



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

PLANNING COMMISSION DATE: October 22, 2025

CITY COUNCIL DATE: TBD

PROJECT NAME: Tentative Tract Map 38926

PROJECT NO.: TM2024-0002

DESCRIPTION: A Public Hearing request for approval of Tentative Tract Map 38926 for a proposed subdivision of 12.58 gross acres into 49 single-family residential lots ranging between 7,219 square feet and 13,072 square feet and four lettered lots, including a retention basin. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 12, Section 15183 (Projects Consistent with a Community Plan or Zoning).

APPLICANT: Monte Vista Homes

APN: 408-080-004, 408-080-005

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

STANDARD CONDITIONS

The following conditions of approval are for Tentative Tract Map No. 38926 and consist of all subsequent conditions and all conditions of approval for the Tentative Tract Map.

1. The permit for the above referenced Tentative Tract Map No. 38926 (TM2024-0002) and CEQA Section 15183 exemption, and property consists of all Conditions of Approval herein.
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 MAP NO. 38926 (TM2024-0002) and CEQA Section 15183 exemption, 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

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.
4. This conditionally approved tentative map will expire on TBD per Beaumont Municipal Code Chapter 16.32.040.A. 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.
5. If required by the Planning Department, within ten (10) days of approval by the City Council one(1) copy 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.
6. 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 and approved by applicable departments.
7. The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, retention basins, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by others as approved by the Planning Department.
8. The project is exempt from CEQA under Section 15183 of the CEQA guidelines (Projects Consistent with a Community Plan and Zoning). The project shall comply with the applicable mitigation measures of the 2020 General Plan Update Environmental Impact Report.
9. The applicant shall form/annex into the City-Wide Community Facilities District for Maintenance Services.
 - a. Prior to the later of issuance of any building permit or recordation of a final map (if applicable) or such other date agreed to by the City Manager/City Engineer, the property owner/applicant shall provide a fiscal mechanism to mitigate the impact of its project on city maintenance services. Prior to approval of a Final Map the applicant shall form or annex into a Maintenance Services Mello-Roos Community Facilities District to offset the annual negative fiscal impacts of the project on maintenance services in the City. Property Owner shall submit exhibits depicting the features to be included in the maintenance district as provided by Section 53313 of the Mello Roos Community Facilities Act of 1982 for public facilities within and

for the benefit of the subject property. Alternatively, the applicant may propose alternative financing mechanisms to fund the annual negative fiscal impacts of the project with respect to maintenance services. For other mechanisms, similar facilities must be maintained. Such facilities may include but not be limited to the landscaped parkways within the public right-of-way, street tree maintenance, street sweeping and street maintenance, irrigation system maintenance, public street, curb and gutter, and sidewalk maintenance, neighborhood parks, trails, open space, street lights in the public right-of-way, energy usage, graffiti abatement, and public storm drains and water quality improvement facilities within the development and constructed pursuant to federal NPDES requirements and the regular maintenance of these facilities.” Applicant shall make a non-refundable deposit of \$15,000, or at the current rate in place at the time of annexation toward the cost of annexation, formation or other mitigation process, as applicable. Contact shane.spicer@spicercg.com.

10. The applicant shall form/annex into the City-Wide Community Facilities District for Police, Fire, and Paramedics.
 - a. Prior to the later of issuance of any building permit or recordation of a final map (if applicable) or such other date agreed to by the City Manager/City Engineer, the property owner/applicant shall annex into a Police, Fire and Paramedic Services Mello-Roos Community Facilities District to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City. Alternatively, the applicant may propose alternative financing mechanisms to fund the annual negative fiscal impacts of the project with respect to Public Safety services. Applicant shall make a non-refundable deposit of \$12,500, or at the current rate in place at the time of annexation toward the cost of annexation, formation or other mitigation process, as applicable. Contact shane.spicer@spicercg.com.
11. Homeowners Associations (HOA): Prior to issuance of a Certificate of Occupancy, the developer shall establish a governing legal Homeowners Association (HOA). The HOA shall create and enforce HOA's covenants, conditions, and restrictions (CC&Rs) for recordation with the map, subject to approval by the City, for the ownership and shared perpetual maintenance responsibilities of the Lettered Lots A, B, C, D, and E.
12. Disclose to future owners: Every person who buys a lot in the development/TTM38926 must receive a copy of the governing HOA documents, and the disclosure shall be recorded to run with the land for all forty-nine (49) Numbered Lots.

