LETTER



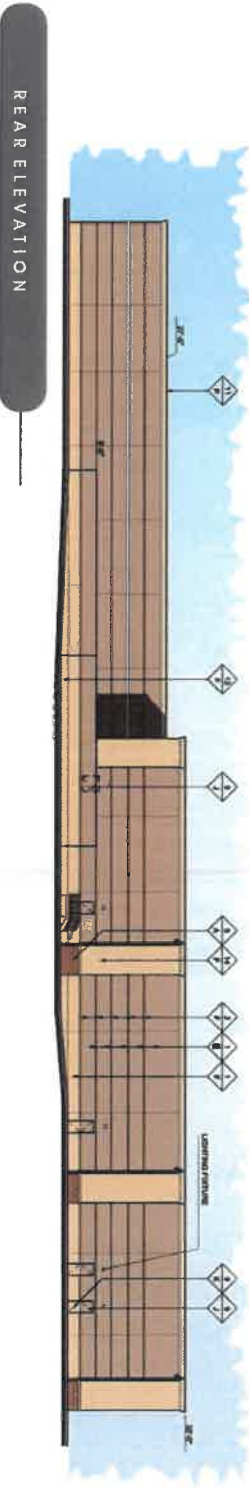
FRONT ELEVATION



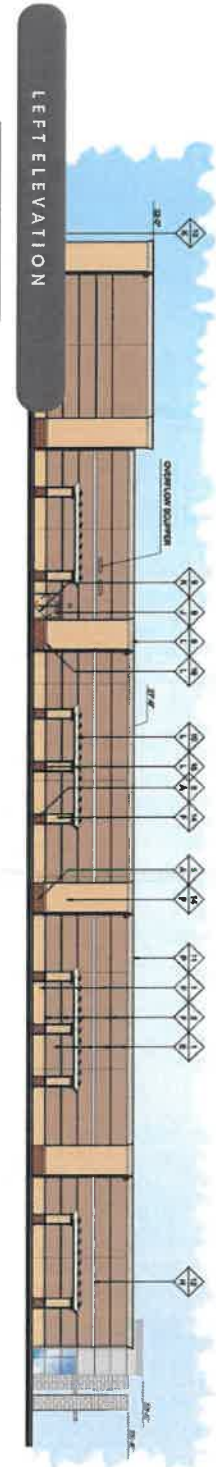
LANDSCAPE / HARDSCAPE PLAN



RIGHT ELEVATION



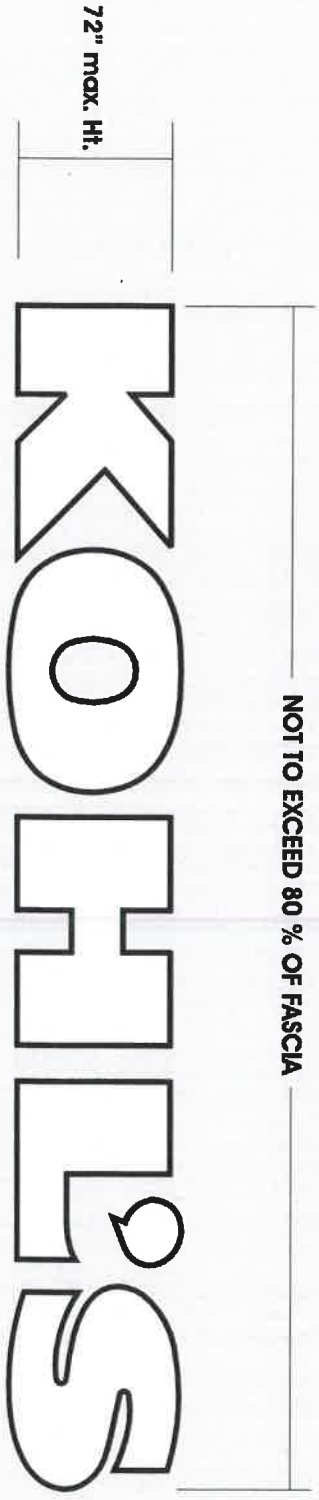
REAR ELEVATION



LEFT ELEVATION

SAN GORGONIO VILLAGE SIGN PROGRAM





PRIMARY WALL SIGN ON FRONT ELEVATION

ANCHOR TENANT

ANCHOR TENANT - 10,000 SQUARE FEET OF LEASED SPACE OR MORE.
WALL SIGNS

- Sign Copy:
Letter size shall be proportional to the background and overall sign size.
72" Maximum letter height.
- Sign Area = 2 square foot of signage per lineal foot of lease frontage per building elevation.
- Primary Wall Sign:
Anchor tenants are allowed one primary wall sign per building elevation, not to exceed 80% of the portion of the facade or building element where it is placed.
- Secondary Wall Sign:
Major tenants are allowed secondary signage, not to exceed 80% of the portion of the facade or building element where it is placed.

NOT TO EXCEED 80 % OF FASCIA

54" max. Ht.

TENANT

PRIMARY WALL SIGN ON FRONT ELEVATION

MAJOR TENANT

MAJOR TENANT - 5,000 SQUARE FEET OF LEASED SPACE TO A MAXIMUM OF 9,999 SQUARE FEET.

WALL SIGNS

Sign Copy:

Letter size shall be proportional to the background and overall sign size.
54" Maximum letter height.

Sign Area = 1.5 square foot of signage per lineal foot of lease frontage per building elevation.

Primary Wall Sign: Major tenants are allowed one primary wall sign per building elevation, not to exceed 80% of the portion of the facade or building element where it is placed.

Secondary Wall Sign:
Major tenants are allowed secondary signage, not to exceed 80% of the portion

SAN GORGONIO VILLAGE SIGN PROGRAM

SHOP TENANT

WALL SIGNS

Tenants are allowed one primary wall sign per frontage, not to exceed 80% of the portion of the facade or building element where it is placed. Maximum of three (3) wall signs total per end tenant.

Sign Copy:
Letter size shall be proportional to the background and overall sign size.
30" Maximum letter height.

Sign Area = 1 square foot of signage per lineal foot of lease frontage per building elevation.



PAD TENANT

WALL SIGNS

Tenants are allowed one primary wall sign per frontage, not to exceed 80% of the portion of the facade or building element where it is placed. Maximum of four (4) wall signs for pad tenants.

Sign Copy:

Letter size shall be proportional to the background and overall sign size. 36" Maximum letter height for a single-line copy and a maximum overall height of 48" feet for a double-line copy.

Sign Area = 1.5 square foot of signage per lineal foot of lease frontage per building elevation.





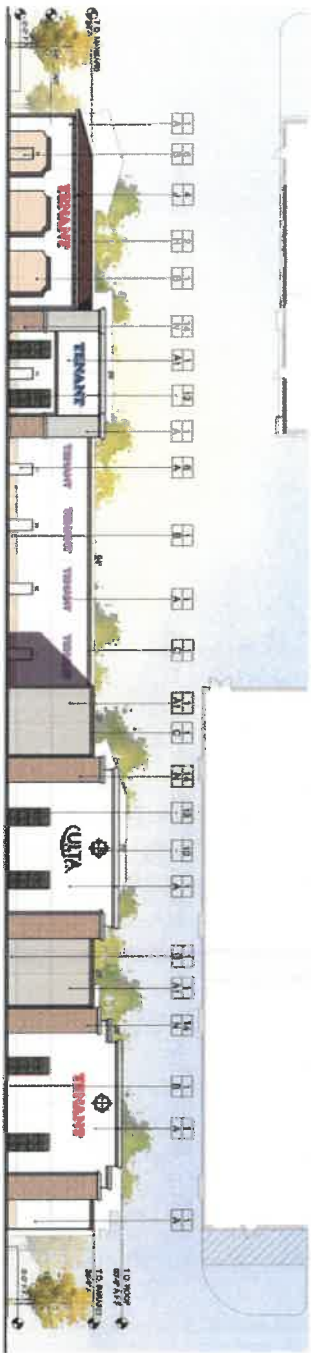
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

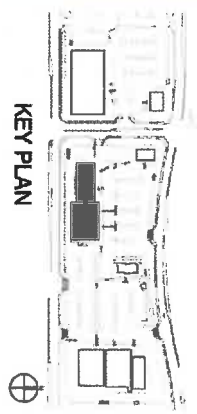


SOUTH ELEVATION

**EXTERIOR ELEVATIONS
IN LINE MAJOR BUILDING**



**WOOD INVESTMENT
2920 AIRWAY AVE. SUITE A-9
COSTA MESA, CA 92627**



KEY PLAN

FINISH SCHEDULE:

- | | |
|------------------------|---------------------------------------|
| 1. EXTERIOR CURB | 8. CERAMIC TILE ACCENT |
| 2. CLAY ROOF TILE | 9. CLAY TILE ACCENT |
| 3. MASON FINISH | 10. PLASTER QUARTZ/GRANITE ACCENT |
| 4. WOOD FINISH/PAINTS | 11. STONE FINISH |
| 5. ALUMINUM DOORS | 12. CHALK BLOCK |
| 6. METAL WINDOW DOORS | 13. GLASS SCREEN |
| 7. ALUMINUM FINISHMENT | 14. STONE FINISH BT COMBINATION STONE |

COLORS AND MATERIAL:

- 1. MILKO GREEN STS
- 2. RICHWOOD OLIVE FERN STS
- 3. VERONA BEACH ROE 818
- 4. TEMASCOTTA SAND ROE 819
- 5. TAN PLUM ROE 817
- 6. BLUNT REDDA WHT 118
- 7. PAPER METAL APPLICA BL 807
- 8. NAVY BT SANDSTELLA
- 9. BRACKLETON (ASH) BT SANDSTELLA
- 10. KUCH CLAY ROOF - CERAMIC IN BRN TON
- 11. CHERRY BLAND SHN REDDISH BLND
- 12. YAKHOI MOUNTAIN LADDS
- 13. WOOD STAIN TO MATCH POULTRY CENTER ROOF BT 119
- 14. DARK BROWN ANODIZED BT FINISHES
- 15. THE ACCENT FINISHING COMPANIES: 8" X 8" SQUARE ROE BT DUALTILE 8" X 8" SQUARE BT DUALTILE 8" X 8" TRAZZINO BT DUALTILE OAK FINISHING
- 16. CANTONVILLE SP 117 FACE
- 17. SANTA BARBARA BT COMBINATION COLOR BRIDGEWINE

NTS

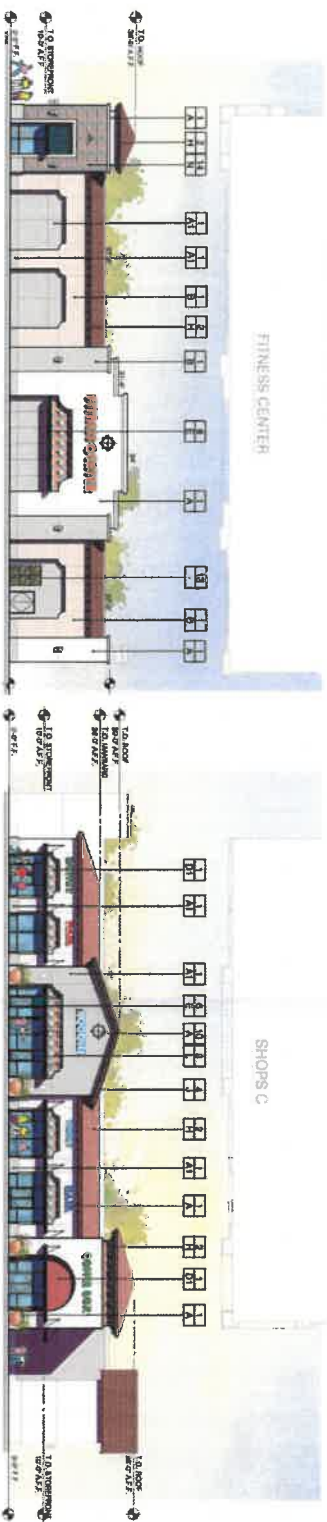
SAN GORGONIO VILLAGE SIGN PROGRAM



Item No. 4.



WEST ELEVATION



SOUTH ELEVATION



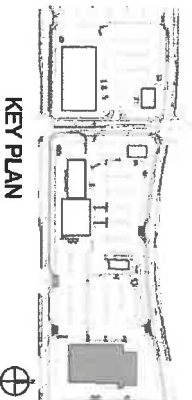
NORTH ELEVATION

EAST ELEVATION
EXTERIOR ELEVATIONS
IN LINE MAJOR BUILDING



WOOD INVESTMENT
2920 AIRWAY AVE., SUITE A-9
COSTA MESA, CA 92627

SAN GORGONIO VILLAGE SIGN PROGRAM



KEY PLAN

FINISH SCHEDULE:

- 1. OUTDOOR GRABIT
- 2. PLASTER FINISH
- 3. GYPSUM BOARD
- 4. PLASTER JAMBES
- 5. WOOD PANELING
- 6. STAINED DOORS
- 7. METAL HANDRAILS
- 8. ALUMINUM STAIRWELL
- 9. CERAMIC TILE ACCENT
- 10. GYPSUM BOARD
- 11. STONE FINISH
- 12. GYPSUM BOARD
- 13. STONE FINISH
- 14. CONCRETE FLOOR

