



Staff Report

TO: Planning Commissioners

FROM: Aron Liang, Planning Manager
Jillian Fountain, Associate Planner

DATE: October 22, 2025

SUBJECT: Tentative Tract Map 38926 (TM2024-0002) and Section 15183 California Environmental Quality Act Exemption for Consideration of a Proposed Subdivision Located at South Norman Road and East of Orchard Heights in the Residential, Single-Family Zone

APPLICANT: Monte Vista Homes – Brian King

Description: A Public Hearing to consider a 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 SF to 13,072 SF and 4 lettered lots, including a retention basin.

Background and Analysis:

The applicant is requesting approval of Tentative Tract Map 38926 to subdivide an approximately 12.58 gross-acre site into 49 single-family residential lots, four (4) lettered lots, including a retention basin, with proposed lot sizes ranging from 7,219 square feet and 13,072 square feet, two (2) public streets, and one (1) private road.

A tentative tract map (TM2024-0002) is required by the Beaumont Municipal Code (BMC) pursuant to Section 16.04.010, which provides that all land divisions in the incorporated area of the City are subject to all the applicable provisions of the BMC, including Title 17 (Zoning Code) and the Subdivision Map Act. The project site is located within the Residential Single-Family (R-SF) zone and has a General Plan Land Use Element designation of Single-Family Residential (SFR). The proposed subdivision would be consistent with the General Plan and Zoning Code land use allowances, which support low-density, detached residential development. Pursuant to BMC Section 16.04.020, the Planning Commission is authorized to recommend conditional approval or disapprove all tentative parcel maps, tentative subdivision maps, and land divisions and submit to the City Council for final approval.

The proposed tentative tract map provides for lots to be developed in the future with an approved Plot Plan. Future development of the lots will require the recordation of final tract maps. The project has been conditioned to preclude the issuance of building permits until such time that the final tract maps are recorded.

Project Setting:

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

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

The 12.58-acre site is currently vacant. The property is located in a single-family area with residences to the north, south, and west, vacant land to the east and a church to the north. 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	Vacant Land	Single Family Residential (SFR)	Residential, Single Family (RSF)
NORTH	Church / SFR	SFR	RSF and County
SOUTH	Single Family Residential	SFR	Specific Plan
EAST	Vacant	SFR	County
WEST	Single Family Residential	SFR	Specific Plan

Development Review Committee (DRC):

The Development Review Committee reviewed the project on July 11, 2024, October 31, 2024, and February 20, 2025. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

Zoning Consistency:

The use is subject to and consistent with BMC provisions of development standards for the R-SF zone. The proposed use would meet the objectives of the approved zoning and would be compatible with other uses permitted in the zone, subject to approval of a Plot Plan.

General Plan Consistency:

The proposed use is in conformance with the City's General Plan and the land use designation for the project site, as shown in Attachment D.

The proposed use promotes policies identified in Goal 3.3, 3.3.1 "Support the development of new housing opportunities, as defined by the Land Use Plan contained in this Element" because the project lot sizes provide for various types of dwelling unit styles and configurations and could accommodate accessory dwelling units to maximize Beaumont's capacity for various income levels and aging in place.

Environmental Documentation:

In accordance with CEQA Guidelines Section 15367, the City is designated Lead Agency for the project and has principal authority and jurisdiction for CEQA actions and project approval. As part of the city's initial review of the project, the Planning Division determined that the project would not be subject to additional CEQA review pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning) of the CEQA Guidelines.

Section 15183 of the CEQA Guidelines mandates that projects which are consistent with the development density established by existing zoning or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. On December 1, 2020, the City Council adopted the Elevated Beaumont General Plan 2040, which serves as the general plan for the City. The General Plan designated the project site as Single-Family Residential (SFR). Tentative Tract Map 38926 proposes to be consistent with the development density established by the SFR land use designation in the General Plan.

In conjunction with adopting the General Plan, the City Council also certified a Program Environmental Impact Report (PEIR) (SCH No. 2018031022). The PEIR identified the following areas as either having a potentially significant impact or an unavoidable impact with the anticipated build-out of the General Plan: Agriculture (MM AG-1 and AG-2), Air Quality (MM AQ-1), Biological Resources (BIO-1 through BIO-4), and Greenhouse Gas (MM GHG-1). As a result of the impacts, the City Council adopted feasible mitigation measures included within the PEIR Mitigation Monitoring and Reporting Program.

On August 15, 2025, an analysis of a CEQA Guidelines Section 15183 (ENV2025-0003) was prepared for the project (Attachment A). The analysis concluded that the proposed

TTM38926 would be consistent with the Final Program EIR for the Elevated Beaumont General Plan 2040, subject to compliance with the approved Mitigation Monitoring and Reporting Program and is exempt from further CEQA review pursuant to Section 15183 of the CEQA Guidelines.

Public Communications:

On October 12, 2025, property owners located within a 300-foot radius of the project site were notified of the public hearing through a mailed notice. In addition, a notice was published in the Press Enterprise newspaper with a 10-day advance notice of the hearing. As of the time of report preparation, the Planning Department has not received any letters of comment from the public in favor of or in opposition to the project. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing (Attachment G).

Approval Authority:

Pursuant to BMC Section 16.04.020, the Planning Commission is designated as the “advisory agency” charged with reviewing and making recommendations on all proposed parcel map land divisions and tentative subdivision maps in the city and authorizes the Planning Commission to conditionally approve or disapprove all tentative parcel maps and tentative subdivision maps and land divisions and submit to the City Council for final approval.

When a tentative map is required under the Subdivision Map Act (66463.5(a)), an approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval. In accordance with the Subdivision Map Act and BMC Section 16.32.040, the applicant may apply for a 1-year extension prior to the tentative map’s expiration.