13. Tentative Tract Map No. 38926 has been found to be substantially in conformance with the Single Family Residential (SFR) zone.
14. The approval of this map shall not result in any vesting provisions relative to the City of Beaumont fees and exactions.
15. A Plot Plan application for the plotting of Single Family Residential Dwellings is required to be submitted to the Planning Department review using the Objective Design Standards set forth for the Single Family Residential (SFR) zone and Beaumont Municipal Code Chapter 17.03.060.
16. A minor plot plan for all residential buildings, garages and accessory buildings for residential products shall be submitted to the Planning Department accompanied by applicable filing fees for a minor plot plan not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the City of Beaumont. The minor plot plan shall be subject to the approval of the Planning Department and shall contain the following elements:
 - a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
 - b. One (1) color and materials (PDF format) 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 (PDF Format) Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. All residential structures shall be provided with "four-sided" architectural features. With respect to residential structures, this may take the form of edge trim on all exterior doors or windows, or other methods as approved by the Planning Department. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to or visible from parks, walkways, and public roadways.
 - d. Detailed wall and fencing plan for the subdivision, including colors, materials and location details.
17. Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Department for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be

installed including, but not limited to, parkway planting, recreation trails, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:

- a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.
 - b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
 - c. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground wherever feasible.
 - d. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
 - e. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate. All Landscaping shall comply with Beaumont Municipal Code Chapter 17.06.
 - f. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.
 - g. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
 - h. Trees proposed within 10 feet of any Right-of-Way shall provide for a 36" deep root barrier.
18. Detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with the applicable processing fee.
 19. No lots fronting on knuckles, or cul-de-sacs shall have less than twenty-five (25) feet of frontage measured at the property line, with the exception of flag lots as approved by the Planning Department.
 20. All front yards shall be provided with landscaping and automatic irrigation systems and adhere to Municipal Code Chapter 17.06 Landscaping Standards, as approved by the Planning Department. Additionally, all front yard landscaping shall be installed with drought tolerant landscaping.

21. Except for safety signage required by other provisions of law, signage is not approved as part of this project. Signage, in accordance with Beaumont Municipal Code, may be approved at a later date under a separate permit.
22. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash, disease, vermin, and debris during the life of this project.
23. All landscaped areas within the site and within the public right-of-way shall be maintained in good condition. Any landscape in disrepair will need to be replaced and maintained in good condition.
24. No wood fencing is permitted in this development. All fencing materials shall be masonry, vinyl or tubular steel, as approved by the Planning Department.
25. All street side yard setbacks shall be a minimum of ten (10) feet.
26. 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.
27. A detailed wall and fencing plan shall be submitted to and approved by the Planning Department & Public Works Department and shall show all project walls and fencing including but not limited to perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be constructed along all sides or other yards adjacent to streets, or which are plainly visible, and in locations as may be required by the Planning Department.

SUBDIVISIONS

28. Tentative Tract Map No. 38926 shall be recorded prior to the issuance of any residential building permits associated with the project.
29. The developer shall install U.S. Postal Service approved neighborhood mailboxes prior to occupancy.

BUILDING DEPARTMENT CONDITIONS

30. Drainage channel, onsite retention basins, or other undeveloped lots shall be maintained free of weeds, junk, trash, and debris.

FIRE DEPARTMENT CONDITIONS

With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures to be provided in accordance with Riverside County Ordinances, the current edition of California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

31. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to the Fire Department to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC as amended.
 - a. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.
32. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the CFC Appendix C. Fire hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route from a fire apparatus access road. Where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along streets for transportation hazards. The size and number of outlets required for the approved fire hydrants are 4" x 2 1/2". Final fire hydrant locations shall be determined during the fire water plan review. Reference CFC as amended.
33. Tract Water Plans - If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC as amended.
34. Fire Department Access - Fire apparatus access roads shall be provided within 300 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure.