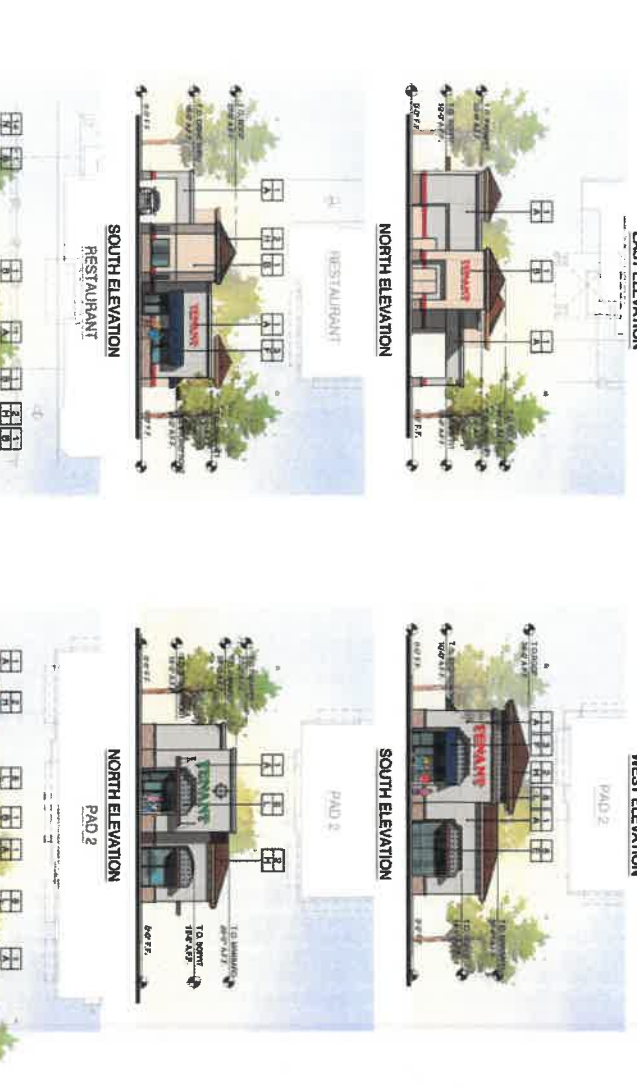
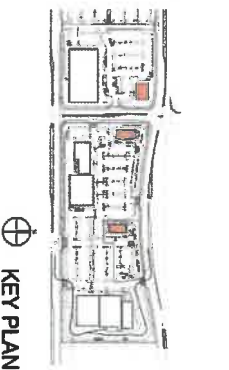
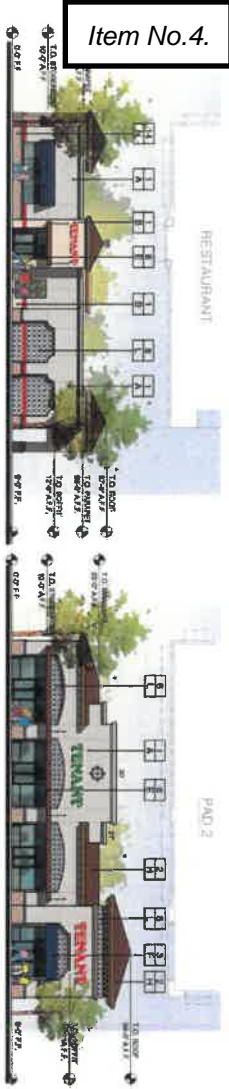
COLORS AND MATERIAL:

- 1. VELVO BROWN 242
- 2. MICHIGAN DUNE 999 7015
- 3. VERMONT BROWN 406 6134
- 4. TERRACOTTA SAND 006 6704
- 5. TAN PLAIN 999 8197
- 6. BRIGHT BROWN 404 1136
- 7. PAINT METAL FINISHING 04.0007
- 8. NAVY BY BARNHILLA
- 9. BRONZE 4401 BY BARNHILLA
- 10. GOLD GYPSUM BOARD
- 11. STONE FINISH
- 12. WOOD STAIN TO MATCH FINISH
- 13. DARK BROWN ANOZOB BY WARMERS
- 14. TEAL ACCENT MATTER COMPANIAL
- 15. 6" X 6" SQUARE CERAMIC TILE
- 16. 6" X 6" SQUARE CERAMIC TILE
- 17. 6" X 6" SQUARE CERAMIC TILE
- 18. 6" X 6" SQUARE CERAMIC TILE
- 19. 6" X 6" SQUARE CERAMIC TILE
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- 98. 6" X 6" SQUARE CERAMIC TILE
- 99. 6" X 6" SQUARE CERAMIC TILE
- 100. 6" X 6" SQUARE CERAMIC TILE

NTS



Item No. 4.

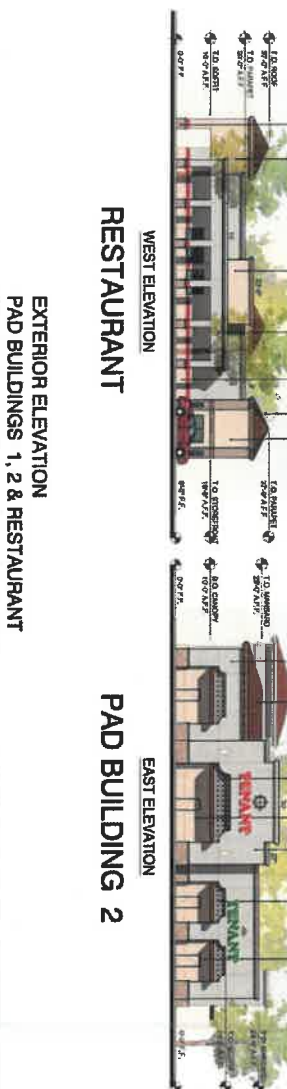


FINISH SCHEDULE:

1. EXTERIOR CABINET FINISH (MATERIAL)	7. ALUMINUM STAINLESS
2. CLAY ROOF TILE	8. CERAMIC TILE ACCENT
3. FABRIC AWNING	9. CLAY TILE ACCENT
4. WOOD PANEL	10. PLASTER QUARTER ROUND
5. ALUMINUM DOOR	11. STONE SILLER
6. METAL AWNING	12. CROWN MOULDING
	13. GREEN SCOTCH

COLORS AND MAT

1. REDDISH GRAY #847 7018
2. VERMILION #804 6178
3. TERRACOTTA SAND #816 6178
4. TAN #816 6178
5. PAINT METAL #804 6178
6. NAVY #816 6178
7. BROWN #816 6178
8. GOLD #816 6178
9. WOOD #816 6178
10. WOOD STAIN TO MATCH #816 6178
11. WOOD STAIN TO MATCH #816 6178
12. GREEN SCOTCH



**EXTERIOR ELEVATION
PAD BUILDINGS 1, 2 & RESTAURANT**

Scale: 1" = 10'

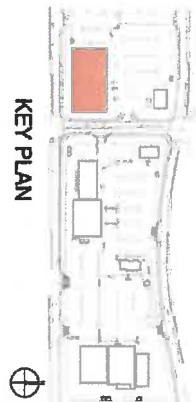
WOOD INVESTMENT
2920 AIRWAY AVE, SUITE A-9
COSTA MESA, CA 92627

SAN GORGONIO VILLAGE SIGN PROGRAM

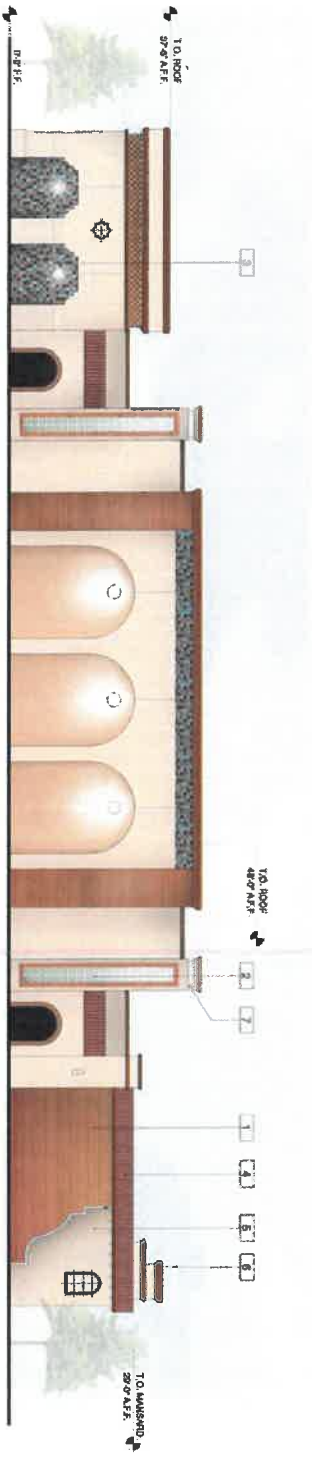




NORTH ELEVATION



KEY PLAN



SOUTH ELEVATION

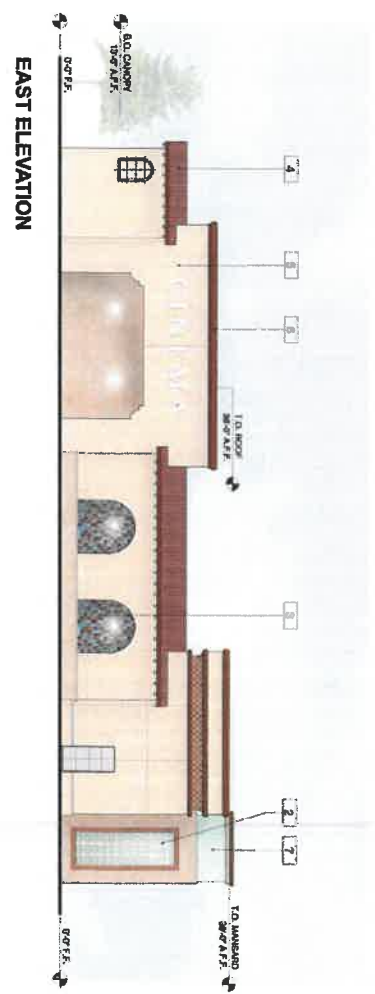
**EXTERIOR ELEVATION
ENTERTAINMENT**

WOOD INVESTMENT
2920 AIRWAY AVE, SUITE A-9
COSTA MESA, CA 92627

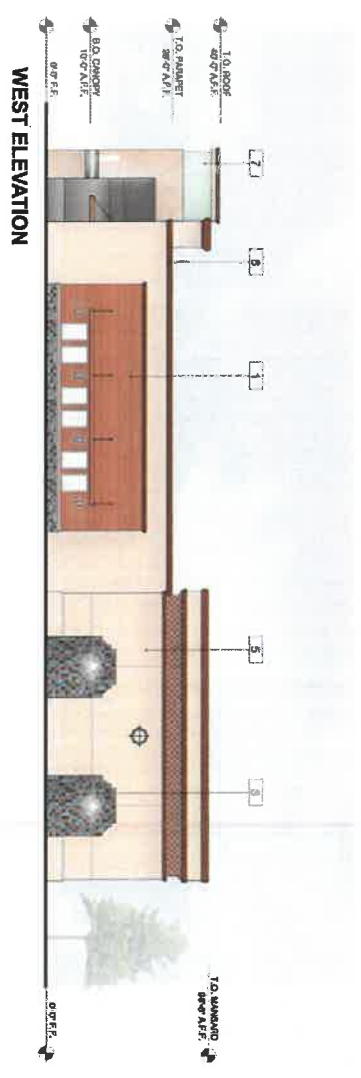
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SAN GORGONIO VILLAGE SIGN PROGRAM





EAST ELEVATION

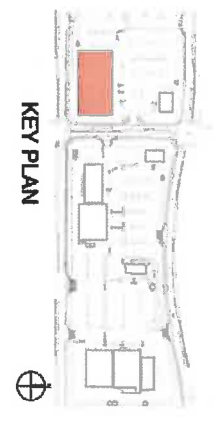


WEST ELEVATION

EXTERIOR ELEVATION ENTERTAINMENT

NTS

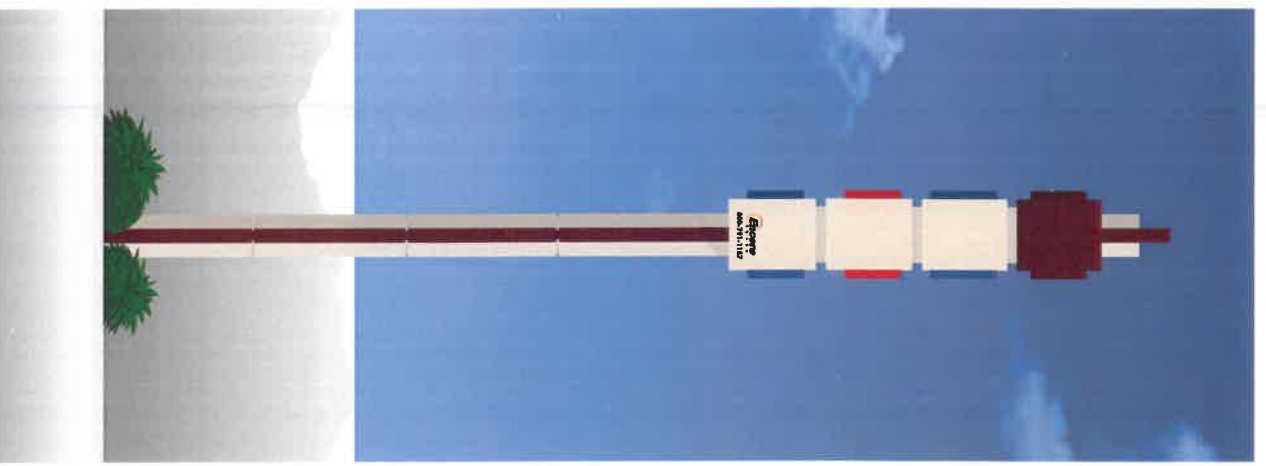
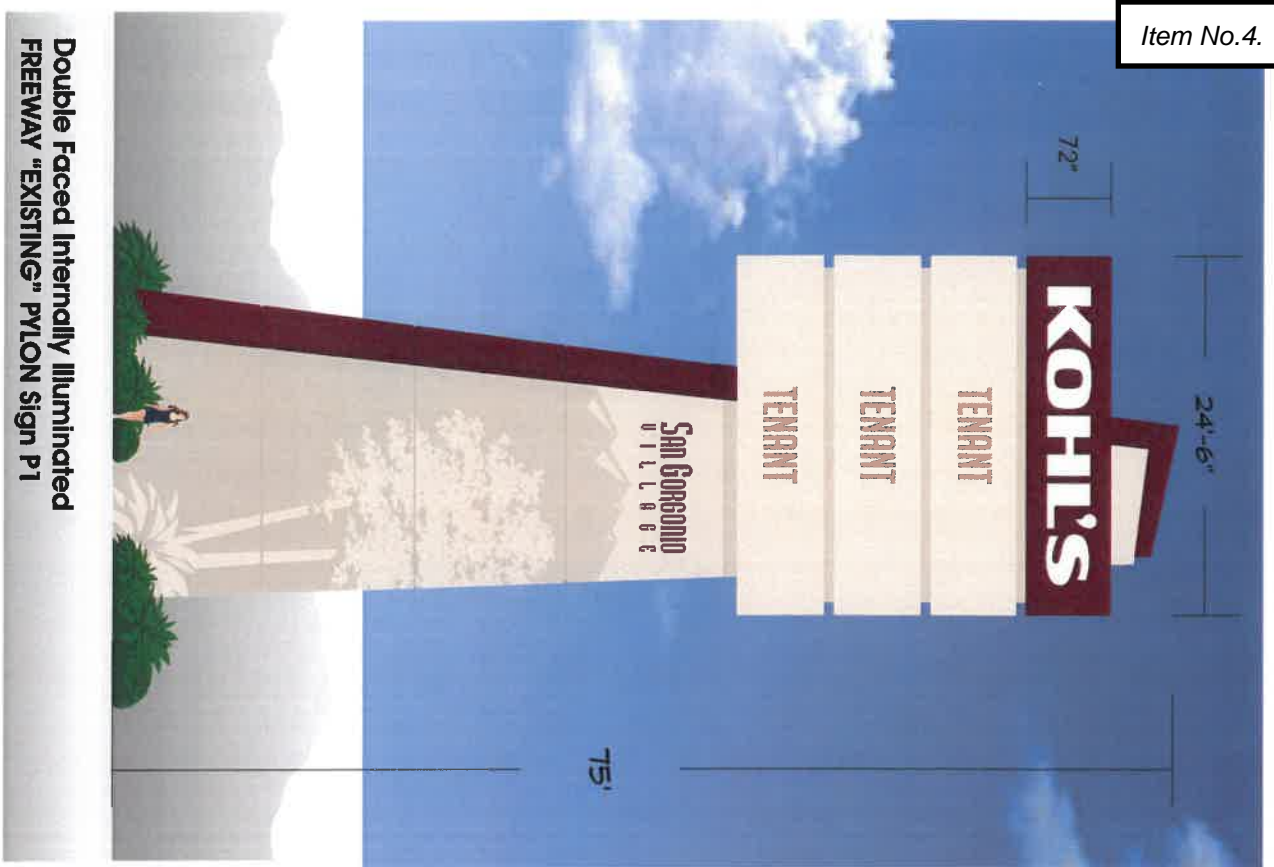
WOOD INVESTMENT
2920 AIRWAY AVE, SUITE A-9
COSTA MESA, CA 92627



