

Beaumont Sundance LLC  
Sundance Corporate Center  
From the Desk of...  
Jan Harriman  
38 Cormorant Circle  
Newport Beach, CA 92660  
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[janharrimanoc@gmail.com](mailto:janharrimanoc@gmail.com)  
949 3754533

September 22, 2022

Attention:  
CAROLE KENDRICK  
Planning Manager  
City of Beaumont  
550 E. 6th Street  
Beaumont, CA 92223

Subject: Sundance LLC Tentative Parcel Map 38519 (PM 2002-0013)

Dear Carole

Below and Enclosed you will find information specifically for the City to review that we believe will support our request for a lot split of our parcel #4 in the Sundance Corporate Center Development.

Pursuant to your request for additional information.

- Compliance with the goals and policies of the General Plan.
  - The proposed use is substantially in conformance with the intent of the Beaumont General Plan.
  - Additionally, the subject use is permitted in the SPA Zone with the approval of Plot Plan 07-PP-12 by the Planning Commission, see Exhibit A attached.
- Suitability of the site for the type and density of the proposed subdivision.
  - Site has been previously mass graded, and pads are suitable and in conformance with prior approvals, Plot Plan 07-PP-12.
- Proposed street improvements and utilities.
  - No additional street improvements are proposed. Backbone infrastructure was constructed with Plot Plan 07-PP-12 and utility connections provided.
- Proposed storm drain system.
  - No additional storm drain improvements are proposed. Backbone infrastructure was constructed with Plot Plan 07-PP-12 and utility connections provided, only area drains as necessary are needed.
- Any existing or proposed public easements or protective covenants to be recorded.
  - Existing easements are as shown on the TPM 38519 for public utilities, ingress/egress and storm drains per documents 2006-0675292 and 2006-0780970, respectively.
  - An easement for entry monument is proposed at the intersection of 8th Street and Highland Springs Avenue.

- Proposed phasing.
  - Proposing one phase of development
- Water service
  - A will serve letter from BCVWD was received for the initial project for the entire site, Plot Plan 07-PP-12.
- The Beaumont-Cherry Valley Water District has agreed in writing to serve all lots in the land division: or
  - See Exhibit B attached will serve staff report.
- The land divider has an acceptable application for a water purveyor permit on file with department of public health; or
  - N/A
- The land divider has agreed in writing to form a domestic water system under permit from the proper authorities to serve the land division;
  - N/A
- The land divider has filed with the health department information regarding the quantity and quality of water of any wells existing on the property, and the estimated cost of drilling a well on the property.
  - N/A, site was already mass graded and existing wells are not present on the site.
- A written statement stating the type of sewage disposal that will be used. If on-site sewage disposal is proposed, the Public Works Director shall require soil percolation tests or other pertinent information.
  - Sewer main line connection to the property was made in 8<sup>th</sup> Street with construction of the first phases of Plot Plan 07-PP-12 and sewer connections provided to the subject site.
  - Attached Exhibit A, B & Conditions of Approval (Original)

Most Sincerely,

Jan Harriman





#ACITYELEVATED

**CONDITIONS OF APPROVAL  
SUNDANCE CORPORATE CENTER  
Tent. Parcel Map 35789  
Plot Plan 07-PP-12  
December 28, 2007**

**SECTION ONE - GENERAL**

- 1.01 The design of the public infrastructure elements shall conform to the requirements of, but not limited to, the City of Beaumont Municipal Code, 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 Public Works Director.
- 1.02 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 Public Works Director. All plans are required to be drawn using computer-aided-drafting software that are compatible or readily convertible to City system. Electronic files of plans for approval shall be submitted at the time mylars are submitted for approval.
  - 1.02.1 Plans Required:
    - A. Street Plans - Plan/Profile at 1" = 40' (Hor.), 1" = 4' (Vert.), plus Title/Index and Detail Sheets
    - B. Rough grading plan at 1"=40' and Precise grading at 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.

1.03 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 subordinated to the City of Beaumont.
- B. All required off-site right-of-ways shall be acquired by the subdivider pursuant to the subdivision map act and the Beaumont Municipal Code.