Recommended Action:

Hold a public hearing; and

Recommendation that the City Council approve Tentative Tract Map No. 38926 (TM2024-0002), subject to the conditions of approval; and,

Direct staff to prepare a Notice of Exemption for the Applicant to file with the Riverside County Clerk Recorder.

Attachments:

- A. CEQA 15183 Exemption Analysis

- B. Tentative Tract Map No.38926
- C. Proposed Conditions of Approval
- D. General Plan Land Use Element Designation Map
- E. Zoning Map
- F. Aerial Photograph
- G. Radius Map and Labels
- H. Proof of Publication

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 and TTM38926 Tentative Tract Map Files

Subdivision Map Findings:

REQUIRED FINDINGS FOR APPROVAL

Staff has reviewed the application for TM2024-0002 Tentative Tract Map No. 38926 and has determined that the Planning Commission can make the following findings in support of its approval:

Findings Pursuant to the Beaumont Municipal Code (BMC) Title 16 (Subdivisions)

Consistency with General and Specific Plans: The proposed land division, including its design and improvements, is consistent with the applicable goals, policies, and land use designations of the City of Beaumont General Plan and any applicable Specific Plan.

1. The proposed tentative tract map, including its design, lot configuration, and associated improvements, is consistent with the goals, policies, and land use designations contained in the City of Beaumont General Plan, specifically Goal 3.3, 3.3.1 to “support the development of new housing opportunities, as defined by the Land Use Plan contained in this element.”

Site Suitability: The site of the proposed land division is physically suitable for the proposed type and density of development.

2. The site is physically suitable for the proposed subdivision and development density. The property has topography with an average slope less than 20 percent, access to public streets designed to carry volumes of traffic contemplated by the permitted uses in the zone, and availability of utilities, including water and sewer. No geologic, flood, or environmental constraints have been identified that would preclude development in accordance with the tentative tract map.

No Substantial Environmental Damage: The design of the proposed land division and its associated improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.

3. The design of the subdivision is not likely to cause substantial environmental damage or result in the injury of fish, wildlife, or their habitat. Environmental review has confirmed that no sensitive species or habitat areas will be adversely affected, and the project’s construction activities and improvements are conditions of approval to ensure compliance with all applicable environmental protection standards.

No Public Health Problems: The design of the proposed land division and the type of improvements are not likely to cause serious public health problems.

4. The design of the subdivision and the type of improvements proposed will not cause serious public health problems. The project will be served by adequate infrastructure and public services, including fire protection, police services,

potable water, and sanitary sewer. All improvements are required to be constructed in accordance with City standards to ensure safe and healthy living conditions.

No Conflict with Public Easements: The design of the proposed land division and the type of improvements will not conflict with easements acquired by the public at large for access through or use of the property.

5. The design of the proposed subdivision does not conflict with any existing public easements for access, utilities, or drainage. Any recorded easements have been identified on the tentative tract map.

Findings Pursuant to BMC Title 17 (Zoning Code)

Consistency with Zoning Regulations: The proposed project is consistent with the provisions of BMC Title 17 (Zoning Code), including the development standards for lots, density, and site preparation.

6. The proposed tentative tract map complies with all applicable provisions of Title 17 (Zoning Code), including development standards for minimum lot size, setbacks, density, and site design. The proposed subdivision is consistent with the zoning designation applied to the site and does not require any variances or deviations.

Preservation of Public Welfare: The location, size, design, and operating characteristics of the proposed subdivision will not be detrimental to the public health, safety, and general welfare, or be injurious to the property or improvements in the vicinity.

7. The locations, size, design, and operating characteristics of the subdivision will not be detrimental to the public health, safety, or general welfare, nor will it adversely affect surrounding properties. Adequate infrastructure and circulation improvements will be provided, and all development will comply with applicable City standards to ensure compatibility with adjacent land uses.

CEQA Compliance: The proposed project is in compliance with the provisions of the California Environmental Quality Act (CEQA).

8. The project complies with the CEQA. Environmental review has been completed, and the City has determined that the project qualifies for Article 12, Section 15183 Exemption (projects consistent with a Community Plan, General Plan, or Zoning). All required mitigation measures, if applicable, have been incorporated as conditions of approval for the tentative tract map.

Beaumont Residential Project Tract Map 38926

CEQA Guidelines Section 15183
Community Plan CEQA Streamlining Analysis

Lead Agency:

City of Beaumont
Planning Department
550 E. 6th Street
Beaumont, CA 92223

Project Applicant:

Monte Vista Homes
P.O. Box 9559
Rancho Cucamonga, CA 91701

CEQA Consultant:

E | P | D SOLUTIONS, INC

3333 Michelson Drive, Suite 500
Irvine, CA 92612

August 2025

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1. INTRODUCTION

1.1 OVERVIEW OF CEQA GUIDELINES SECTION 15183

This CEQA Streamlining analysis evaluates whether the potential environmental impacts of the Project are addressed in the Beaumont General Plan Update Program Environmental Impact Report (GPU PEIR) (State Clearinghouse [SCH] # 2018031022) pursuant to the California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines) Section 15183 (CEQA Streamlining Checklist).

As set forth in California Public Resources Code (PRC) Section 21083.3 and State CEQA Guidelines Section 15183:

- a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.
- b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:
 1. Are peculiar to the project or the parcel on which the project would be located,
 2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent,
 3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
 4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.
- c) If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by subdivision (e) below, then an additional EIR need not be prepared for the project solely on the basis of that impact.

In *Wal-Mart Stores, Inc. v. City of Turlock*, 138 Cal.App.4th 273 (2006), the court stated, “The foregoing construction of the terms “peculiar to” and “project-specific” promotes efficiency by reducing delay and needless paperwork and, therefore, is consistent with the purpose underlying the streamlined review of Guidelines section 15183.”

The court went on to state that “Applying these definitions, a physical change in the environment will be peculiar to the [Project] if that physical change belongs exclusively or especially to the [Project] or if it is characteristic of only the [Project].” For example, impacts related to archaeological resources are not peculiar to the proposed project, since archaeological impacts with mitigation are common with many development projects in the state.