KEY PLAN

SAN GORGONIO VILLAGE SIGN PROGRAM





FOUR (4) DOUBLE FACED TENANT CABINETS,
 .125 ALUMINUM FACES WITH CHANNEL LETTERS, COPY
 AND LOGO'S PER TENANT DESIGNS AND COLORS.

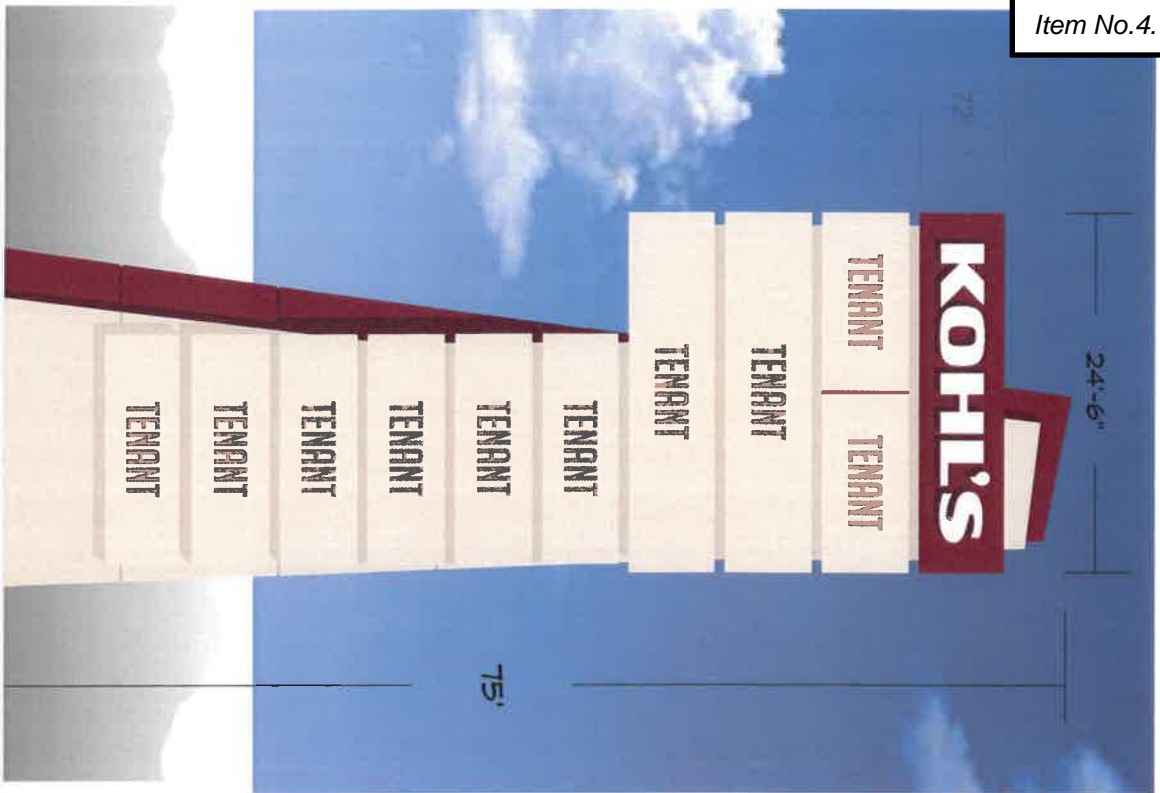
KOHLI'S FACES: PAINTED TO MATCH BURGUNDY
 PMS 188C SUEDE FINISH WITH WHITE COPY,
 REMAINING FACES PAINTED TO MATCH LIGHT BUILDING
 COLOR SUEDE FINISH.

POLE COVER: PAINTED TO MATCH BUILDING COLORS.

**Double Faced Internally Illuminated
 FREEWAY "EXISTING" PYLON Sign P1**

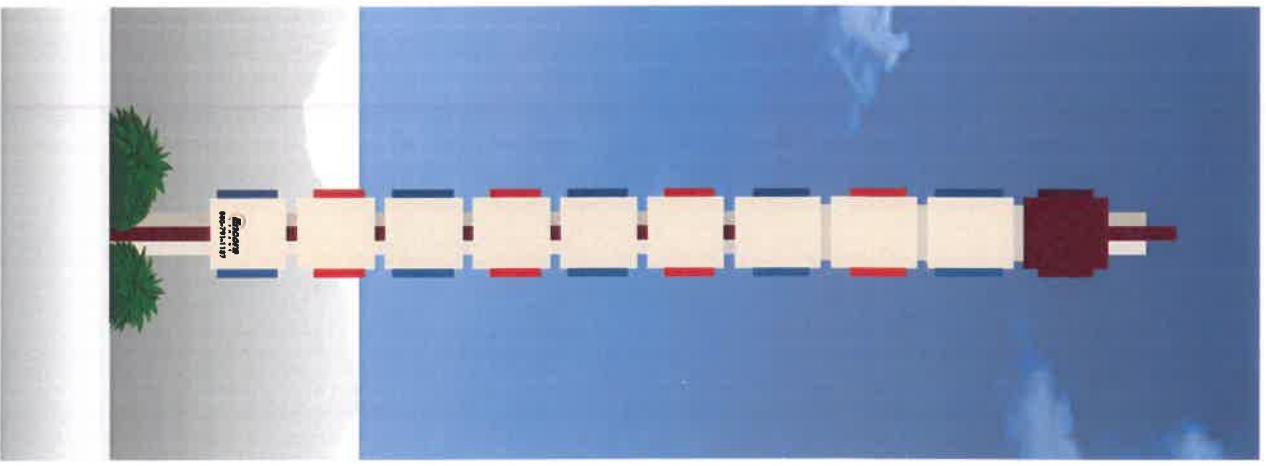
Tenant copy is subject to change

SAN GORGONIO VILLAGE SIGN PROGRAM



**Double Faced Internally Illuminated
FREEWAY "PROPOSED" Pylon Sign P1A**

Tenant copy is subject to change



**FOUR (11) DOUBLE FACED TENANT CABINETS,
.125 ALUMINUM FACES WITH CHANNEL LETTERS, COPY
AND LOGO'S PER TENANT DESIGNS AND COLORS.**

**KOHL'S FACES: PAINTED TO MATCH BURGUNDY
PMS 188C SUEDE FINISH WITH WHITE COPY,
REMAINING FACES PAINTED TO MATCH LIGHT BUILDING
COLOR SUEDE FINISH.**

POLE COVER: PAINTED TO MATCH BUILDING COLORS.

SAN GORGONIO VILLAGE SIGN PROGRAM



Item No.4.



Double Faced Internally Illuminated Existing MONUMENT sign M1

CABINET: ALUMINIUM CONSTRUCTION, FACES: .125 ALUMINIUM ROUTED OUT AND BACKED WITH ACRYLIC PER TENANT COPY / LOGO DESIGNS AND COLORS.
KOHLI'S: FACES PAINTED TO MATCH BURGUNDY PMS 188 C WITH WHITE COPY

105



Double Faced Internally Illuminated Existing MONUMENT sign M2

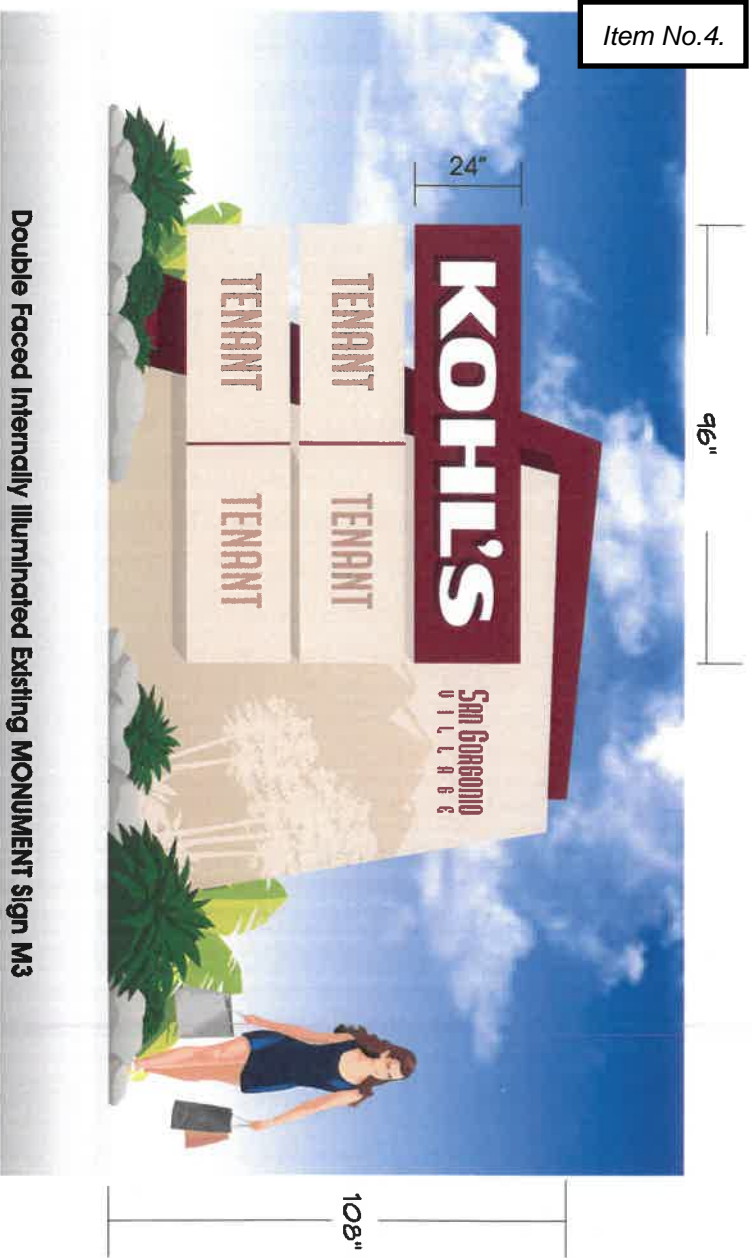
Tenant copy is subject to change

CABINET: ALUMINIUM CONSTRUCTION, FACES: .125 ALUMINIUM ROUTED OUT AND BACKED WITH ACRYLIC PER TENANT COPY / LOGO DESIGNS AND COLORS.
KOHLI'S: FACES PAINTED TO MATCH BURGUNDY PMS 188 C WITH WHITE COPY

SAN GORONIO VILLAGE SIGN PROGRAM



Item No.4.



