



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

PLANNING COMMISSION DATE: July 24th, 2024

CITY COUNCIL DATE: August 20th, 2024

PROJECT NAME: Tentative Parcel Map No. 38953

PROJECT NO.: PM2024-0003

DESCRIPTION: A request for a finance and conveyance map to subdivide 110.90 acres into six (6) parcels, for Tentative Tract Map 38953, located in Planning Area 20 of the Oak Valley & SCPGA Golf Course Specific Plan

APPLICANT: Meritage Homes of California, a California Corporation

LOCATION: West of Sorenstam Drive and north of San Timoteo Canyon Road

APN: Portion of 413-790-010

PROJECT

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

STANDARD CONDITIONS

The following conditions of approval are for Tentative Parcel Map No. 38953 and consist of all subsequent conditions and all conditions of approval for the Oak Valley Specific Plan (SP No. 318) and the Mitigation Monitoring and Reporting Plan.

1. The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning TENTATIVE PARCEL MAP NO. 38953 and the Environmental Impact Report certified by the Beaumont City Council in conjunction with the SCGPA Golf Course at Oak Valley Specific Plan, which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.

2. The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
3. This conditionally approved tentative map will expire on November 18, 2028, per 7 of the Development Agreement between the City of Beaumont and SDC Fairway Canyon LLC, a Delaware limited liability company, that has been partially assigned and assumed by Meritage Homes of California, Inc., a California corporation. Action on a minor change and/or revised map request will not extend the time limits of the tentative map. Approval of the final map by the City Council is required.
4. The conveyance/financing purposes map is located within the SCGPA Golf Course at Oak Valley Specific Plan. The project is limited to the overall density and intensity, allowed uses, design guidelines, including entry monumentation and landscaping, setbacks shall comply with SCGPA Golf Course at Oak Valley Specific Plan.
5. This map is approved for financing and land conveyance purposes only. No applications for building permits or grading permits shall be submitted for the parcels/lots created by this map until approval of subsequent tentative maps for development purposes.
6. If required by the Planning Department, within ten (10) days of approval by the City Council ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Planning Department prior to release of the final conditions of approval.
7. Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal.
8. The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Department.
9. The properties contained within Tentative Parcel Map 38953 are part of the SCPGA Golf Course at Oak Valley Specific Plan Specific Plan, approved originally by the Beaumont City Council on November 5, 2002, and later amended in 2004, 2005, 2014 and 2021. The provisions and criteria of the SCPAGA Golf Course at Oak Valley Specific Plan shall control and guide the development.
10. An Environmental Impact Report EIR was prepared and certified for the SCPGA Golf Course at Oak Valley Specific Plan Specific Plan, Addendum(s) were

prepared for the subsequent amendment and a series of mitigation measures were adopted by the City Council to mitigate the potential impacts of the project. All of the mitigation measures set forth in the subject environmental document are herewith established as conditions of approval for the underlying Vesting Tentative Tract Map No. 31462.

11. The approval of this map shall not result in any vesting provisions relative to City of Beaumont fees and exactions. The provisions of the Development Agreement shall prevail in all cases.
12. The proposed parcels shall have legal access from a public road, or access shall be feasible and required by conditions of approval of the Vesting Tentative Tract Map No. 31462.

FIRE DEPARTMENT CONDITIONS

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

13. Prior to Recordation: All lots have acceptable legal access either by lot configuration or by a separate recorded document. A conceptual engineering design shall be submitted to provide assurance that access can be designed and constructed.
 - A. Provide conceptual engineering design to ensure access can be designed and constructed to each lot per Riverside County Ordinance 460 Section 10.16.

PUBLIC WORKS

14. All lots or parcels will have access to a public street either by lot configuration or by a separate document of dedication to be recorded concurrently with a parcel map or tract map. A concept-level engineering effort must be submitted with the tentative map to provide assurance that access can be designed and constructed.
15. When the property owner desires to obtain a permit to improve any of the lots/parcels created by this process, a separate tentative map and parcel map or tract map will be required to obtain those development rights.

**End of
Conditions**