Similarly in *Gilroy Citizens for Responsible Planning v. City of Gilroy*, 140 Cal.App.4th 911 (2006) the court found that because the project would have significant air quality impacts and because the General Plan EIR concluded the same, there was nothing peculiar about the project. There is nothing peculiar about a project with significant impacts if the EIR already analyzed and determined those projects to be significant.

Most recently, in *Lucas v. City of Pomona* (2023) the Court of Appeal held that “[b]ecause Guidelines section 15183 requires an agency to examine whether a project’s environmental effects were analyzed as

significant impacts in a prior EIR on a general plan or zoning action with which the project is consistent.... the substantial evidence standard applies.”

1.2 2040 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT

The City of Beaumont’s 2040 General Plan (2040 GP) was adopted and the GPU PEIR was certified in December 2020. The 2040 GP consists of the following eight elements that together meet State requirements for a general plan: Land Use and Community Design, Mobility, Economic Development and Fiscal, Health and Environmental Justice, Community Facilities and Infrastructure, Conservation and Open Space, Safety, and Noise.

The GPU PEIR evaluated the potential environmental effects from implementation of the 2040 GP, and development pursuant to the 2040 GP is subject to mitigation measures identified in the GPU PEIR and the requirements of the City’s Development Code. A project is consistent with the 2040 GP if the development density does not exceed what was contemplated and analyzed for the parcel(s) in the GPU PEIR and complies with the associated standards applicable to that development density as set forth in CEQA Guidelines Section 15183(i)(2). Development density standards can include the number of dwelling units per acre (du/ac), the number of people in a given area, floor area ratio (FAR), and other measures of building intensity, building height, size limitations, and use restrictions.

1.3 PROJECT OVERVIEW

The Project applicant proposes a parcel map subdivide the approximately 12.84-acre site into 49 numbered residential lots and four lettered lots. Additional improvements to the site would include sidewalks, utility connections, stormwater facilities, and pavement of parking areas and drive aisles. No offsite improvements are proposed as part of the Project. The Project requires approval of a Tentative Tract Map (TTM) from the City of Beaumont.

The Project site has a General Plan land use designation of Single Family Residential (SFR) and a zoning designation of Residential Single Family (R-SF). The SFR land use designation provides for single-family residential (attached or detached) at a maximum density of four du/ac. The proposed Project would result in a density of 3.88 du/ac. The Project is consistent with the land use and zoning designations for the site.

1.4 APPLICABILITY OF 15183

As set forth in CEQA Guidelines Section 15183(d), the Exemption applies to projects which meet the following conditions:

1. The project is consistent with:
 - a. A community plan adopted as part of a general plan;
 - b. A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development; or
 - c. A general plan of a local agency; and
2. An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.

Additionally, the Exemption applies only to the extent that all feasible mitigation measures identified in the applicable general plan are implemented by the public agency with jurisdiction to require such mitigation measures as set forth in CEQA Guidelines Section 15183(e).

The GPU PEIR analyzed the impacts of buildout of the 2040 GP. As discussed herein, the Project is consistent with the land use identified for the site in the 2040 GP. As described above, the Project site has a land use

designation of SFR which allows single-family residential units up to four du/ac. The proposed Project would subdivide the approximately 12.84-acre site into 49 residential lots, resulting in a density of 3.88 du/ac, which is within the assumptions and land use and growth projections of the 2040 GP. As such, the GPU PEIR adequately anticipated and analyzed the impacts of this Project, identified applicable mitigation measures necessary to reduce impacts of the Project, and the Project implements the applicable mitigation measures. The Project, therefore, qualifies for an exemption from additional environmental review as set forth in CEQA Guidelines Section 15183.

Specifically, the Project qualifies for the exemption because the following findings can be made:

1. The Project is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. The proposed Project would subdivide the site for 49 single-family residential lots, which is consistent with the uses analyzed in the GPU PEIR and allowed by the R-SF zoning designation.
2. There are no Project specific effects which are peculiar to the Project or its site. The Project site is similar to other properties in the area, including its land use designation and zoning. The Project site does not support any peculiar environmental features, and the Project would not result in any peculiar effects.
3. There are no significant impacts in which the GPU PEIR failed to analyze as significant effects. As explained further in the analysis below, the proposed Project impacts were adequately analyzed by the GPU PEIR. The GPU PEIR identified that the 2040 GP would have significant and unavoidable environmental effects related to air quality, greenhouse gas emissions, construction noise, vehicle miles traveled. The GPU PEIR also identified environmental impact areas for which mitigation measures are required to reduce potential environmental impacts to a less-than-significant level related to agriculture resources and biological resources. The GPU PEIR identified no impact or less than significant impacts related to aesthetics, forestry resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, vibration, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, energy, and wildfire.
4. There are no potentially significant off-site and/or cumulative impacts which the GPU PEIR failed to evaluate. The proposed Project is consistent with the density and land use characteristics of the development considered by the GPU PEIR and would represent a small part of the growth that was forecasted for build-out of the 2040 GP. The GPU PEIR considered the incremental impacts of the Project, and, as explained further in the Exemption below, no potentially significant off-site or cumulative impacts have been identified, which were not previously evaluated.
5. There is no substantial new information which results in more severe impacts than anticipated by the GPU PEIR. As substantiated in the Exemption below, no new information has been identified, which would result in a determination of a more severe impact than what had been anticipated by the GPU PEIR.
6. The Project will undertake feasible mitigation measures specified in the GPU PEIR. As explained in the Exemption below, the Project will undertake feasible mitigation measures specified in the GPU PEIR through Project design, compliance with regulations and ordinances, the Project's conditions of approval, and City permit processing.