Double Faced Internally Illuminated Existing MONUMENT sign M3

Tenant copy is subject to change

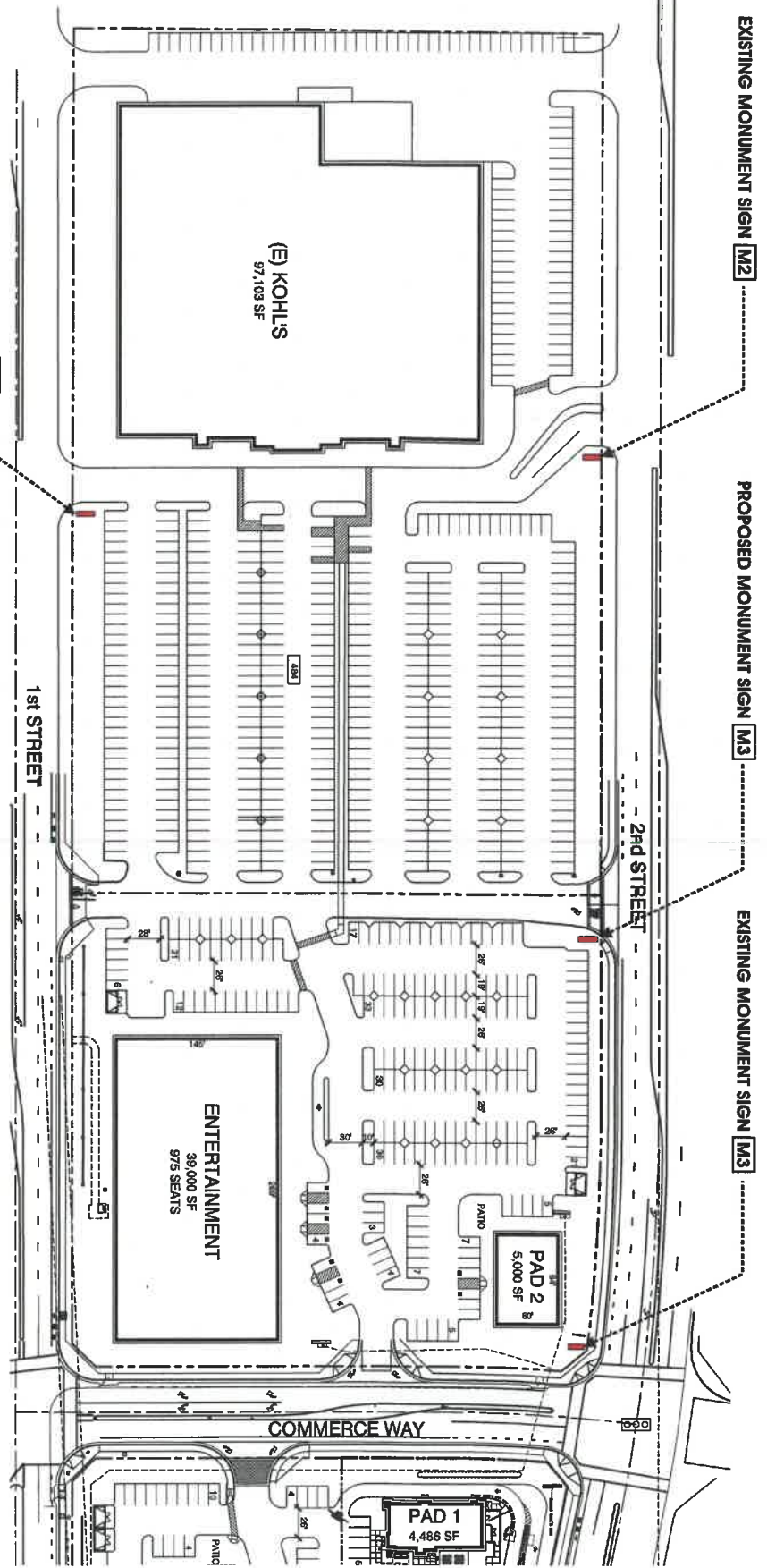
CABINET: ALUMINUM CONSTRUCTION, FACES: .125 ALUMINUM ROUTED OUT AND BACKED WITH ACRYLIC PER TENANT COPY / LOGO DESIGNS AND COLORS. FACES PAINTED SUEDE FINISH.

KOHL'S: FACES PAINTED TO MATCH BURGUNDY PMS 188 C WITH WHITE COPY

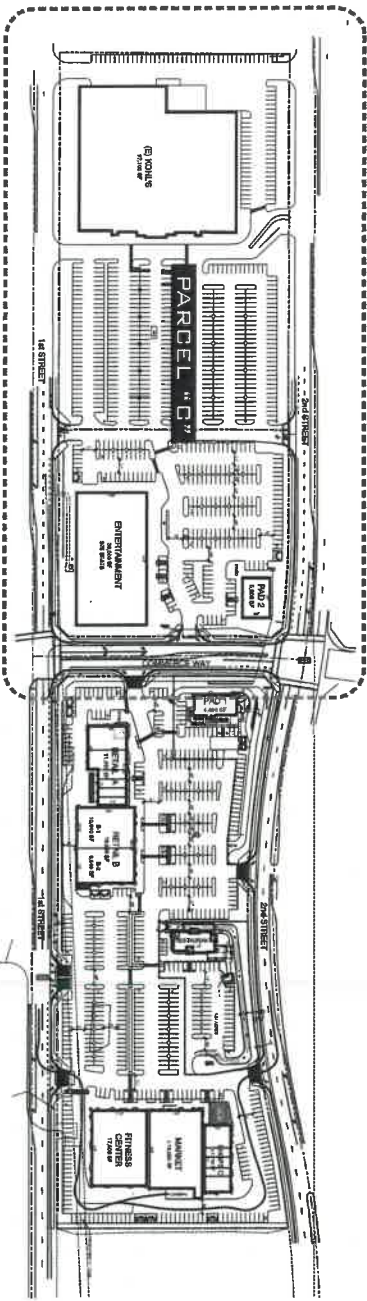
SAN GORONIMO VILLAGE SIGN PROGRAM



Item No. 4.



107



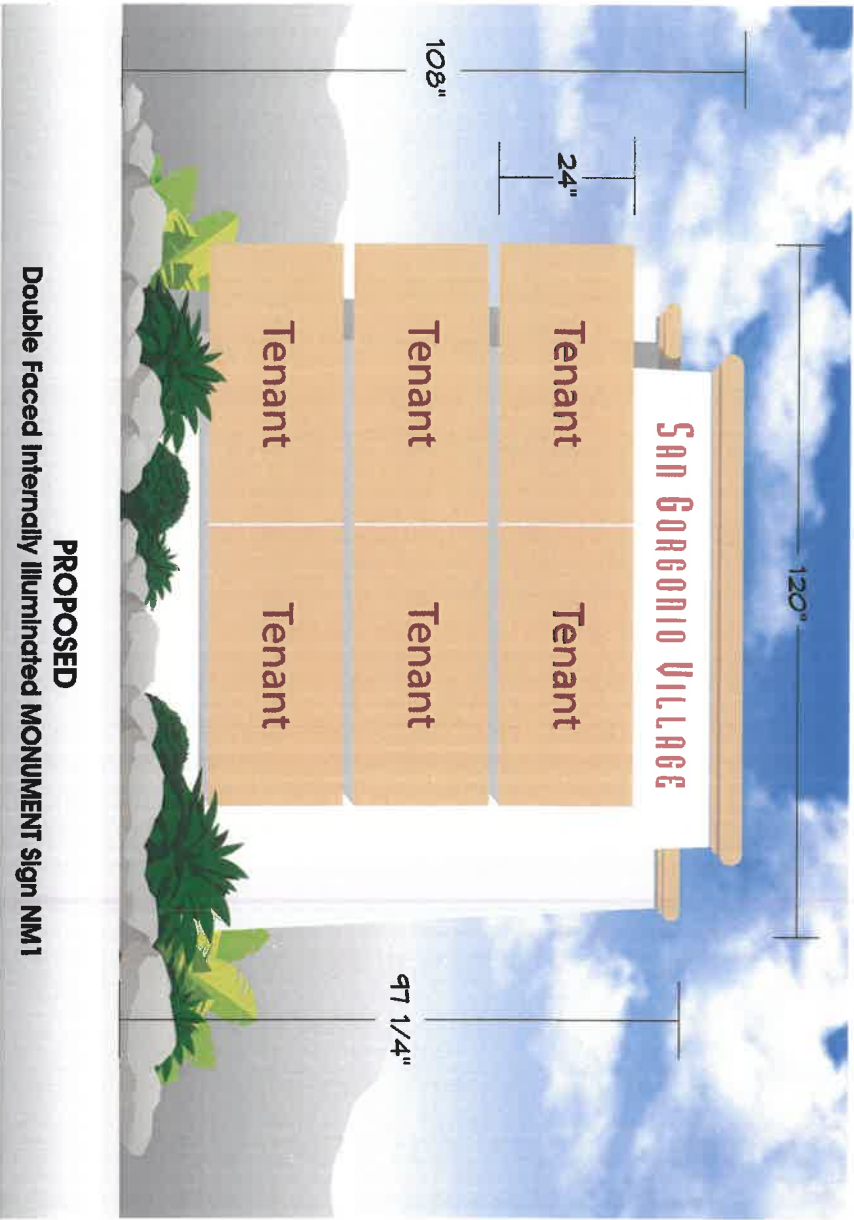
PARCEL "C"

SAN GORGONIO VILLAGE SIGN PROGRAM



SITE PLAN
NOT TO SCALE





PROPOSED
Double Faced Internally Illuminated MONUMENT sign NM1

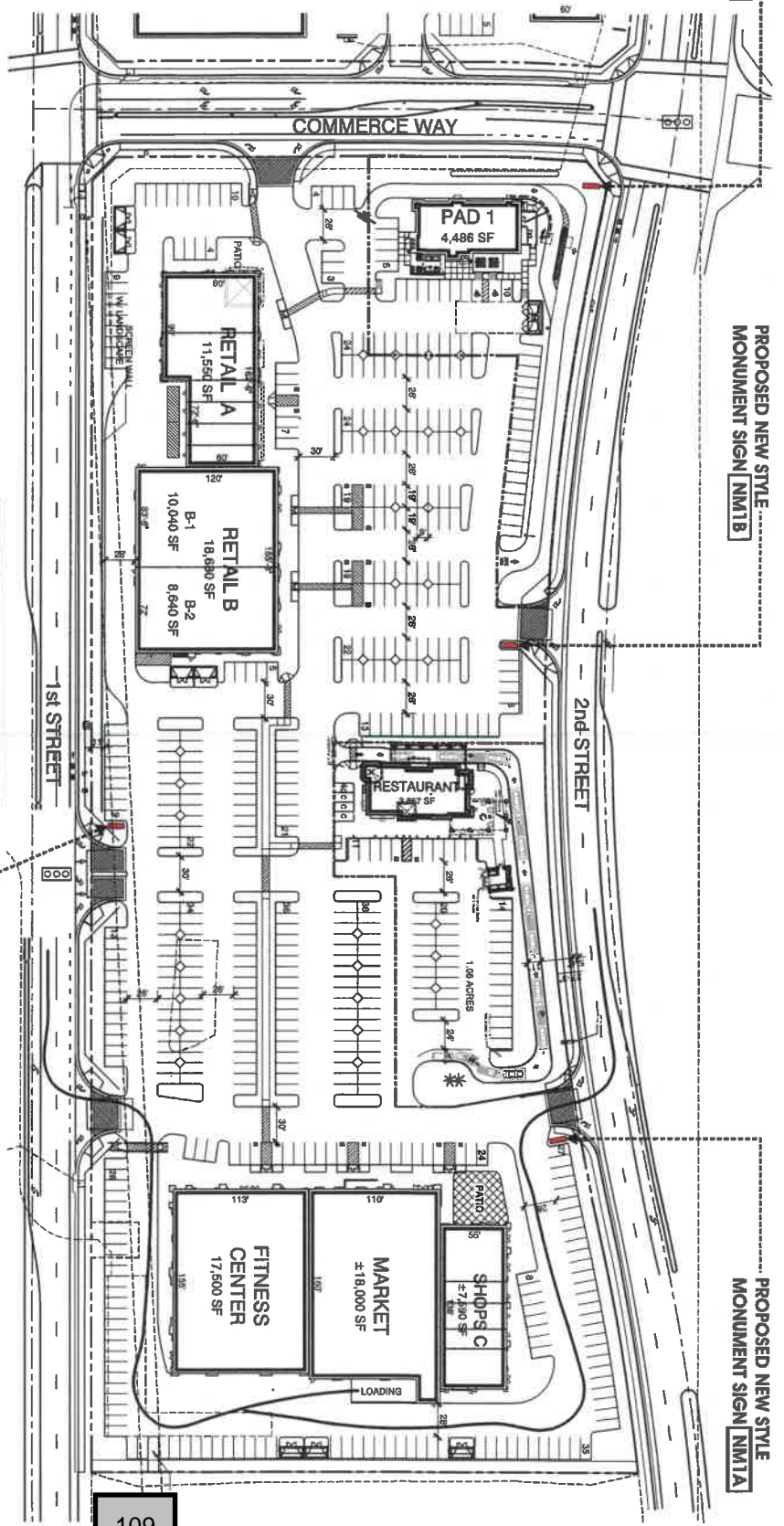
CABINET: ALUMINUM CONSTRUCTION,
FACES: .125 ALUMINUM ROUTED OUT
AND BACKED WITH ACRYLIC PER
TENANT COPY / LOGO DESIGNS
AND COLORS,
FACES PAINTED TO MATCH AS SHOWN.

Item No.4.

PROPOSED NEW STYLE
MONUMENT SIGN NMT/C

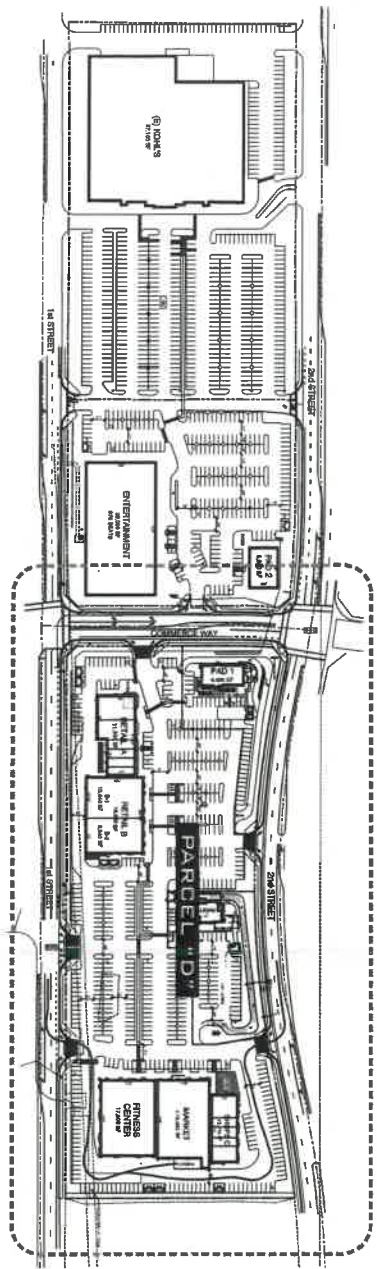
PROPOSED NEW STYLE
MONUMENT SIGN NMT/B

PROPOSED NEW STYLE
MONUMENT SIGN NMT/A



PARCEL "D"

PROPOSED NEW STYLE
MONUMENT SIGN NMT/D



SITE PLAN
NOT TO SCALE

SAN GORGONIO VILLAGE SIGN PROGRAM



APPENDIX B: SIGN PROGRAM



Presented by



DATE: 2-07-07

TABLE OF CONTENTS

1	COVER PAGE
2	TABLE OF CONTENTS
3	PURPOSE AND INTENT / GENERAL REQUIREMENTS
4	SIGN DESIGN GUIDELINES / OTHER SIGNAGE / PROHIBITED SIGNS
5 & 6	CONSTRUCTION REQUIREMENTS
7	DIRECTIONAL SIGNS
8	ANCHOR TENANT ELEVATIONS
9	ANCHOR TENANT SIGN
10	MAJOR TENANT SIGN
11	SHOP TENANT / PAD TENANT
12	PYLON SIGN
13	MONUMENT SIGNS
14	THEATRE PYLON SIGN
15	SITE PLAN PARCEL "C"
16	SITE PLAN PARCEL "D"
17	SITE PLAN - FREEWAY PARCEL

PROJECT DIRECTORY

OWNER:

LCG BEAUMONT, LLC
 1850 SIDEWINDER DRIVE
 SECOND FLOOR
 PARK CITY, UT 84060

ARCHITECT:

NADEL RETAIL
 3080 BRISTOL STREET STE. 500
 COSTA MESA, CA. 92626

SIGN CONSULTANT:

ONTARIO NEON COMPANY, INC.
 303 WEST MAIN STREET
 P.O. BOX 9297
 JIM BARNETT
 ONTARIO, CA. 91762
 TEL: (909) 230-5581
 FAX: (909) 988-6376



San Gorgonio Village SIGN PROGRAM

The intent of this Sign Criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment at the above mentioned project. Adherence to this Sign Criteria shall be rigorously enforced and any nonconforming signs shall be removed by the tenant at their expense, upon demand by the landlord or the City of Beaumont. Exceptions to these standards shall be reviewed by the landlord, and the City of Beaumont to determine their validity. The City of Beaumont Development Code governs all signage not addressed in this sign program.