Reference CFC as amended and Riverside County Fire Department Policies and Standards.

- a. Fire Lane marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.
 - b. Private Driveway along lots one (1) through six (6) will need to be “No Parking Fire Lane,” per Riverside County Fire Department Standards, on both sides of the driveway due to not meeting 24 foot fire lane plus 8 feet for street parking for a total of 32 feet.
35. Fire Department Access Turn Around – On-parcel dead-end fire apparatus access roads exceeding 150 feet in length shall provide a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable, provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the “T” dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
36. Fire and Life Safety Requirements - Final fire and life safety conditions will be addressed when the Fire Department reviews any subsequent submittals. These conditions will be based on California Fire Code (CFC), California Building Code (CBC), and related codes/standards adopted and amended at the time of construction plan submittal.
37. Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed 1,320 feet. Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
38. Residential Fire Sprinklers: Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Reference CRC.
39. Phased Construction Access and Water Supply: If construction is phased, an approved phasing plan shall be approved by the Fire Department. Each phase shall

provide approved access and water supply for fire protection prior to any construction. Reference CFC as amended.

40. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC as amended.
41. Addressing- All residential dwellings shall display street numbers in a prominent location on the street side of the residence. Reference CFC as amended.

Prior to Grading

42. Water Plans-Fire

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

43. Fire Access Road Improvements-Fire

The applicant shall submit Precise Grading Plans identifying on-parcel Fire Access Road improvements to all structures in compliance with Fire Department Standards.

Prior to Permit

44. Phased Construction Access and Water Supply-Fire

If construction is phased, an approved phasing plan shall be approved by the Fire Department. Each phase shall provide approved access and water supply for fire protection prior to any construction. Contact our office for submittal instructions.

45. Tract Water Verification-Fire

The required water system, including all fire hydrant(s), shall be installed, and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary access. Approved water plans must be at the job site.

46. Fire Department Plan Review-Fire

Submittal of construction plans to the Fire Department will be required. This will require a separate permit application submitted directly to the Fire Department. This shall include a full site plan including all fire apparatus access roads. Final fire and life safety conditions will be addressed when the Fire Department reviews

these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Contact our office for submittal instructions.

AGENCY CONDITIONS

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

RECORDATION CONDITIONS

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

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

55. All delinquent property taxes, special taxes and assessments shall be paid to the Riverside County Tax Collectors Office.
56. 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 Beaumont Municipal Code.
 - 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.

FINAL INSPECTION/OCCUPANCY CONDITIONS

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

57. Decorative block and sound walls shall be constructed subject to the approval of the Public Works Department and Planning Department. A graffiti resistant coating or landscaping shall be provided on all block walls.
58. Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans.
59. All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Department and the Public Works Department.
60. A licensed landscape architect shall provide a Compliance Letter to the Planning Department and the Public Works Department stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans, Municipal Code and conditions of approval. The Compliance Letter shall be submitted at least three (3) working days prior to any final building inspection or issuance of any occupancy permits, whichever occurs first.
61. All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection and applicable fees paid at the direction of the Planning Department.
62. All driveways shall be concrete paved.
63. Access roads, street improvements, all agency requirements, parking areas and security lighting shall be constructed in accordance with approved improvement plans and specifications.

64. Clearance shall be obtained from the Beaumont Fire Department, and all fire protection improvements shall be in place as approved by the Fire Chief.

PUBLIC WORKS CONDITIONS

GENERAL

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

A. Plans:

- a. Street Improvement Plan
- b. Sewer Improvement Plan
- c. Storm Drain Improvement Plan
- d. Landscape Plan Offsite
- e. Rough Grading Plan
- f. Precise Grading Plan
- g. Erosion Control Plan
- h. Retaining Wall Plan (for line and grade only)
- i. Traffic Control Plan

B. Reports and Studies:

- a. Offsite Improvement Engineer's Cost Estimate (ECE)
- b. Grading Certification
- c. Compaction Report

C. Permits and Agreements:

- a. .Permission to Grade and Construction Agreements
- b. Non-interference Letters
- c. City Grading Permit
- d. WQMP Covenant and Agreement
- e. City Dirt Haul Permit
- f. City Encroachment Permit
- g. Performance Bond
- h. Labor and Material Bond
- i. Maintenance Bond

j. Survey Documents

- a. Easement Dedications
- b. Corner Record
- c. Record of Survey

- k. Fees: Prior to obtaining a building permit the Applicant shall pay all applicable development fees as indicated on the fee schedule, current at the time of permit, available from the City.