2. PROJECT DESCRIPTION

2.1 PROJECT LOCATION AND SETTING

The Project site is located in the northeastern portion of the City of Beaumont within Riverside County. The 12.84-acre Project site consists of three parcels identified as Assessor’s Parcel Numbers (APNs) 408-080-004, -005, and -011. The Project site is bound by Norman Road and Beaumont city limits to the north, residential uses to the west, residential uses and an elementary school to the south, and Beaumont city limits followed by residential uses and undeveloped land to the east. Regional access to the site is provided via State Route (SR) 60 and Interstate (I) 10. Local access to the site is provided via Norman Road.

The Project site is vacant and undeveloped but heavily disturbed. Existing vegetation is limited to weeds and low grasses.

2.2 EXISTING GENERAL PLAN LAND USE AND ZONING DESIGNATIONS

The Project site has a General Plan land use designation of Single Family Residential (SFR) and a zoning designation of Residential Single Family (R-SF). The SFR land use designation provides for single-family residential (attached or detached) at a maximum density of four dwelling units per acre (du/ac) and neighborhood commercial uses in specified locations with a maximum floor area ratio of 0.35. The R-SF zone is intended to protect established neighborhoods of one-family dwellings, to provide space in suitable locations for additional single-family residential development, and to allow for limited, appropriately located neighborhood supporting uses in specific locations.

2.3 SURROUNDING LAND USES

The surrounding land uses are described in Table 1 below.

Table 1: Surrounding General Plan Land Use and Zoning Designations

Direction	Surrounding Land Uses	General Plan Land Use	Zoning
North	Norman Road followed by a church	Single Family Residential (SFR) / Riverside County Land Use for Medium Density Residential	Residential Single Family (R-SF) / Riverside County Zoning for One Family Dwelling Zone (R-1)
East	Single-family residences and undeveloped land	Riverside County Land Use for Very Low Density Residential	Riverside County Zoning for Controlled Development Areas (W-2)
South	Single-family residences and an elementary school	Single Family Residential (SFR) and Public Facilities (PF)	Specific Plan
West	Single-family residences	Single Family Residential (SFR)	Specific Plan

Source: City of Beaumont, 2020a,b; County of Riverside, 2025.

2.4 PROJECT OVERVIEW

The Project applicant proposes a parcel map subdivide the approximately 12.84-acre site into 49 numbered residential lots and four lettered lots. Figure 2-1, *Tentative Tract Map*, illustrates the Project as proposed. The Project requires approval of a Tentative Tract Map (TTM) from the City of Beaumont.

2.5 PROJECT FEATURES

Tentative Map Summary

The Project proposes the subdivision of the 12.84-acre site for development of 49 single-family residences. The proposed subdivision would result in a density of 3.88 du/ac. The minimum lot size would be 7,000 square feet (SF), the average lot size would be 7,811 SF, and the maximum lot size would be 9,883 SF. In addition to the 49 numbered residential lots, the Project proposes four lettered lots which would provide for a water quality basin, park areas, and a private driveway.

Access and Circulation

Access to the Project site would be provided from a private 32-foot-wide driveway off Norman Road and a public 40-foot-wide off Norman Road. Two 40-foot-wide public internal streets are proposed (Street A, Street B) to provide circulation throughout the site. One 32-foot-wide private internal driveway (Lot D) is proposed along the western edge of the site to provide access to residences. Five-foot wide sidewalks would be installed along the proposed internal streets.

Infrastructure Improvements

Gas and Electricity

Natural gas would be provided by Southern California Gas Company (SoCalGas) and electricity would be provided by Southern California Edison (SCE). As part of site development, the Project would connect to the existing infrastructure in Norman Road.

Water

Water services would be provided to the Project site by Beaumont Cherry Valley Water District. Upon ultimate development, new 8-inch onsite water lines would be installed to connect to the existing water mains in Norman Road and Starlight Avenue.

Sewer

Sewer services would be provided to the Project site by the City of Beaumont. Upon ultimate development, new 8-inch onsite sewer lines would be installed to connect to the existing sewer mains in Norman Road and Starlight Avenue.

Drainage

The proposed Project would install a new onsite detention basin and a storm drain network system to convey runoff to existing drainage facilities. Stormwater runoff would be collected by an at-grade gutter system and undergrounded by various catch basin inlets. The underground pipe network would convey the captured runoff into the proposed bioretention/detention basin located in the southwest portion of the site for treatment. Treated flows would then be conveyed towards a manhole located at the southwestern corner of the site prior to discharging into an existing 36-inch storm drain line in Starlight Avenue, southwest of the Project site.

2.6 PROJECT DESIGN FEATURE

The following Project Design Features (PDFs) are incorporated into the proposed Project's design. For tracking purposes, the PDFs will be included in the Project's environmental monitoring and reporting program as part of the construction requirements package, as listed below.

PDF N-1: Construction Plans. Consistent with the construction plans, heavy construction equipment such as large bulldozers, dump trucks, and vibratory rollers would not be operated within 15 feet of existing structures.