A. GENERAL REQUIREMENTS

1. Prior to applying for a sign permit the tenant shall submit to the landlord for approval, four copies of scaled drawings indicating the size, location, design and color of the proposed sign, with manufacturing and installation details and the width of the leased store front.
2. Prior to manufacturing, the tenant shall submit to the City of Beaumont Planning Department at least three copies of the sign drawing approved by the Landlord and obtain a valid sign permit from the Building Department.
3. The tenant shall pay for all of their signs, installation, (including final connection), permit labor and permit fees.
4. The tenant shall be responsible for fulfillment of all the requirements of this sign criteria.
5. Sign contractor will repair any damage caused by his work, and tenant shall be fully responsible for the operations of his sign contractor(s).
6. The Landlord shall furnish an electrical circuit for each sign. The Landlord shall have control over the hours of illumination of all building signs.
7. Upon termination of the lease, the tenant shall be responsible for removing their sign, patching any holes in the fascia, and painting them to match the surrounding wall color in a manner acceptable to the Landlord. If the tenant has space on a pylon or monument sign, the tenant will replace their sign panel(s) with a blank panel(s) to match the color and texture.
8. Promotional or special event signs, banners and flags shall be in conformance with the City of Beaumont Sign Ordinance and must be approved by the Landlord prior to submission to the City.
9. No other types of signs except those specifically mentioned within this criteria will be allowed without prior approval from the Landlord and the City.
10. It is understood that there may be the need for additional signs for information and directional purposes. These signs will be reviewed by the Landlord and the City Planning Department for consistency of design with the Shopping Center prior to installation.
11. Any sign on which stains or rust appear, or which becomes damaged in any way, or which in any manner whatsoever is not maintained properly, shall be promptly repaired by tenant. Landlord may remove and store, at tenants expense, any signs not maintained properly or not in accordance with this sign program.





SIGN DESIGN GUIDELINES FOR ALL SIGNS

1. Signs shall be designed in a manner compatible with the shape and layout of the architectural features of the building. Signs shall be consistent with the scale and proportions of the building elements within the facade.
2. Incorporating logos and/or images to enhance the signage identity is encouraged. Designs and colors to be approved by the landlord and the City of Beaumont.
3. Wall signs shall not have any visible attachments unless the attachments make an intentional statement or are architectural elements.
4. All exterior (exposed) sign surfaces shall be primed and painted or pre-coated.
5. Wall signs shall consist of individual, interior-illuminated, plastic faced metal channel letters. Reverse channel letters are allowed with indirect and direct lighting. Can signs as logos may be allowed on a case by case basis by the Landlord and City of Beaumont, providing it is a registered trademark or symbol commonly used by the applicant.
6. Wall sign placement must be centered both vertically and horizontally within the sign fascia area. Wall signs are not to exceed 70 percent of fascia/building width or (1) square foot of sign area for each lineal footage of the building. Anchor tenants are allowed up to 72" letter height. Major tenants are allowed up to 54" letter height. Shop and pad tenants are allowed up to 30" letter height.
7. Sign square footage shall be calculated by drawing up to four straight lines around copy and logo.
8. Freestanding signs shall be placed a minimum of 100' apart. They shall be placed in a planter or landscaped area with a minimum of 125 square feet. Pylon and monument signs shall be a minimum of five (5) feet from any right-of-way, sidewalk or drive way.

OTHER SIGNAGE:

FREE STANDING SIGNS:
 A total of three (3) freeway pylon signs (one for parcels C and D and two for reference only) and four (4) monument signs for parcel C, and four (4) monument signs for Parcel D will be allowed for this property (refer to Site Plan for locations). These double-faced freestanding signs herein described will be located in planters or landscaped areas with a minimum 125 square feet.
 See elevation drawings for dimensions.

DIRECTIONAL SIGNS:
 Directional signs are allowed with a maximum of ten (10) square feet of area and four (4) feet of overall height. Such directional signs shall only contain information necessary for on-site circulation, parking, and information. No advertising is allowed. Tenant identity will be allowed. All directional signs must be approved by the Landlord prior to submission to the City of Beaumont.

MENU BOARD SIGNS:
 Menu boards located on the interior driveways of drive-through facilities shall not exceed forty two (42) square feet in area and six (6) feet in overall height. Speakers shall face away from residential property. No more than three (3) menu boards per drive-through shall be permitted.

AWNING SIGNS:
 No sign affixed to or incorporated into an awning shall exceed ten (10) percent of the awning elevation.

PROHIBITED SIGNS

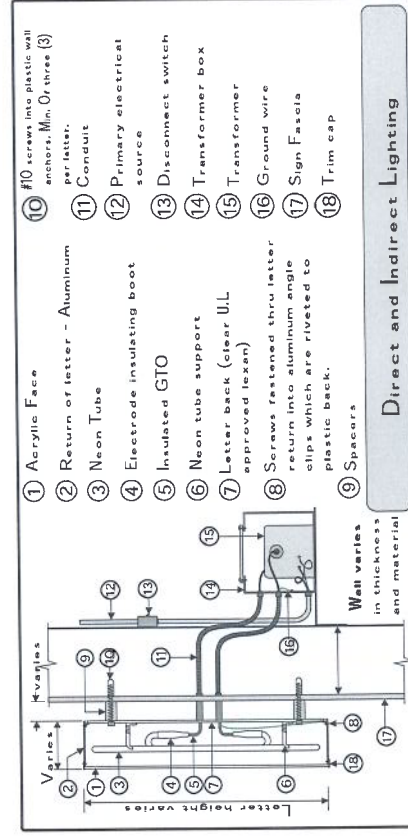
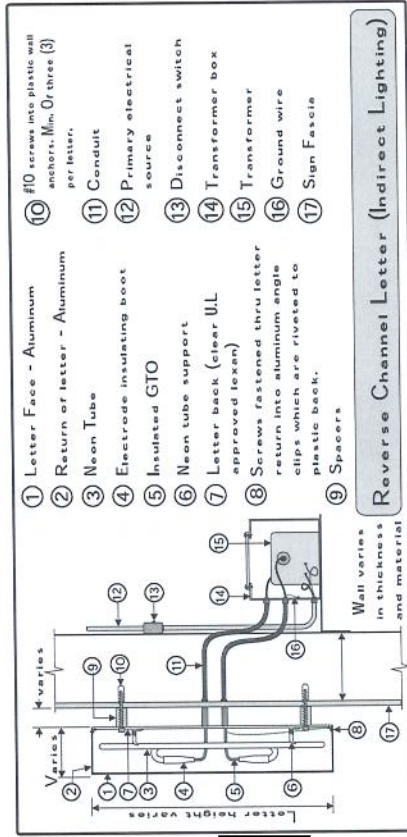
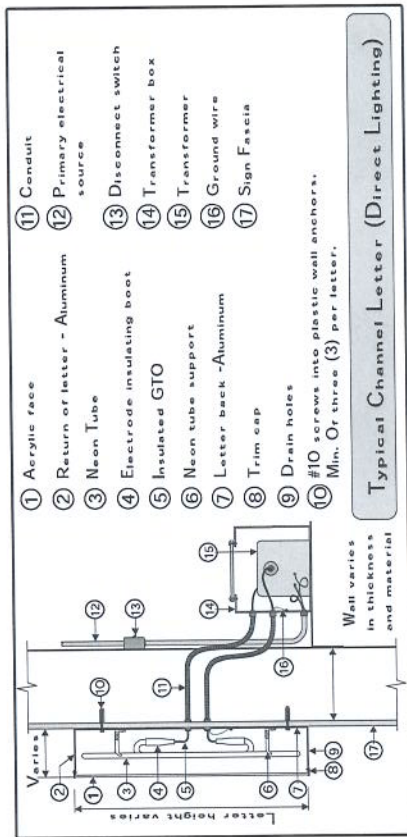
Signs painted directly on the wall.
 Window painted signs.
 Roof or ground inflated balloons / figures.
 A-frame signs.
 Advertising flag poles.
 Signs affixed to trucks, trailers or other vehicles that advertise or promote the activity of the business.
 Signs deemed to be immoral, obscene, or unlawful.



CONSTRUCTION REQUIREMENTS FOR ALL SIGNS

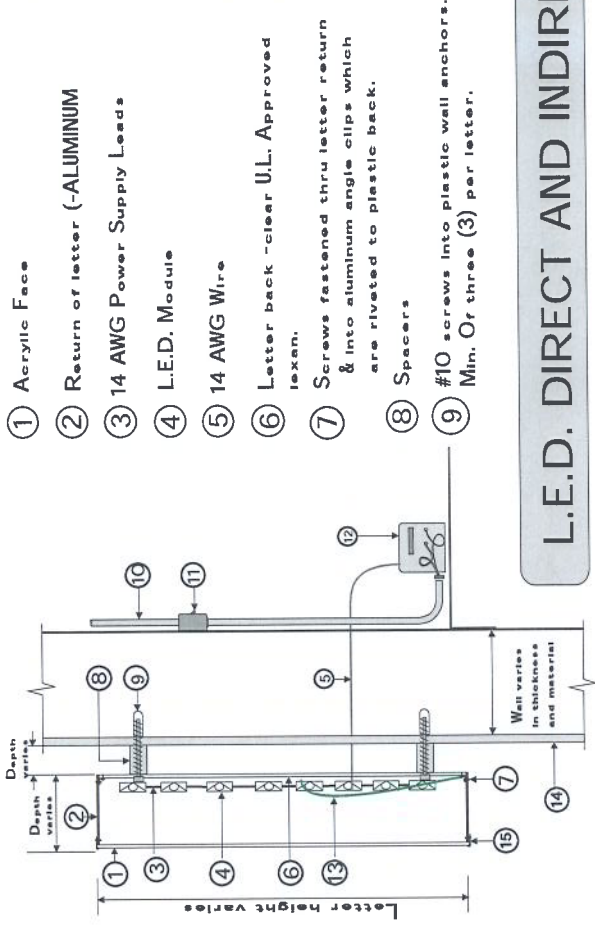
1. Sign contractors must be U.L. approved, fully licensed with the city and state, with full Workman's Compensation and general liability insurance.
2. Signs must be constructed of durable, rust-inhibited materials that complement the design intent of the tenants identity and are complementary to the architecture.
3. No exposed conduit, transformers, or wiring will be permitted on the fascia. Exposed raceways are not allowed unless they are incorporated into the overall design of the sign. All penetrations of the building required for sign installation shall be neatly sealed in a watertight condition. Color and finish to match existing wall.
4. No sign manufacturer labels shall be permitted on the surfaces of the letters that are visible from the ground.
5. All signs shall bear the Underwriters Laboratories label, and shall comply with local building and electrical codes.
6. It is the responsibility of the tenant's sign company to obtain a sign permit from the City of Beaumont and verify the location of each sign and the type of wiring method required.
7. All sign fabrication and lighting must match the specifications of the approved working drawings. Internal illumination to be 30 milliamp neon or L.E.D. modules, Sloan or Geicore are the approved L.E.D. systems to be used.
8. L.E.D. or Neon accent lighting may be approved on a case by case basis by Landlord and City of Beaumont.