1.04 Reports Required:

- A. A preliminary title report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Works Director for review along with the first submittal of the final map for checking.
- B. A preliminary soils report prepared by a California licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations shall be submitted for review by the Public Works Director 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 ripability of the proposed roadcuts and stability of manufactured slopes.

The geotechnical/civil 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 Public Works Director for review and approval as determined by the City. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the Public Works Director for review and approval, which may require additional tests at the expense of the

developer.

Permits to build structures will not be issued until a report has been submitted by a geotechnical/civil engineer and approved by the Public Works Director attesting to the sufficiency of all building pads to sustain proposed foundation loading.

- D. Traffic Study for review and approval by the Public Works Director shall be submitted for this project and shall comply with all recommendations therein.

1.05 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 based on the requirements of City Resolution No. 1990-44. An Engineer's estimate of construction shall be prepared by the subdivider and approved by the Public Works Director.
- B. At the time of requesting recordation of Final Map, the Subdivider shall provide to the City a cash deposit based on the requirements of City Resolution No. 1990-44. This deposit shall guarantee setting of final survey monumentation within the Parcel Map. Said deposit will be refunded after the Public Works Director 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 based on the requirements of City of Beaumont Resolution No. 1990-44.
- D. Prior to issuance of any permits to construct any improvement, securities to guarantee completion of construction and payment of labor and materials shall be provided by the developer and all assignees and successors to the City in accordance with Chapter 16.36 of the Beaumont Municipal Code.
- E. In compliance with all applicable local, state, and federal laws, all works

shall meet the prevailing wage requirements. Supporting documentation shall be provided to the City prior to acceptance of subject works or upon request by the City.

### **SECTION TWO – GRADING AND ONSITE IMPROVEMENTS**

The Developer shall submit site grading plan (mass, rough, precise) showing conformance to the 2007 California Building Code (CBC) and all applicable ordinance of the City of Beaumont. Plans must show that site is adequately protected from flooding and drainage is conveyed to existing watercourses or publicly maintained drainage facility. Plans shall also demonstrate compliance with Drainage Area Management Plan.

- 2.01 Together with the submittal of rough grading plans, developer shall also submit Landscaping & Irrigation Plan, Wall & Fence Plan and Final Project-Specific WQMP.
- 2.02 Prior to issuance of grading permit, Final Project-Specific WQMP in substantial conformance to the Preliminary Project-Specific WQMP and in full conformance with the WQMP guidance shall be submitted for review and approval by the City.
- 2.03 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 Public Works Director to ensure that unusable and non-visible slopes are not 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.
- 2.04 At the time of precise grading plan approval, Landscaping & Irrigation Plan, Wall & Fence Plan must have already been approved or approved at the same time with precise grading plan.

### **SECTION THREE – SEWER IMPROVEMENTS**

- 3.01 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.
- 3.02 Sewer mains shall be a minimum diameter of 8" with PVC pipe and

fittings unless otherwise approved by the Public Works Director. 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 Public Works Director. All manhole and cleanout covers within paved areas shall be adjusted to finished grades after paving is completed; and such adjustments 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 IMPROVEMENT**

- 4.01 The developer shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 4.02 All water valves and vault covers within paved areas shall be raised to finish surface and painted after paving is completed.
- 4.03 All fire hydrants, air vacuums and other above ground water facilities shall be placed outside of sidewalk areas. Water meter boxes and vaults, covers, etc. may be placed within sidewalks or paved areas provided such devices are set flush with finished surfaces as approved by the Public Works Director.

**SECTION FIVE - STORM DRAIN IMPROVEMENTS**

- 5.01 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.
- 5.02 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 storm flows cannot be adequately conveyed by street sections, underground storm drains shall be provided as recommended in the Hydrology/Hydraulics report and approved by the Public Works Director.
- 5.03 Prior to the recordation of each final map the subdivider shall construct temporary drainage facilities and erosion control as necessary to provide for storm runoff 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 and approved by the Public Works Director.