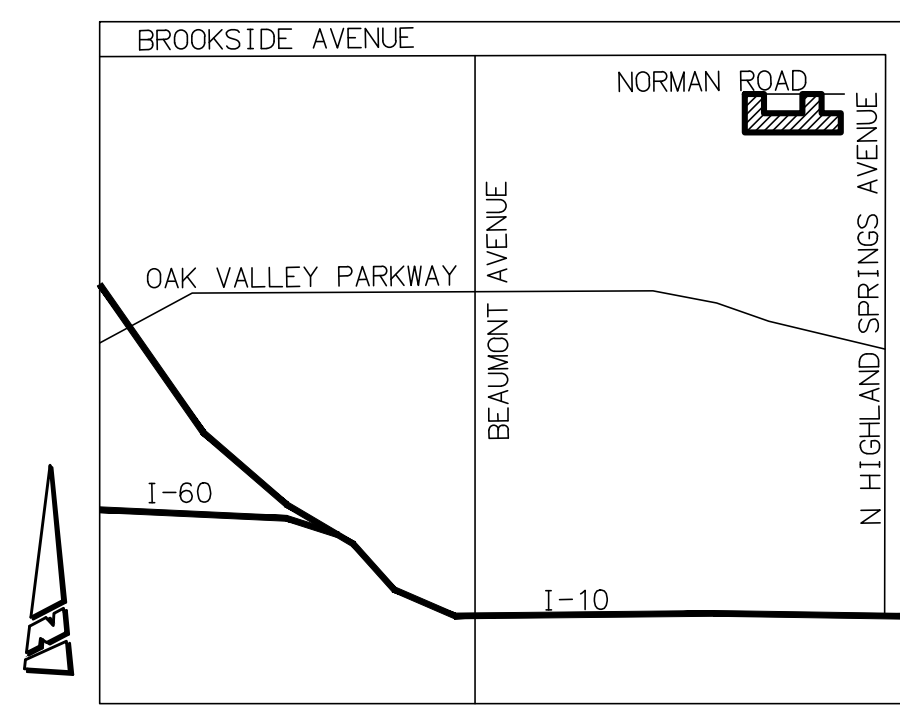
2.7 CONSTRUCTION SCENARIO

For CalEEMod modeling purposes, construction activities for the Project are anticipated to occur over approximately 17 months, beginning January 2026 and ending June 2027. Construction is anticipated to occur in the following stages: (1) site preparation and grading; (2) building construction; (3) paving; and (4) architectural coatings. Construction activities would be limited to the hours between 6:00 AM and 6:00 PM during the months of June through September and between 7:00 AM and 6:00 PM during the months of October through May pursuant to the City's Municipal Code Section 9.02.110.

2.8 DISCRETIONARY ACTIONS

The following discretionary approvals from the City of Beaumont, as Lead Agency, are anticipated to be necessary for implementation of the proposed Project:

- Approval of Tentative Tract Map (TTM) 38926



LEGAL DESCRIPTION
N.T.S.

REAL PROPERTY IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCEL 1 : (APN: PORTION OF 408-080-004)
 STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47, PAGE 76 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 PARCEL 2: (APN: 408-080-005)
 STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 53 OF PARCEL MAPS, PAGE 81, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

OWNER/DEVELOPER
MONTE VISTA HOMES
P.O. BOX 9559
RANCHO CUCAMONGA, CA 91701
PHONE: (909) 499-6995
ATTN: BRIAN KING

ENGINEER
PROACTIVE ENGINEERING
200 S. MAIN ST., SUITE 300
CORONA, CA 92882
PHONE: (951) 280-3300
ATTN: SCOTT GILBERT

SOILS ENGINEER
SAMSON AND ASSOCIATES
P.O. BOX 834
SAN DIMAS CALIFORNIA 91773
PHONE: (909) 522-7067
PROJECT NO. 24-118-1nF

PUBLIC UTILITY COMPANIES

SEWER:
CITY OF BEAUMONT
550 E. 6TH STREET
BEAUMONT, CA 92223
PHONE: 1 (951) 769-8520

GAS:
THE SOUTHERN CALIFORNIA GAS CO.
196 E 3RD ST.
POMONA, CA 91766
PHONE: 1 (877)-238-0092

WATER:
BEAUMONT CHERRY VALLEY WD
560 MAGNOLIA AVENUE
BEAUMONT, CA 92223
PHONE: 1 (951) 845-9581

CABLE:
SPECTRUM
400 ATLANTIC ST., FL 10
STAMFORD, CT 06901
PHONE: 1 (855) 470-3572

TELEPHONE:
FRONTIER COMMUNICATIONS
401 MERRITT 7
NORWALK, CT 06851
PHONE: 1 (855) 237-5355

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
2244 WALNUT GROVE AVENUE
ROSEMead, CA 91770
PHONE: 1 (800) 655-4555

EXISTING

CURRENT LAND USE:
408-080-004 AGRICULTURAL/ VACANT SPACE
408-080-005
408-080-011

CURRENT ZONING:
CITY ZONING: RESIDENTIAL SINGLE FAMILY
PROPOSED ZONING: RESIDENTIAL SINGLE FAMILY
FEMA FLOOD HAZARD ZONE: ZONE X, AREA OF MINIMAL FLOOD HAZARD
FEMA FLOOD HAZARD PANEL: 06065C0805G

PROPOSED

NUMBER OF LOTS: 49 NUMBERED, 4 LETTERED
 SITE ACREAGE: 12.84 AC
 PROPOSED DENSITY: 3.88 DU/AC
 RESIDENTIAL & STREET ACREAGE: 11.25 AC (89.2%)
 DETENTION BASIN ACREAGE (LOT A): 0.67 AC (5.2%)
 OTHER LETTERED LOT AREAS (LOTS B-E): 0.66 AC (5.1%)
 LOT SIZES: 7,000 SF MIN
 LOT DIMENSIONS: 55 FT X 132 FT