***SEE PAGE #6 FOR L.E.D. DETAILS**



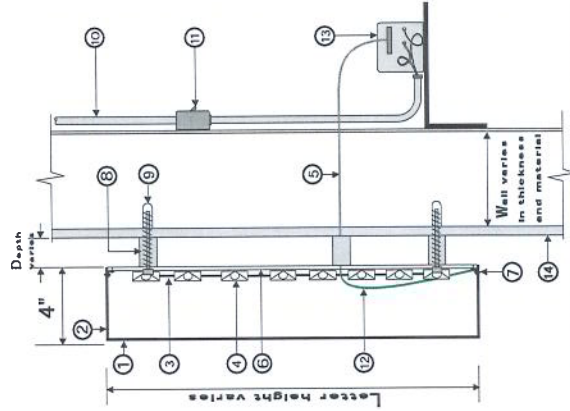


- ① Acrylic Face
- ② Return of letter (-ALUMINIUM)
- ③ 14 AWG Power Supply Leads
- ④ L.E.D. Module
- ⑤ 14 AWG Wire
- ⑥ Letter back -clear U.L. Approved lexan.
- ⑦ Screws fastened thru letter return & into aluminum angle clips which are riveted to plastic back.
- ⑧ Spacers
- ⑨ #10 screws into plastic wall anchors. Min. Or three (3) per letter.
- ⑩ Primary electrical source
- ⑪ Disconnect switch
- ⑫ Transformer
- ⑬ Ground wire
- ⑭ Sign Fascia
- ⑮ Trim cap



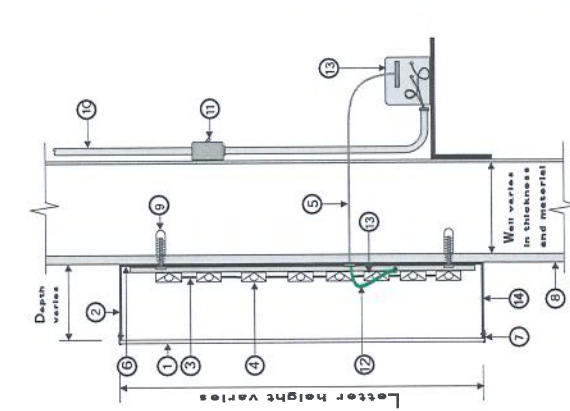
L.E.D. DIRECT AND INDIRECT LIGHTING

- ① Letter face -aluminum
- ② Return of letter -aluminum
- ③ 14 AWG Power Supply Leads
- ④ L.E.D. Module
- ⑤ 14 AWG Wire
- ⑥ Letter back-clear U.L. Approved lexan.
- ⑦ Screws fastened thru letter return & into aluminum angle clips which are riveted to plastic back.
- ⑧ Spacers
- ⑨ #10 screws into plastic wall anchors. Minimum of three (3) per letter
- ⑩ Primary electrical source
- ⑪ Disconnect switch
- ⑫ Ground wire
- ⑬ Transformer
- ⑭ Sign fascia



L.E.D. INDIRECT LIGHTING

- ① Acrylic face
- ② Return of letter -Aluminum
- ③ 14 AWG Power Supply Leads
- ④ L.E.D. Module
- ⑤ 14 AWG Wire
- ⑥ Letter back -Aluminum
- ⑦ Trim cap
- ⑧ Sign Fascia
- ⑨ #10 screws into plastic wall anchors. Min. Or three (3) per letter.
- ⑩ Primary electrical source
- ⑪ Disconnect switch
- ⑫ Ground wire
- ⑬ Transformer
- ⑭ Drain holes (min.2 per letter)



L.E.D. DIRECT LIGHTING

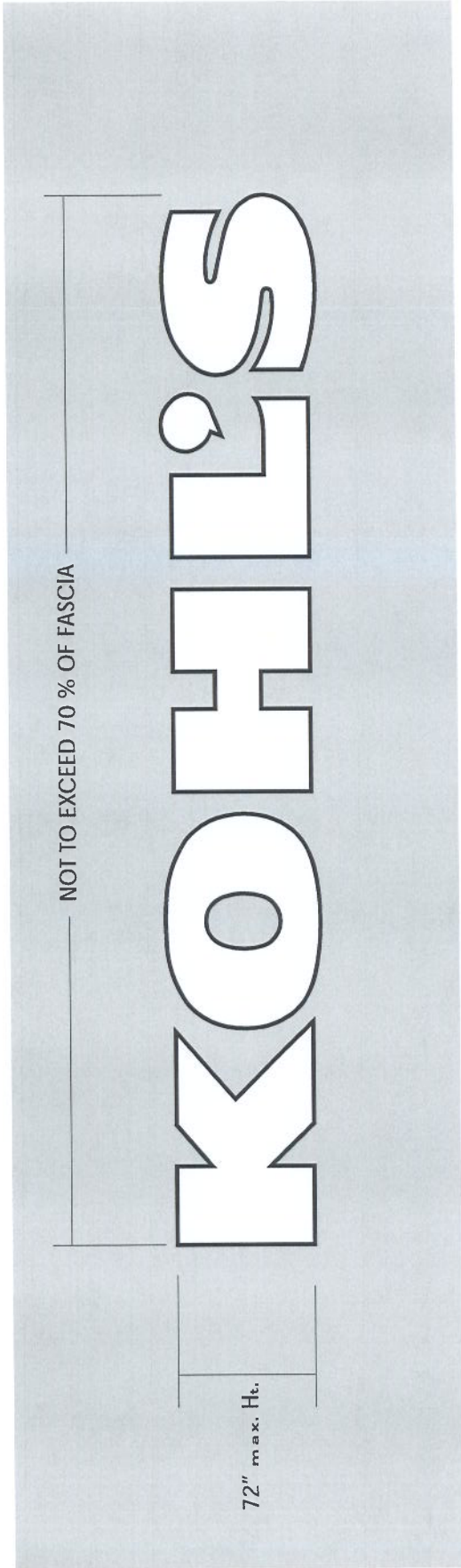


DOUBLE FACED INTERNALLY ILLUMINATED DIRECTIONAL SIGN CABINET. .090 ALUMINUM FACES ROUTED OUT AND BACKED WITH ACRYLIC PER TENANT DESIGN AND COLORS. FACES PAINTED TO MATCH BUILDING COLORS W/SUEDE FINISH. (KOHL'S BACKGROUND PAINTED TO MATCH BURGUNDY PMS 188C WITH WHITE COPY.)

SUPPORTS PAINTED TO MATCH BUILDING COLOR

TO BE INSTALLED AS NEEDED WITH THE APPROVAL OF THE OWNER AND THE CITY OF BEAUMONT

ILLUMINATED DIRECTIONAL SIGN



PRIMARY WALL SIGN ON FRONT ELEVATION

ANCHOR TENANT

ANCHOR TENANT - 10,000 SQUARE FEET OF LEASED SPACE OR MORE.

WALL SIGNS

Sign Copy:

Letter size shall be proportional to the background and overall sign size.
72" Maximum letter height.

Sign Area = 1 square foot of signage per lineal foot of lease frontage per building elevation.

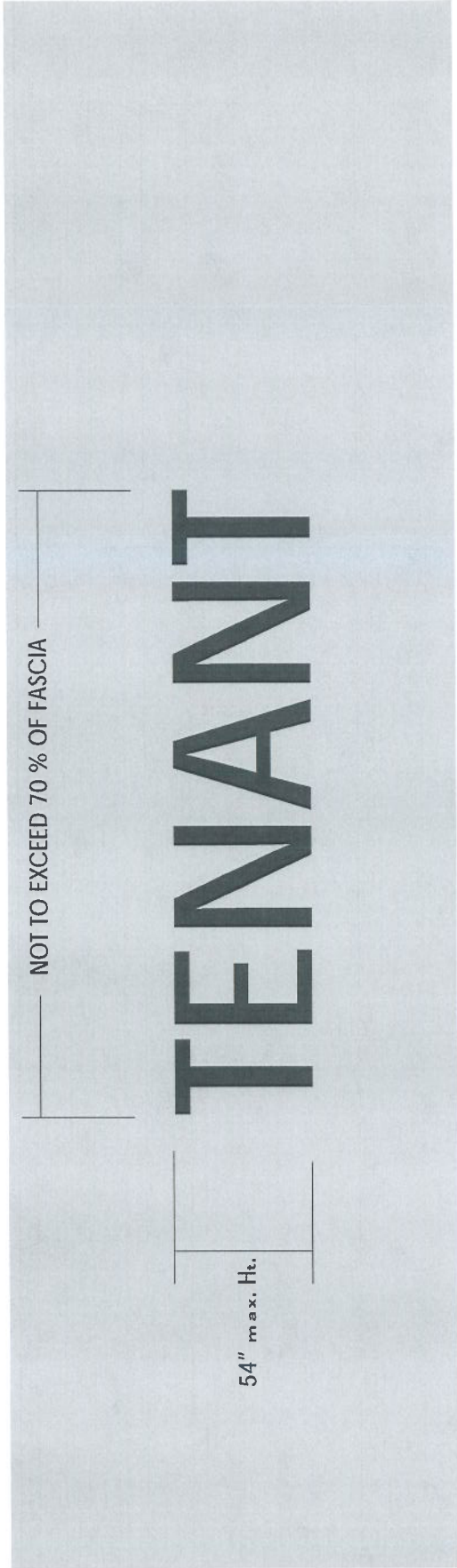
Primary Wall Sign:

Anchor tenants are allowed one primary wall sign per building elevation, not to exceed 70% of the portion of the facade or building element where it is placed.

Secondary Wall Sign:

Major tenants are allowed secondary signage, not to exceed 70% of the portion of the facade or building element where it is placed.





PRIMARY WALL SIGN ON FRONT ELEVATION

MAJOR TENANT

MAJOR TENANT - 5,000 SQUARE FEET OF LEASED SPACE TO A MAXIMUM OF 9,999 SQUARE FEET.

WALL SIGNS

Sign Copy:

Letter size shall be proportional to the background and overall sign size.
54" Maximum letter height.

Sign Area = 1 square foot of signage per lineal foot of lease frontage per building elevation.

Primary Wall Sign: Major tenants are allowed one primary wall sign per building elevation, not to exceed 70% of the portion of the facade or building element where it is placed.

Secondary Wall Sign:

Major tenants are allowed secondary signage, not to exceed 70% of the portion





SHOP TENANT / PAD TENANT

WALL SIGNS

Tenants are allowed one primary wall sign per frontage, not to exceed 70% of the portion of the facade or building element where it is placed.

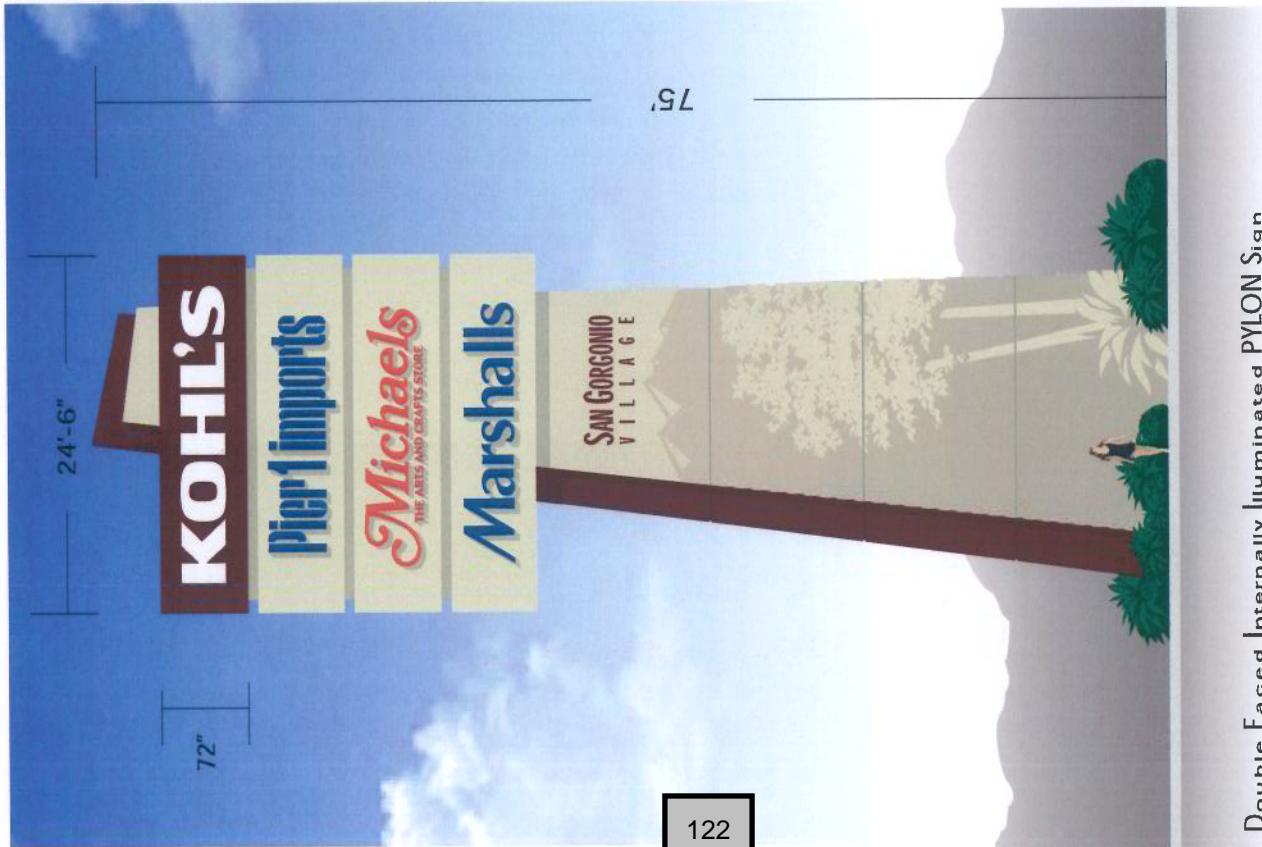
Maximum of three(3) wall signs total per end tenant and four(4) for pad tenants.

Sign Copy:

Letter size shall be proportional to the background and overall sign size, 30" Maximum letter height.

Sign Area = 1 square foot of signage per lineal foot of lease frontage per building elevation.

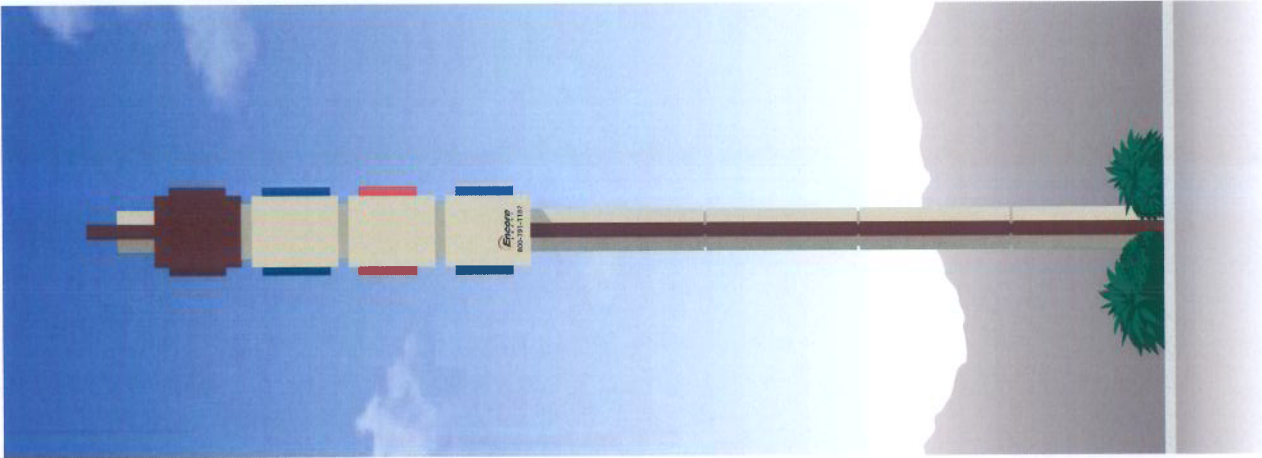




FOUR (4) DOUBLE FACED TENANT CABINETS.
 .125 ALUMINUM FACES WITH CHANNEL LETTERS. COPY
 AND LOGO'S PER TENANT DESIGNS AND COLORS.