- 5.04 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 Public Works Director
- 5.05 The developer's engineer shall ensure that all the buildings proposed within this project shall be adequately protected from flooding. Due consideration shall be given to the presence of a detention basin emergency spillway on the west and a flood control channel to the east.

#### **SECTION SIX – STREET IMPROVEMENTS**

6.01 Off-site street improvement requirements shall be constructed based on a sensitivity analysis contained in the Traffic Study prepared for this development. 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. The developer shall obtain all required right-of-ways, construct all street improvements at the times required by the Traffic Study and approved by the Public Works Director.

6.02 Street improvements shall be as follows:

- 6.02.1 Highland Springs Avenue and Eighth Streets are currently improved with curb and gutter. Developer shall construct concrete sidewalk along its frontage and shall join/transition to existing improvements Developer is likewise required to improve beyond project boundary that might be necessitated by design.

The driveway approach located on Highland Springs Avenue that is crossing the channel shall be designed to handle the type of loading combinations for this type of structure.

At the time of this approval, the developer has not formalized agreement with the County Flood Control District. In the event that the County and the

Developer fails to reach an agreement, the Developer is required to redesign the site and provide a secondary access to this site for City's approval.

- 6.03 Developer shall comply with recommendations provided in the traffic study prepared for this site and whatever the Public Works Director deems appropriate.
- 6.04 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 a Traffic Index as approved by the Public Works Director.
- 6.05 All sidewalks shall have a minimum unobstructed width of eight feet, and the location of pedestrian ramps shall be based on approved standards in accordance with federal and state laws at the time of recordation.
- 6.06 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 Public Works Director.
- 6.07 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 placed prior to the first occupancy within that phase of development.
- 6.08 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.
- 6.09 Streets shall not be paved until all underground utilities are installed. There shall be no intersecting street centerlines less than 90° unless otherwise approved by the Public Works Director.
- 6.10 Prior to issuance of buildings permits, two points of ingress and egress shall be constructed as approved by the Public Works Director.
- 6.11 Streetlights and outdoor lighting shall conform to the City of Beaumont Outdoor Lighting Ordinance and approved by the Public Works Director.

- 6.12 Existing power lines within project boundaries shall be placed underground and must be coordinated with utility purveyors.

**SECTION SEVEN - TRAFFIC SAFETY**

- 7.01 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 Outdoor Lighting Ordinance and AMERICAN NATIONAL STANDARD PRACTICE FOR ROADWAY LIGHTING. This lighting system shall utilize high-pressure Sodium Vapor lamps.
- 7.02 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.
- 7.03 During construction, traffic control measures shall be provided. Such measures and devices shall include but not limited to: flagmen, barricades, portable electric traffic signals and street sweeping.

**SECTION EIGHT - PARK AND LANDSCAPING**

- 8.01 Prior to issuance of grading permit, for any phase of development, the developer shall prepare plans for the landscaping and irrigation of parks, 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 Public Works Director and Planning Director.

**SECTION NINE – OFFSITE UTILITIES**

- 9.01 All existing and proposed utilities shall be underground. Existing overhead power, telephone and other utilities along its' project frontage be underground by the Developer at its' own expense.

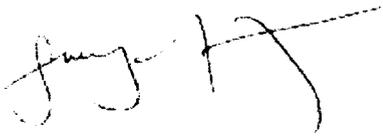
**SECTION TEN – MISCELLANEOUS**

- 10.01 Prior to issuance of the first occupancy permit for this project, all

*Tentative Parcel Map 35789  
Plot Plan 07-PP-12  
Conditions of Approval  
Sundance Corporate Center  
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improvements, but not limited to on-site and off-site, shall be completed to the satisfaction of and as maybe required by the Public Works Director. Developer is required to post maintenance securities for all improvements in the form/s acceptable to the City.

Sincerely,  
City of Beaumont

A handwritten signature in black ink, appearing to read 'Ponce Yambot', with a long horizontal stroke extending to the right.

Ponce Yambot,  
Administrative Engineer