66. The design of public infrastructure elements shall conform to the requirements of the City of Beaumont General Plan, Water Quality Management Plan, Master Plans, City of Beaumont Municipal Code and Standards, Riverside County Transportation Department (RCTD) Road Improvement Standards & Specification, Riverside County Flood Control Standards, RCTD Map Preparation Manual, Eastern Municipal Water District (EMWD), Caltrans Standard Specifications and the Standard Specifications for Public Works Construction, current edition, as required by the Public Works Department.
67. All required plans and studies shall be prepared by a Registered Professional Engineer, Registered Professional Geologist, or Registered Professional Surveyor in the State of California, and submitted to the Public Works Department for review and approval.
68. The Applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project.
69. The Applicant is responsible for resolving any conflicts with existing or proposed easements. All easement(s) of record and proposed easements shall be shown on the grading plan and improvement plans, where applicable.
70. The Applicant shall obtain an Encroachment Permit, as required, for all work within the public right-of-way.

SURVEYING AND MAPPING

71. PRIOR TO MAP RECORDATION: When changes to an approved Tentative Map are proposed, a Substantial Compliance Exhibit, on the same scale as the Tentative Map, shall be submitted for review and approval by the Public Works Department.
72. PRIOR TO MAP RECORDATION: All public improvement plans associated with the Project and necessary for the complete construction of off-site facilities shall be approved.
73. PRIOR TO MAP RECORDATION: The Applicant shall prepare and fully execute a Subdivision Improvement Agreement (SIA) with the City (On City approved format and forms).
74. PRIOR TO MAP RECORDATION: The Applicant shall provide securities guaranteeing the payment of the cost for all public improvements. The securities shall include Faithful Performance and labor and materials for 100% of the approved Engineer's Cost Estimate (ECE). Streets (including striping, signing,

lights, and landscaping), sewer, and storm drain improvements shall have individual and separate security.

75. PRIOR TO MAP RECORDATION: The Applicant shall comply with Government Code Section 66436(a)(3) before approval of the final map and shall provide “no objection” letters from all public entities or utilities.
76. PRIOR TO MAP RECORDATION: The Applicant shall provide an easement to, over and across private drainage channels, to be dedicated to the City for ingress, egress and right to inspect, unless otherwise directed by the Public Works Department. The City will not maintain any private drainage channels.
77. PRIOR TO START OF CONSTRUCTION: The Applicant shall record Final Map No. 38926.
78. PRIOR TO START OF CONSTRUCTION: Where survey monuments exist, such monuments shall be protected or shall be referenced and reset, pursuant to Business and Professions Code, Sections 8700 to 8805 (Land Surveyors Act).
79. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The Applicant shall provide all right-of-way dedications necessary for the construction of all streets, per separate instrument, including but not limited to:
 - a. Street ‘A’ is classified as a Local Street (60 ft. right-of-way) per Riverside County Road Standards, Ordinance No. 461. The Applicant shall dedicate all right-of-way necessary to achieve the required full-width right-of-way.
 - b. Street ‘B’ is classified as a Local Street (60 ft. right-of-way) per the Riverside County Road Standards, Ordinance No. 461. The Applicant shall dedicate all right-of-way necessary to achieve the required full-width right-of-way.
 - c. Norman Road is classified as a Local Street (60 ft. right-of-way) per the Riverside County Road Standards, Ordinance No. 461. The Applicant shall dedicate all additional right-of-way necessary to achieve the required 30-foot half-width right-of-way, as measured perpendicular to the centerline of the record.
 - d. At the west terminus of Street ‘A’, the Applicant shall dedicate all right-of-way necessary to achieve the required offset cul-de-sac per Riverside County Road Standard No. 800A.
 - e. At the east terminus of Street ‘A’, the Applicant shall dedicate all right-of-way necessary to achieve the required cul-de-sac per Riverside County

Road Standard No. 800.