KOHL'S FACES: PAINTED TO MATCH BURGUNDY
 PMS 188C SUEDE FINISH WITH WHITE COPY.
 REMAINING FACES PAINTED TO MATCH LIGHT BUILDING
 COLOR SUEDE FINISH.

POLE COVER: PAINTED TO MATCH BUILDING COLORS.



Double Faced Internally Illuminated PYLON Sign

Tenant copy is subject to change





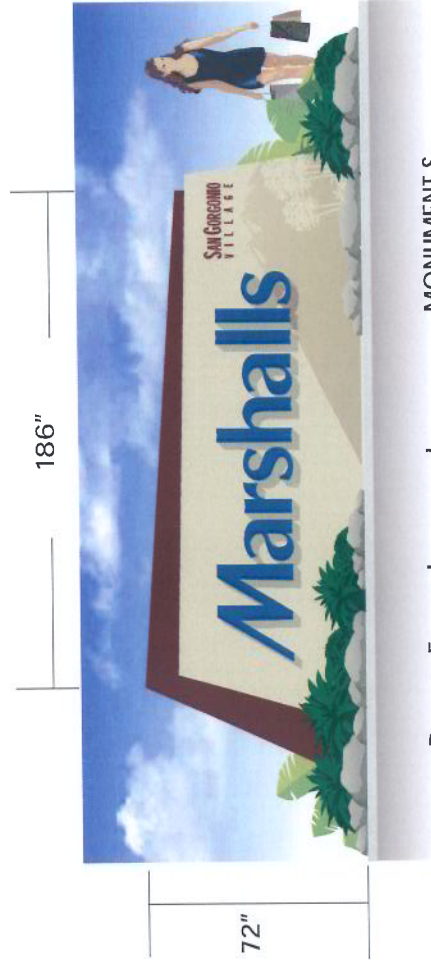
CABINET: ALUMINUM CONSTRUCTION.
FACES: .125 ALUMINUM ROUTED OUT
AND BACKED WITH ACRYLIC PER
TENANT COPY / LOGO DESIGNS
AND COLORS.
FACES PAINTED SUEDE FINISH.

KOHL'S: FACES PAINTED TO
MATCH BURGUNDY PMS 188 C
WITH WHITE COPY

CABINET: ALUMINUM CONSTRUCTION.
FACES: .125 ALUMINUM ROUTED OUT
AND BACKED WITH ACRYLIC PER
TENANT COPY / LOGO DESIGNS
AND COLORS.
FACES PAINTED SUEDE FINISH.



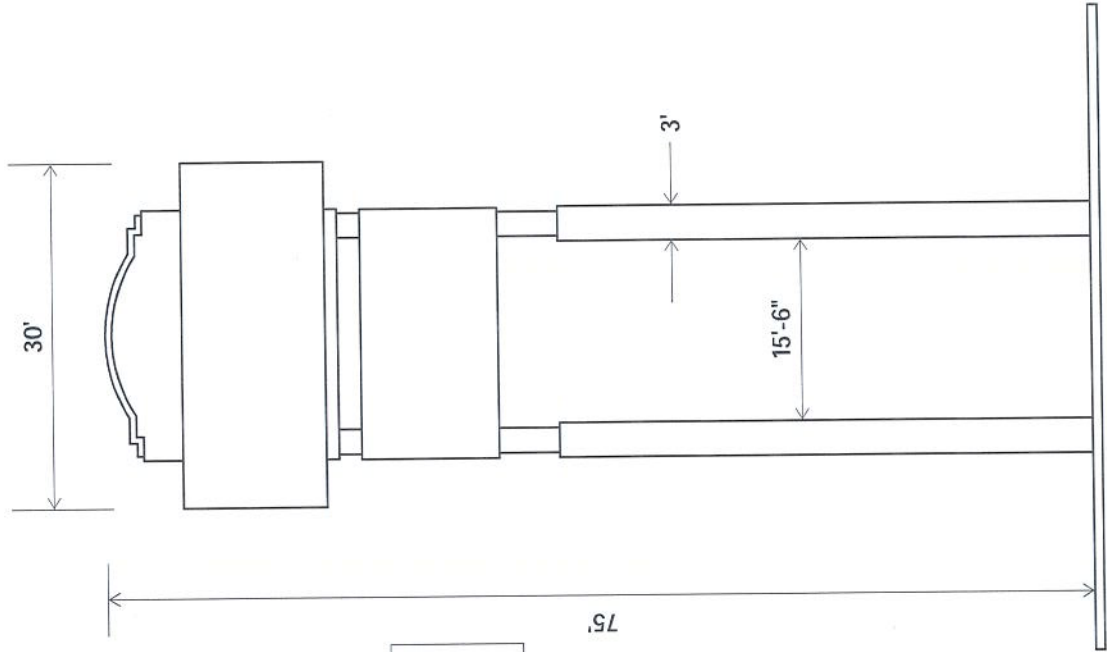
Double Faced Internally Illuminated MONUMENT Sign



Double Faced Internally Illuminated MONUMENT Sign

Tenant copy is subject to change

San Gorgonio Village sign program



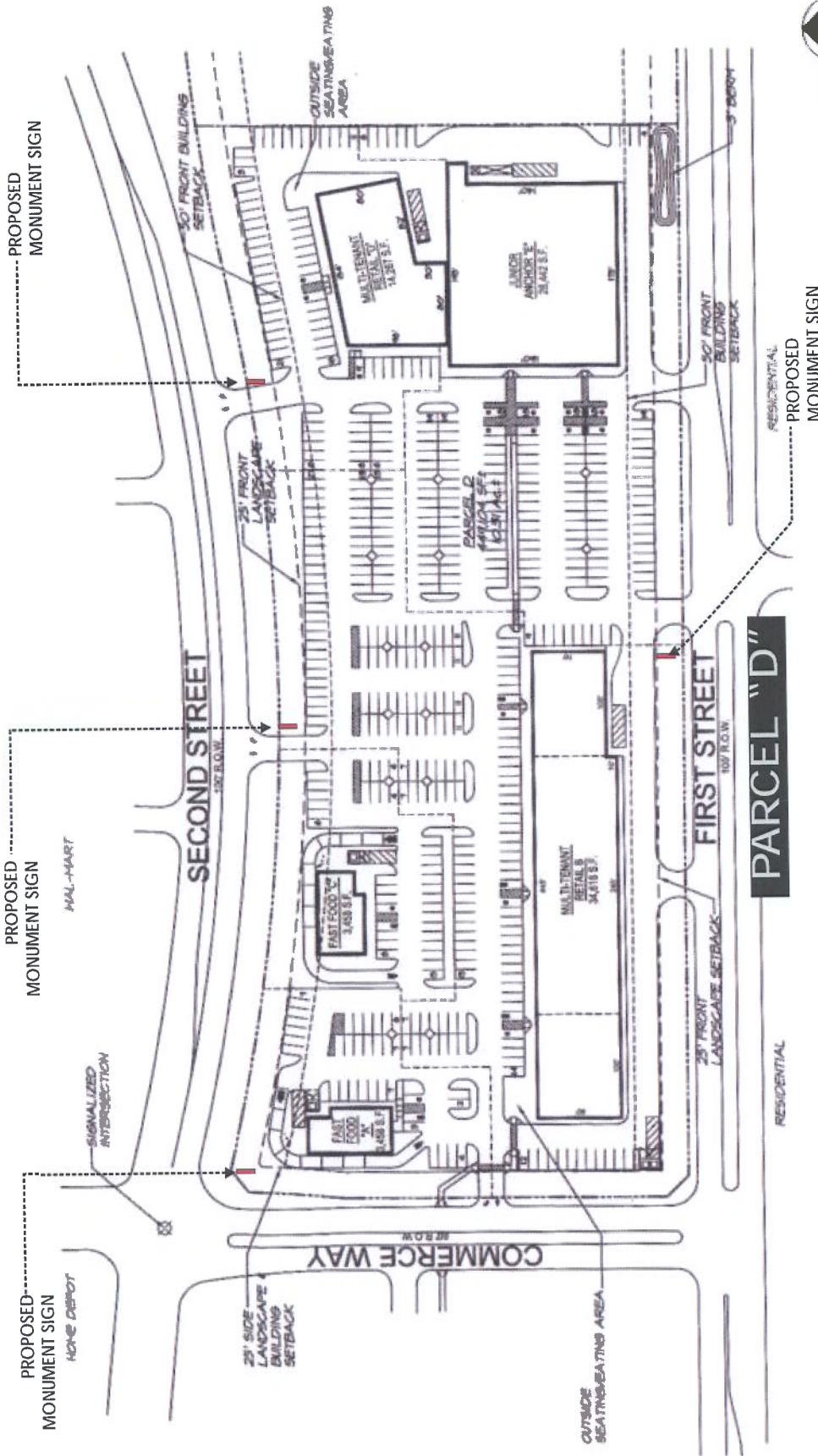
CINEMA SIGN:
FLEX FACES. COPY
AND COLOR
TO BE DETERMINED.

OPTIONAL ELECTRONIC
MESSAGE UNIT. FULL
COLOR, GRAYSCALE
OR MONOCHROME.

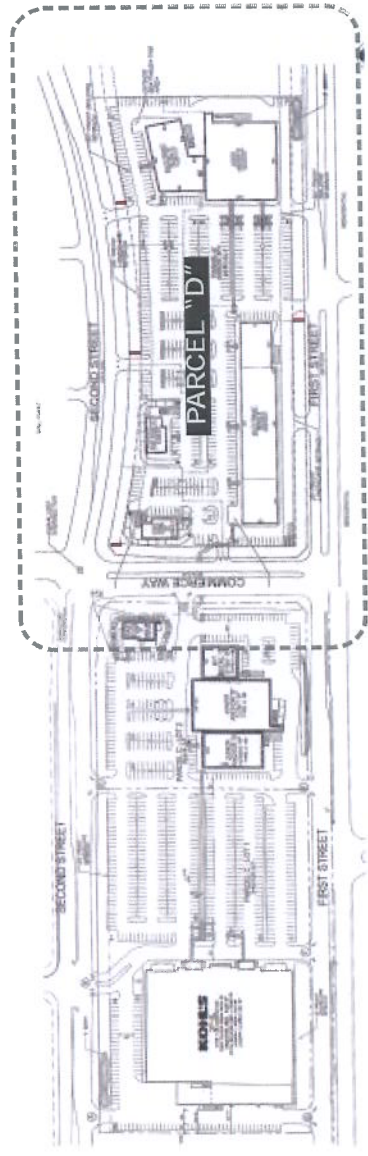
DOUBLE FACED TOP CABINET:
.125 ALUMINUM FACES ROUTED COPY/LOGO
AND BACKED WITH ACRYLIC. COLOR TO BE DETERMINED.



DOUBLE FACED INTERNALLY ILLUMINATED PYLON SIGN
Tenant copy is subject to change (FOR REFERENCE ONLY)



SITE PLAN
NOT TO SCALE



RESIDENTIAL
PROPOSED
MONUMENT SIGN

PROPOSED
MONUMENT SIGN

PROPOSED
MONUMENT SIGN
HALL-MART

PROPOSED
MONUMENT SIGN
HOME DEPOT



PROPOSED
PYLON FOR PARCELS "C" & "D"

PROPOSED
FREEWAY PYLON SIGN
(FOR REFERENCE ONLY)

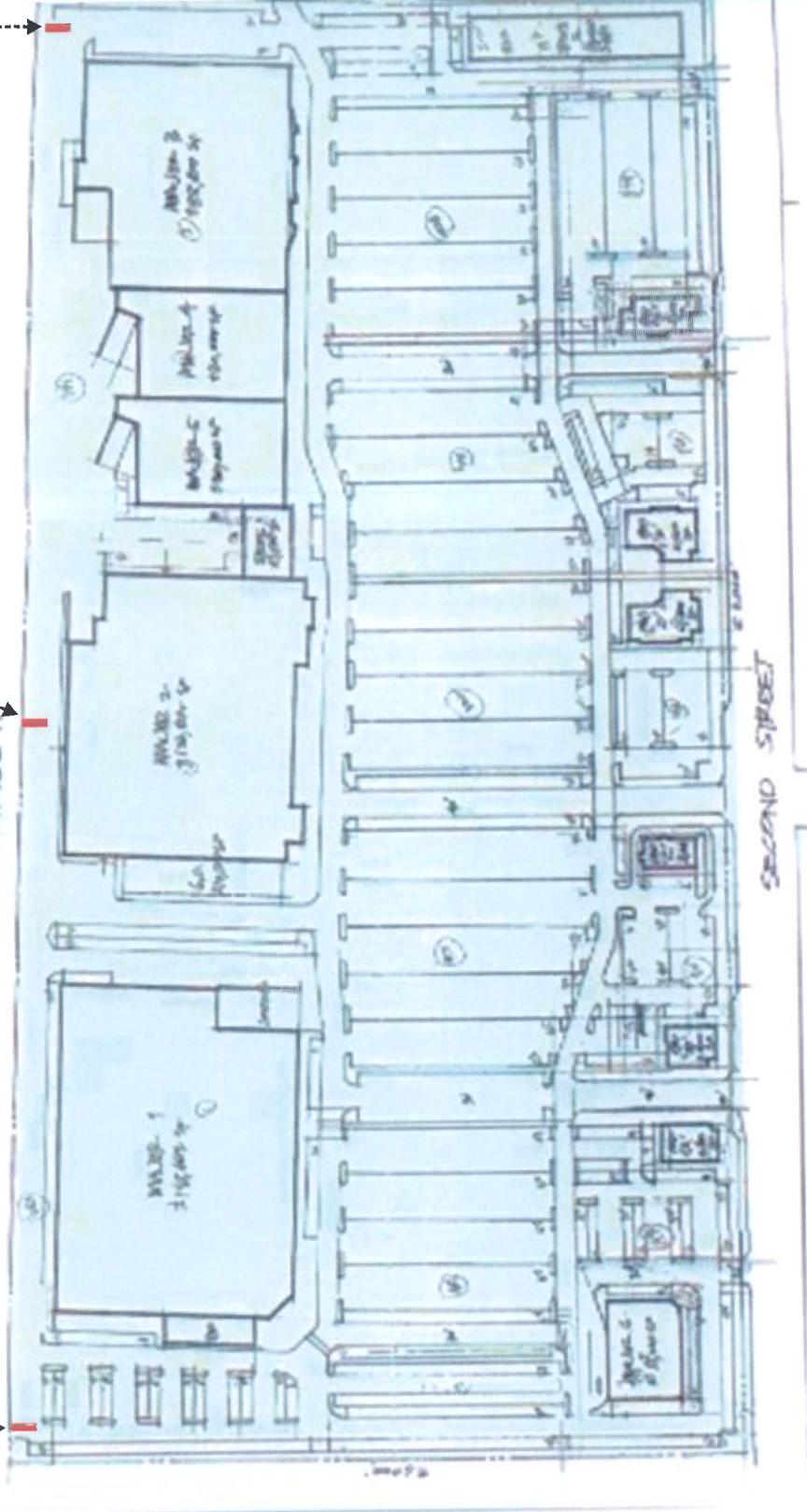
PROPOSED
THEATRE PYLON
(FOR REFERENCE ONLY)