LOT SIZES

MINIMUM: 7,209 SqFt
 AVERAGE: 7,811 SqFt
 MAXIMUM: 9,883 SqFt
 SEE TABLE ON SHEET 2 FOR COMPLETE LIST OF LOT AREAS

BASIS OF BEARING

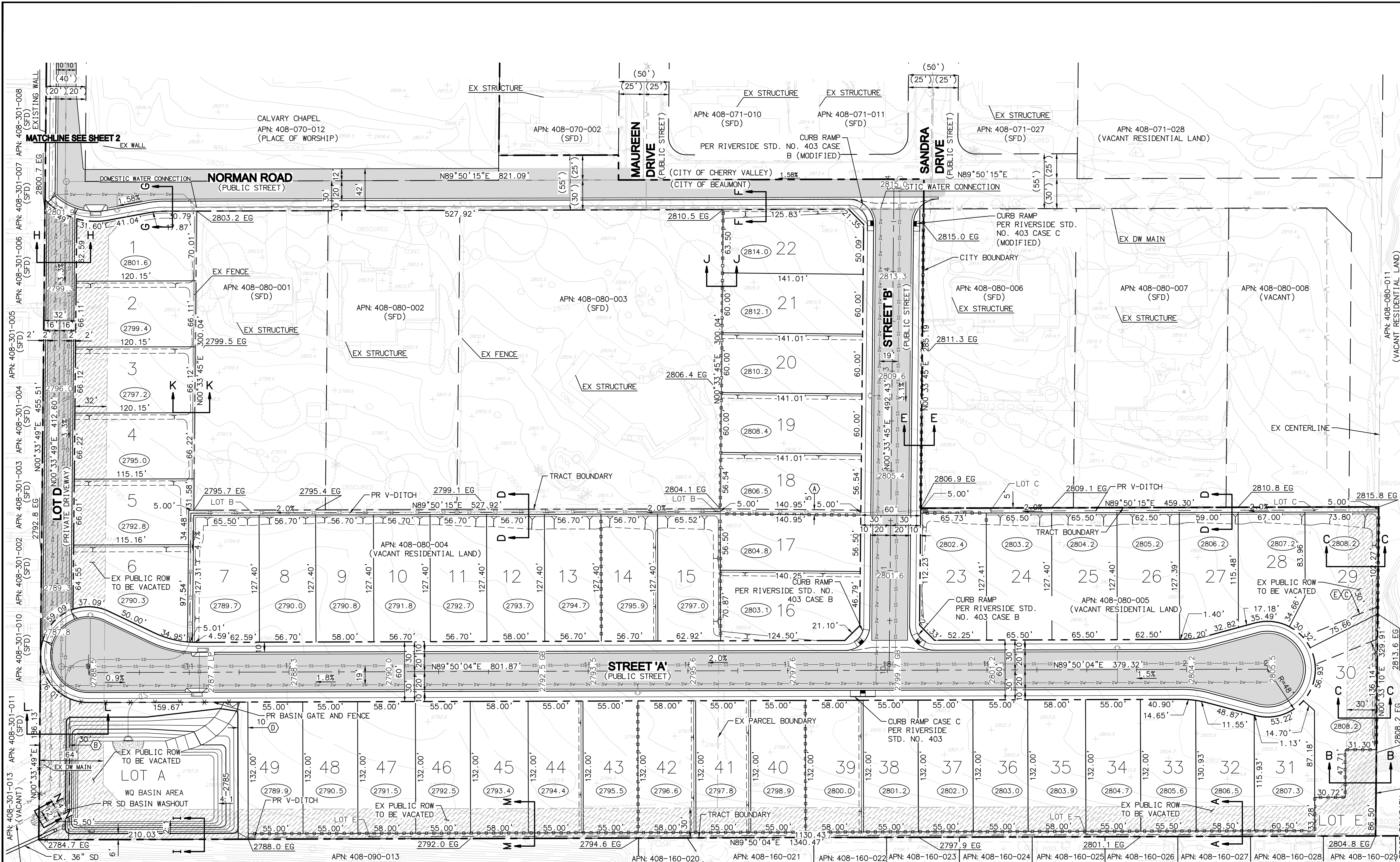
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NORMAN ROAD HAVING A BEARING OF NORTH 89°50'15" EAST PER PARCEL MAP NO. 10529, FILED IN BOOK 47, PAGE 76, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

BENCHMARK

COUNTY OF RIVERSIDE DESIGNATION: C-2-4

AT THE SW CORNER OF BROOKSIDE AVE & CHERRY AVE., 65' SOUTH OF BROOKSIDE AVE., 23' WEST OF CHERRY AVE., ON TOP OF AND AT THE NW CONCRETE WINGWALL OF BRIDGE NO. 8033, A BRASS DISK MARKED C-2-4-65

ELEVATION (FEET): 2758.083 (NGVD29) (ADJ. 1970)



LEGEND

---	TRACT BOUNDARY	---	EX PUBLIC ROW TO BE VACATED	GB	GRADE BREAK
---	EX TRACT BOUNDARY	---	PR PAVEMENT	SFD	SINGLE FAMILY DEVELOPMENT
---	PR RIGHT OF WAY	---	BASIN WASHOUT	WQ	WATER QUALITY
---	PR LOT LINE	---		ROW	RIGHT OF WAY
---	PR DOMESTIC WATER	---		PIP	PROTECT IN PLACE
---	PR SANITARY SEWER	---		LNDS	LANDSCAPE
---	PR STORM DRAIN	---		PKWY	PARKWAY
---	EX DOMESTIC WATER	---		SDWK	SIDEWALK
---	PR SLOPE (2:1 MAX) UNLESS NOTED OTHERWISE	---		EX	EXISTING
---	PAD ELEVATION	---		PR	PROPOSED
---	RETAINING WALL	---		EG	EXISTING GROUND
---	V-DITCH	---		EP	EDGE OF PAVEMENT
---	BASIN FENCE	---		BCVMD	BEAUMONT CHERRY VALLEY WATER DISTRICT

EASEMENTS

(A)	- WATER QUALITY MANAGEMENT EASEMENT - 5' WIDTH
(B)	- CITY UTILITY EASEMENT - 30' WIDTH
(C)	- BEAUMONT CHERRY VALLEY WATER DISTRICT - 30' WIDTH
(D)	- LOT A BASIN ACCESS EASEMENT - 10' WIDTH
(E)	- CITY SEWER EASEMENT - 30' WIDTH

DIGALERT
Call 2 Working Days Before You Dig! 811

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BY	MARK	DESCRIPTION	APPR. DATE	CITY
ENGINEER		REVISIONS		

PROACTIVE ENGINEERING CONSULTANTS
200 South Main Street, Suite 300
Corona, CA 92882 (951) 280-3300