- f. The Applicant shall dedicate right-of-way at the corners of the intersection of Street 'A' and Street 'B' and at the southwest corner of the intersection of Street 'B' and Norman Road. Corner cutbacks shall conform to RCTD Standard No. 805.
 - g. The Applicant shall dedicate an easement 30 feet width for future public utilities at the cul-de-sac between Lot 29 and 30. Easement shall provide for restrictions of permanent construction so that future access will not be impaired.
80. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The Applicant, at its sole expense, shall obtain all right-of-way or easement acquisitions necessary to implement any portion or condition of this project, including public improvements; off-site grading & construction; offsite street requirements; offsite sewer requirements; storm drain improvements; or any other requirement or condition.
81. PRIOR TO MAP RECORDATION: Monuments shall be provided in accordance with Section 8771 of the Business and Professions Code. Cross-ties shall be set in top of curbs and tie sheets shall be submitted to the Public Works Department. Per the Subdivision Map Act Section 66496, internal monuments may be set at a later date if the Applicant furnishes security guaranteeing the payment of the cost of setting such monuments.

STREET IMPROVEMENTS

82. PRIOR TO START OF CONSTRUCTION: All public improvement plans associated with the project and necessary for the complete construction of off-site facilities shall be approved.
83. PRIOR TO START OF CONSTRUCTION: The Applicant shall prepare and fully execute a Subdivision Improvement Agreement (SIA) with the City (on City approved format and forms).
84. PRIOR TO START OF CONSTRUCTION: The Applicant shall provide securities guaranteeing the payment of the cost for all public improvements. The securities shall include Faithful Performance and labor and materials for 100% of the approved Engineer's Cost Estimate (ECE). Streets (including striping, signing, lights, and landscaping), sewer, and storm drain improvements shall have individual and separate security.
85. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall complete all full-width improvements along Street 'A' and as necessary to

safely transition to the existing improvements. The improvements shall conform to RCTD Standard No. 105A and shall include:

- a. Construct 6" curb and gutter, 20 ft. north and south of centerline per Riverside County Road Standard No. 200.
 - b. Construct 6' sidewalk adjacent to the curb per Riverside County Road Standard Nos. 400 and 401.
 - c. Construct and landscape 4-foot wide parkway.
 - d. Construct an offset cul-de-sac at west terminus per Riverside County Road Standard No. 800A.
 - e. Construct a cul-de-sac at east terminus per Riverside County Road Standard No. 800.
 - f. Construct curb ramps per Riverside County Road Standards.
 - g. Construct driveway approaches per Riverside County Road Standard No. 207.
 - h. Street structural sections shall be designed with a Traffic Index per the soil engineer's recommendations (5.5 minimum). Preliminary soil investigations shall be used by the Engineer to determine an appropriate R-value, and the pavement and base thickness based on the established Traffic Index. In no case shall the minimum pavement section be less than 4" AC/8" AB.
 - i. All saw cuts and joining of existing AC paving shall be per the City's pavement restoration details.
86. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall complete all full-width improvements along Street 'B', as necessary to safely transition to the existing improvements. The improvements shall conform to RCTD Standard No. 105A and shall include:
- a. Construct 6" curb and gutter, 20 ft. east and west of centerline per Riverside County Road Standard No. 200.
 - b. Construct 6' sidewalk adjacent to the curb per Riverside County Road Standard Nos. 400 and 401.
 - c. Construct and landscape 4-foot wide parkway.
 - d. Construct an offset cul-de-sac at west terminus per Riverside County Road Standard No. 800A.
 - e. Construct a cul-de-sac at east terminus per Riverside County Road Standard No. 800.
 - f. Construct driveway approaches per Riverside County Road Standard No. 207.
 - g. Construct curb ramps per Riverside County Road Standards.
 - h. Street structural sections shall be designed with a Traffic Index per the soil engineer's recommendations (5.5 minimum). Preliminary soil

investigations shall be used by the Engineer to determine an appropriate R-value, and the pavement and base thickness based on the established Traffic Index. In no case shall the minimum pavement section be less than 4" AC/8" AB.