HOME DEPOSIT PLA



Union Pacific Railroad

PHASE II



NOT TO SCALE

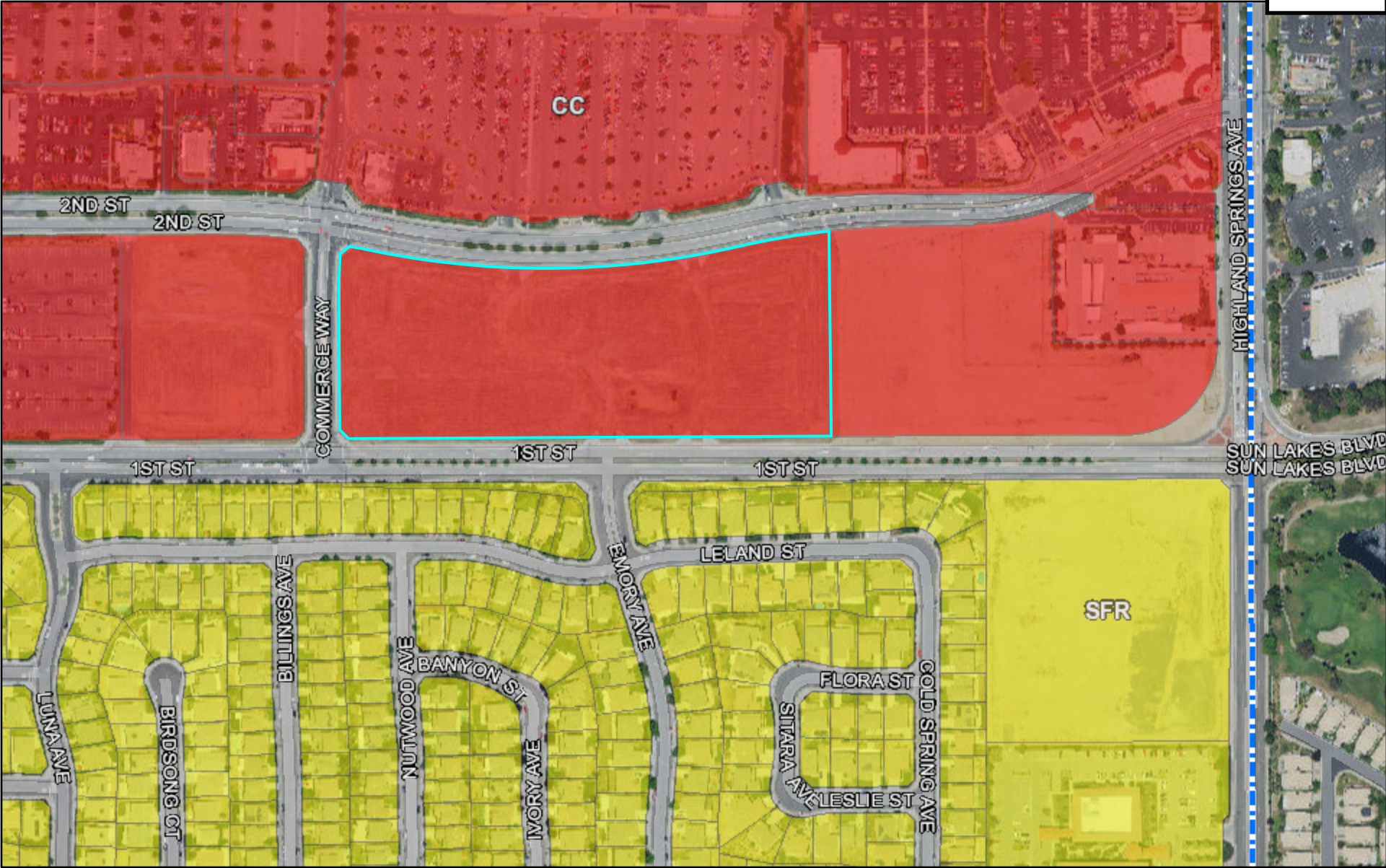
SITE PLAN - FREEWAY PARCEL

San Geronio Village sign program



PLAN2020-0454 General Plan Land Use

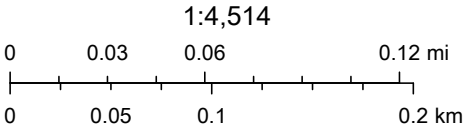
Item No.4.



5/4/2020, 8:55:40 AM

- | | | | |
|---------------------------|--------------------------|-------------------------------|-----------------------------|
| General Plan | Multi-Family Residential | Industrial | Beaumont Avenue Overlay |
| Rural Residential | General Commercial | Commercial Industrial Overlay | Public Facilities |
| Single-Family Residential | Community Commercial | Urban Village Overlay | Recreation and Conservation |

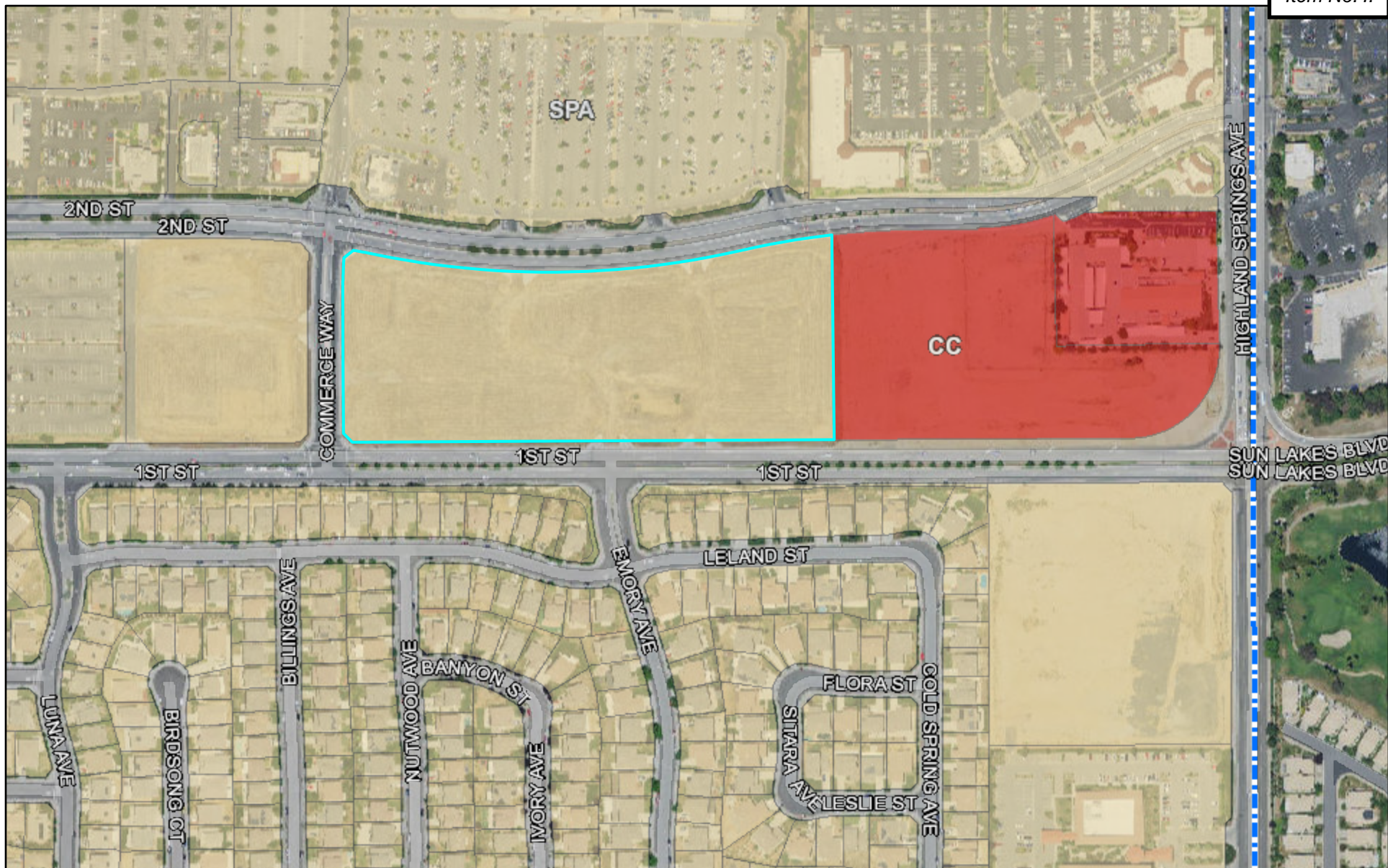
128



1:4,514

PLAN2020-0454 Zoning

Item No.4.

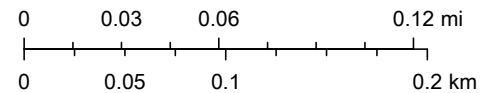


5/4/2020, 8:52:59 AM

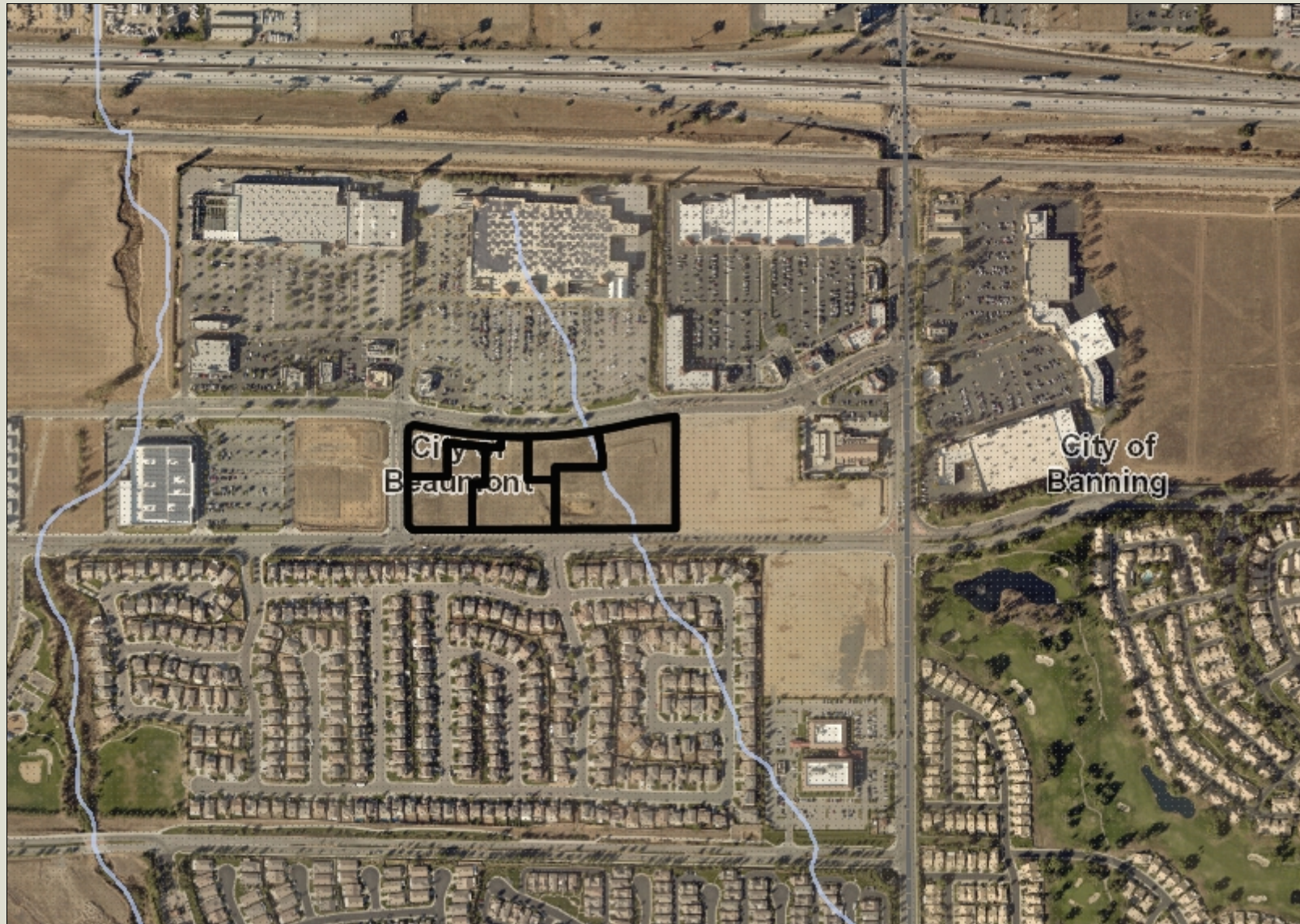
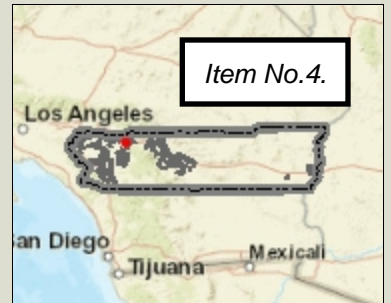
- | | | | |
|---------------------------|--------------------------|--------------------------|-------------------------|
| Zoning | Residential Multi-Family | Commercial Community | Beaumont Avenue Overlay |
| Rural Residential | Specific Plan Area | Commercial Manufacturing | Public Resource Overlay |
| Residential Single-Family | Commercial General | Manufacturing | Public Facilities |

129

1:4,514



PLAN2020-0454 Aerial Photograph



Legend

- Blueline Streams
- City Areas
- World Street Map



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

130

0 770 1,539 Feet

REPORT PRINTED ON... 5/4/2020 9:05:16 AM

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Notes