DESIGN BY: ED
 DRAWN BY: ED
 CHECKED BY: SG
 SCALE: 1"=50'
 DATE: 2/14/2025
 JOB NUMBER: PUBLIC WORKS DEPARTMENT
 550 E. 6TH ST, BEAUMONT, CA 92223

REVIEWED BY:	STAFF ENGINEER	DATE:
RECOMMENDED BY:	PRINCIPAL ENGINEER	DATE:
APPROVED BY:	CITY ENGINEER	DATE:

CITY OF BEAUMONT, CALIFORNIA
TENTATIVE TRACT MAP FOR:
TRACT MAP 38926

SHEET 1
OF 2 SHEETS
FILE NO:

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3. ENVIRONMENTAL ANALYSIS

Table 2, *CEQA Environmental Topic Checklist*, provides a summary of the GPU PEIRs’ determinations and compares them to the proposed Project’s anticipated impacts. As shown, the proposed Project is anticipated to be consistent with the prior impact determinations and is not anticipated to result in new or increased significant impacts. Therefore, the proposed Project would meet the criteria for streamlining per CEQA Guidelines Section 15183.

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST				
Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
Aesthetics				
LTS	<p><i>Less than Significant</i></p> <p>The Planning Area does not contain any specifically-designated scenic vistas that would be affected by implementation of the 2040 GP and Revised Zoning Map. Through compliance and implementation of its 2040 GP goals and policies, adherence to the Revised Zoning Ordinance, and project-specific design review for development proposals, impacts related to having a substantial adverse effect on a scenic vista would be less than significant.</p> <p>There are no designated or eligible State scenic highways within or adjacent to the Planning Area. Project-specific design review of future development proposals within City limits will afford the City the opportunity to consider visual attributes of projects as well as their potential impacts on visual resources and along County eligible scenic highways.</p> <p>Adherence to 2040 GP goals and policies and to the Revised Zoning Ordinance would ensure potential impacts related to substantially degrading the existing visual character or quality of public views of a specific project sites</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>The Project would be consistent with the land use and zoning designations for the site. The site is in an urbanized area and would be developed in compliance with BMC requirements, which would be ensured through the City’s development permitting process. Therefore, the Project would not result in significant impacts related to aesthetics and would be consistent with the findings of the 2040 PEIR.</p>	Y

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	<p>and its surroundings would be less than significant.</p> <p>All future development within the City limits would be subject to the provisions of Chapter 8.50, Outdoor Lighting of the Beaumont Municipal Code (BMC) which sets forth restrictive lighting standards that act to prevent or minimize overall illumination levels, and effectively reduce or preclude potential light/glare overspill impacts. Additionally, County Ordinance No. 655 requires the use of low-pressure sodium exterior lights, and appropriate directional installation and shielding for outdoor light fixtures to reduce potential light pollution impacts on Mt. Palomar Observatory activities. Through compliance with the goals, policies, and implementation of the 2040 GP, and BMC Chapter 8.50, County Ordinance No. 655, impacts regarding the creation of a new source of substantial light or glare which would adversely affect day or nighttime views in the area will be reduced to less than significant.</p>			
Agriculture & Forestry Resources				
LTSWM	<p><i>Less than Significant with Mitigation</i></p> <p>The 2040 GP and policies do not require the preservation of designated Farmland, and the revised Zoning Ordinance/Zoning Map does not include zones exclusively for agriculture, thus, implementation of the proposed Project could convert up to 46 acres of Farmland, which is considered to be potentially significant. Impacts regarding the conversion of Farmland</p>	<p>MM AG-1: Because the State reevaluates and changes Farmland designations approximately every two years, to determine the specific impacts to designated Farmland sites shown on Figure 5.2-1 – Designated Farmland as having Prime Farmland or Unique Farmland, as part of any entitlement process for any future development</p>	<p><i>Less than Significant</i></p> <p>Within the context of CEQA, Farmland refers specifically to land that has been designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the Farmland Mapping and Monitoring Program (FMMP). According to the California Department of Conservation California Important Farmland Finder, the Project site is identified as Farmland of Local Importance. The Project site is not currently used for agricultural</p>	Y

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	<p>will be reduced to less than significant through the protection of Farmland via an agricultural easement, cancellation of a Notice (or Notices of Non-Renewal) or placement of a new Williamson Act contract on property at another location in California as required by mitigation measure MM AG-1. Through compliance with mitigation measure MM AG-1, impacts regarding the conversion of Farmland to non-agricultural use are considered less than significant with mitigation incorporated.</p> <p>There are currently no Williamson Act contract lands within the Planning Area. No impacts will occur to Williamson Act contracts, therefore no mitigation is necessary and impacts to Williamson Act contracts are considered less than significant.</p> <p>Dowling Farms, the only existing agricultural operation in the city, includes a produce stand which is not a permitted use. In order to bring this existing use into compliance with the Zoning Ordinance, mitigation measure MM AG-2 will be implemented to requires the proposed revision to the Zoning Ordinance include produce stands as permitted uses in the Manufacturing (M) zoning district.</p> <p>There are no properties within the Planning Area that are zoned for forest land, timberland, or timberland production. Therefore, no impacts related to forest land,</p>	<p>proposal, the project applicant shall use the most current FMMP data available to determine the number of acres of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance that would be permanently converted to a non-agricultural use by the proposed future development. This number shall be referred to as the “Acres of Converted Farmland.” If the Acres of Converted Farmland for any future development project is greater than zero, the City shall require the project proponent to provide mitigation in the amount equivalent to the Acres of Converted Farmland. This mitigation may be provided by one or more of the following methods: (i) placement of an agricultural easement on property containing soils that meet the physical and chemical criteria for Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, (ii) cancellation of a Notice of Non-renewal or an agreement not to file a Notice of Non-renewal for Williamson Act contracts on property (or properties), (iii) placement of a new Williamson Act contract on property or properties, or (iv) any combination of (i), (ii),or (iii). Other feasible measures to protect the soils and lands designated by the State FMMP program not listed here can be implemented as determined by the City. This mitigation shall be made a condition</p>	<p>operations and is not adjacent to lands used for agricultural purposes. Therefore, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to a non-agricultural use.</p> <p>The Project is not under a William’s Act contract.</p> <p>The Project would not result in the loss of forest land or conversion of a forest land to a non-forest use.</p> <p>Therefore, the Project would not result in significant impacts related to agriculture and forestry and would be consistent with the findings of the 2040 PEIR.</p>	