- i. All saw cuts and joining of existing AC paving shall be per the City's pavement restoration details.
87. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall complete all half-width plus 12-feet north the centerline improvements along Norman Road, from Orchard Heights Avenue to Maureen Drive and as necessary to safely transition to the existing improvements. The improvements shall conform to RCTD Standard No. 105A and shall include:
- a. Construct 6" curb and gutter, 20 ft. south of centerline per Riverside County Road Standard No. 200.
 - b. Construct 6' sidewalk adjacent to the curb per Riverside County Road Standard Nos. 400 and 401.
 - c. Construct a Knuckle at the connection of Norman Road and Orchard Heights Avenue as illustrated on the approved Tentative Tract Map.
 - d. Construct new residential driveways per Riverside County Road Standards at the existing driveway locations along the south side of Norman Road.
 - e. Street structural sections shall be designed with a Traffic Index per the soil engineer's recommendations (5.5 minimum). Preliminary soil investigations shall be used by the Engineer to determine an appropriate R-value, and the pavement and base thickness based on the established Traffic Index. In no case shall the minimum pavement section be less than 4" AC/8" AB.
 - f. All saw cuts and joining of existing AC paving shall be per the City's pavement restoration details.
88. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall complete all half-width along Norman Road, from Maureen Drive to Sandra Drive and as necessary to safely transition to the existing improvements. The improvements shall conform to RCTD Standard No. 105A and shall include:
- a. Construct 6" curb and gutter, 20 ft. south of centerline per Riverside County Road Standard No. 200.
 - b. Construct 6' sidewalk adjacent to the curb per Riverside County Road Standard Nos. 400 and 401.
 - c. Mill (0.17') and overlay from street centerline to edge of gutter. The AC paving overlay shall be applied after all other construction has occurred.

- d. Construct new residential driveways per Riverside County Road Standards at the existing driveway locations along the south side of Norman Road.
 - e. A letter from a Geotechnical Engineer verifying that the existing Aggregate Base (AB) and subgrade are compliant with the Riverside County Road Standard structural section design requirements. The Applicant shall be responsible for meeting the Standard requirements in the event of non-compliance.
 - f. Street structural sections shall be designed with a Traffic Index per the soil engineer's recommendations (5.5 minimum). Preliminary soil investigations shall be used by the Engineer to determine an appropriate R-value, and the pavement and base thickness based on the established Traffic Index. In no case shall the minimum pavement section be less than 4" AC/8" AB.
 - g. All saw cuts and joining of existing AC paving shall be per the City's pavement restoration details.
 - h. Improvements that extend beyond the City boundary shall be subject to review and approval by the County of Riverside. The Applicant shall obtain necessary permits from the County.
89. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct all half-width improvements west of centerline plus an additional 12-feet along Orchard Heights Avenue, from approximately 250 ft. south of Brookside Avenue centerline to Norman Road. The improvements shall conform to RCTD Standard No. 105A and shall include:
- A. Construct a 6" curb and gutter along the west side of Orchard Heights Avenue per Riverside County Road Standard No. 200.
 - B. Construct sidewalk adjacent to the curb per Riverside County Road Standard Nos. 400 and 401. Sidewalk shall be 6' wide, measured from flow line. In no case shall the sidewalk width be less than 5' measured from flow line.
 - C. Street structural sections shall be designed with a Traffic Index per the soil engineer's recommendations (5.5 minimum). Preliminary soil investigations shall be used by the Engineer to determine an appropriate R-value, and the pavement and base thickness based on the established Traffic Index. In no case shall the minimum pavement section be less than 4" AC/8" AB.
 - D. Construct transitions to the existing improvements.
 - E. All saw cuts and joining of existing AC paving shall be per the City's pavement restoration details.
90. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct street improvements along Orchard Heights Avenue, from Brookside Avenue to approximately 250 ft. south of Brookside Avenue centerline,

also being the terminus of the existing asphalt pavement. The improvements shall conform to RCTD Standard No. 105A and shall include:

- a. Construct curb adjacent sidewalk along the westerly side of Orchard Heights Avenue per Riverside County Road Standard Nos. 400 and 401. Sidewalk shall be 6' wide, measured from flowline. In no case shall the sidewalk width be less than 5' measured from flow line.
 - b. The Applicant shall perform a minimum 2 inch full-width asphalt overlay, capping the existing asphalt pavement. The overlay is to be applied after all other construction has been completed.
 - c. Construct transitions to the existing improvements.
 - d. All saw cuts and joining of existing AC paving shall be per the City's pavement restoration details.
91. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct the proposed private street, also referred to as Lot 'D', in accordance with RCTD Standard No. 106. Lot 'D' and all associated improvements shall be owned and maintained by a Homeowners' Association (HOA), not publicly maintained.
92. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall replace any sidewalk, curb, and gutter, drive approach, AC pavement, or other improvement damaged during construction as determined necessary by the City Inspector.
93. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall install public streetlights along Street 'A', Street 'B', and Norman Road in accordance with the City of Beaumont Approved Street Lighting Specifications. Streetlights shall be installed at intersections, knuckles, and cul-de-sacs. A midblock streetlight shall be required if spacing of poles exceeds 1,000 feet. The Applicant shall coordinate with Public Works before submitting street light plans. Solar powered streetlights shall not be allowed.
94. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall design and install offsite landscaping and supporting irrigation system. All irrigation and landscaping associated with this project will be privately maintained. The landscape within the public right-of-way shall occur on a separate plan set from the on-site landscaping.

GRADING AND DRAINAGE IMPROVEMENTS

95. PRIOR TO ISSUANCE OF A GRADING PERMIT: The Applicant shall design the drainage facilities to capture and convey the 100-year storm event.
96. PRIOR TO ISSUANCE OF A GRADING PERMIT: The Applicant shall design the drainage facilities to collect and convey all on-site drainage flows in a manner consistent with the historic drainage pattern and discharge in a manner that will not increase damage, hazard, or liability to adjacent or downstream properties.
97. PRIOR TO ISSUANCE OF A GRADING PERMIT: A WQMP Covenant and Agreement shall be fully executed and recorded.
98. PRIOR TO ISSUANCE OF A GRADING PERMIT: The Applicant shall submit a soil compaction report to the City for review and approval.
99. PRIOR TO ISSUANCE OF A GRADING PERMIT: The Applicant shall submit pad certification letters and pad compaction reports to the City for review and approval.
100. PRIOR TO ISSUANCE OF A GRADING PERMIT: The Applicant shall obtain a National Pollutant Discharge Elimination System (NPDES) Construction General Permit for stormwater discharges associated with construction activities as required by the California Water Resources Control Board.
101. PRIOR TO ISSUANCE OF A GRADING PERMIT: A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and submitted to the California Water Resources Control Board. The Applicant shall be responsible for implementation, monitoring, operation, and maintenance of the SWPPP until all improvements have been accepted by the Public Works Department or construction is complete, whichever is later.
102. PRIOR TO ISSUANCE OF A GRADING PERMIT: A copy of the Notice of Intent (NOI) and Waste Discharge Identification (WDID) number from the State Water Resources Control Board shall be provided to the Public Works Department.
103. PRIOR TO ISSUANCE OF GRADING PERMIT: The Applicant shall adhere to all Federal Emergency Management Agency (FEMA) regulations and requirements if existing drainage patterns are affected by this development. The applicant shall submit to the City and any governing Federal agency for review and approval of all necessary calculations.
104. PRIOR TO ISSUANCE OF A GRADING PERMIT: The Applicant shall design all storm drains, catch basins, and stormwater structures with trash capture devices per City of Beaumont Standard.

105. PRIOR TO ISSUANCE OF A GRADING PERMIT: The Applicant shall design temporary drainage facilities and erosion control measures to minimize erosion and silt deposition during the grading operation.
106. CONCURRENT WITH GRADING OPERATIONS: Any grading and/or utility excavations and backfilling, both on and off-site, shall be done under the continuous direction of a licensed geotechnical/civil engineer who shall obtain all required permits and submit reports on progress and test results to the Public Works Department for review and approval as determined by the City. Upon completion of all soil-related work, the geotechnical engineer shall submit a final report to the Public Works Department for review and approval, which may require additional tests at the expense of the applicant.
107. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct a driveway at the west terminus of Street 'A' for sewer and storm drain maintenance access.
108. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct a driveway access to the water quality basin area, Lot 'A'.
109. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall install an emergency overflow at all sump catch basins.
110. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The water quality basin area, Lot 'A', including the basin washout, shall be private and maintained by a Homeowners' Association (HOA).
111. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): All storm drains, including Lot 'B', Lot 'C', and Lot 'E', shall be private and maintained by a Homeowners' Association (HOA).

SEWER IMPROVEMENTS

112. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET OR SEWER IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct a portion of a new sewer main on Starlight Ave and connect to the existing sewer system at Malta Street. The Applicant shall construct manholes at each change in direction of the sewer main. The new sewer main shall be 12" diameter instead of 8" diameter.
113. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET OR SEWER IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT

(COO): The Applicant shall construct a new 12" diameter sewer main instead of 8" diameter on public street A running east-west and stub out the sewer main beyond the curb and gutter at the end of the cul-de-sac into sewer easement across Lots 29 and 30 per EMWD standards including without limitation minimum depth of sewer main. The Applicant shall construct manholes at each change in direction of the sewer main per EMWD standards.

114. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET OR SEWER IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT

(COO): The Applicant shall construct a new manhole at the intersection of Norman Rd and Orchard Heights and the intersection of Norman Rd and Street B per EMWD standards including without limitation the minimum depth of sewer main. The Applicant shall also construct manholes at each change in direction of the sewer main per EMWD standards.

115. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET OR SEWER IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT

(COO): In addition to dedicating to the City a sewer easement across the western 30 ft of Lot 'A', the Applicant shall dedicate to the City a 15 ft. wide sewer easement in the proposed private road running south from Norman Road (also depicted as Lot D) since Applicant is requesting City to vacate the public right of way comprising Orchard Heights south of Norman Road.

116. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET OR SEWER IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT

(COO): All sewer manhole rims and cleanouts shall be set flush with the finished surface Per the City of Beaumont's paving and manhole cover detail.

117. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET OR SEWER IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT

(COO): The Applicant shall install a manhole at the point of connection between the sewer lateral and the main sewer line if the diameter of the lateral exceeds 50% of the diameter of the main sewer line. The manhole shall ensure proper access for maintenance, inspection, and flow management in accordance with applicable municipal sewer design standards.

118. PRIOR TO ACCEPTANCE OF ANY PUBLIC SEWER IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO):

The Applicant shall repair the sewer trench and restore existing pavement associated with sewer installation per the City of Beaumont's Paving and Trench Repair detail.

119. PRIOR TO PLACEMENT OF PAVEMENT OR FINISHED SURFACE:

The applicant shall construct all portions of private sewer laterals that encroach or occur within the public right-of-way in accordance with EMWD standard drawings. A cleanout shall occur at the right-of-way boundary per EMWD standard. The

lateral shall be sealed to prevent soil and other debris from entering the sewer system. The face of the curb shall be permanently marked with a letter "S" to indicate the location of the sewer lateral and a 2-inch wide metallic detectable locator tape shall be installed approx. 6" above the lateral pipe per EMWD standard specification 02762.

WATER IMPROVEMENTS

120. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall ensure all water valves and vault covers within paved areas are raised flush with finished surface and painted after paving is completed.

121. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall ensure all fire hydrants; air vacs and other above-ground water facilities are placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc. may be placed within sidewalks or paved areas provided such devices are set flush with the finished surfaces and are properly rated for chosen locations.

End of Conditions

By signing here, I, on behalf of Monte Vista Homes, understand and agree to the terms as stated in this letter.

Signature: _____ Date: _____