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Beaumont General Plan 2040 GPU PEIR			Proposed Project	
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	timberland, or Timberland Production lands would occur.	<p>of project approval and evidence of mitigation shall be provided to the Beaumont Planning Department prior to the issuance of a grading permit.</p> <p>MM AG-2: In order to allow the operation of produce stands in the Industrial Zoning District as part of the revisions to the Beaumont Zoning Ordinance, Section 17.03.100 and Table 17.03-3 shall be revised to include Produce Stands as a permitted use in the Manufacturing (M) Zone.</p>		
Air Quality				
SU	<p><i>Less than Significant</i></p> <p>Adoption and implementation of the 2040 GP policies and programs would not obstruct implementation of the control measures contained within the Air Quality Management Plan (AQMP), and because the 2040 GP is not inconsistent with the growth assumptions used in the development of the 2016 AQMP, the development of the 2040 GP would not conflict with or obstruct implementation of the 2016 AQMP. As such, the impacts in this regard are considered less than significant.</p> <p>Some commercial and industrial uses developed under the 2040 GP may generate odor nuisance effects to the public. Construction activity would also generate temporary airborne odors associated with the operation of construction vehicles (i.e., diesel exhaust) and the application of architectural coatings.</p>	<p>MM AQ 1: In order to reduce future impacts related to exceedance of air quality standards from criteria pollutants and from TACs impacting sensitive receptors, prior to discretionary approval for development projects subject to CEQA review, project applicants shall prepare and submit a technical analysis evaluating potential air quality impacts, including TAC's where appropriate, to the City of Beaumont for review and approval. The analysis shall be prepared in conformance with current South Coast Air Quality Management District (SCAQMD) methodology for assessing air quality impacts and TACs. Feasible mitigation measures for each future project shall be incorporated, if applicable.</p>	<p><i>Less than Significant</i></p> <p>The proposed Project is consistent with its land use designation and zoning designation of SFR and R-SF, respectively. Therefore, consistent with the findings of the 2040 GP, the Project would be consistent with the growth assumptions of the AQMP. Additionally, as described below, the emissions generated by the construction and operation of the proposed Project would not exceed thresholds, and the Project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation. Therefore, the Project would result in less than significant impacts related to implementation of an AQMP, and no new impacts related to conflict with implementation of an AQMP would occur.</p> <p>Construction and operational emissions associated with the proposed Project were modeled using the California Emissions Estimator Model (CalEEMod) Version 2022.1 land use emission model and compared to the South Coast Air Quality Management District (SCAQMD) construction</p>	Y

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	<p>However, these odors are not generally considered to be especially offensive. Emissions would be temporary and would be confined to the immediate vicinity of the construction site and activity. Therefore, impacts are considered less than significant.</p> <p><i>Significant and Unavoidable</i> Adoption and implementation of the 2040 GP would generate air contaminant emissions from short-term construction and long-term operation of planned land uses. These emissions may result in adverse impacts to local air quality, and potential impacts to sensitive receptors. Adoption and implementation of the 2040 GP policies and programs and enforcement of SCAQMD Rules and Regulations would help reduce long-term emissions. However, future development projects that would be accommodated by the 2040 GP could exceed the SCAQMD regional and localized emissions thresholds. Therefore, operational air quality impacts associated with future development of the 2040 GP would be significant and unavoidable.</p> <p>Adoption and implementation of the 2040 GP and enforcement of SCAQMD Rules and Regulations would minimize exposure of sensitive receptors to substantial criteria pollutant and TAC emissions. However, localized criteria pollutant and TAC impacts associated with implementation of the 2040</p>		<p>and operational emissions thresholds (see Appendix A for full modeling results).</p> <p>Emissions associated with the construction of the proposed Project are presented below. As shown, construction emissions would be below SCAQMD's thresholds. Therefore, construction activities would not result in a cumulatively considerable net increase of any criteria pollutant and impacts would be less than significant. Therefore, no new impact related to construction emissions would occur.</p> <table border="1"> <thead> <tr> <th rowspan="2">Construction Activity</th> <th colspan="6">Maximum Daily Regional Emissions (pounds/day)</th> </tr> <tr> <th>ROG</th> <th>NO_x</th> <th>CO</th> <th>SO_x</th> <th>PM₁₀</th> <th>PM_{2.5}</th> </tr> </thead> <tbody> <tr> <td colspan="7" style="text-align: center;">2026 (Year 1)</td> </tr> <tr> <td>Site Preparation</td> <td>3.9</td> <td>34.7</td> <td>32.0</td> <td>0.1</td> <td>7.7</td> <td>4.4</td> </tr> <tr> <td>Grading</td> <td>3.5</td> <td>30.0</td> <td>29.8</td> <td>0.1</td> <td>4.3</td> <td>2.3</td> </tr> <tr> <td>Building Construction</td> <td>1.2</td> <td>10.9</td> <td>15.4</td> <td><0.1</td> <td>0.7</td> <td>0.5</td> </tr> <tr> <td colspan="7" style="text-align: center;">2027 (Year 2)</td> </tr> <tr> <td>Building Construction</td> <td>1.2</td> <td>10.4</td> <td>15.3</td> <td><0.1</td> <td>0.6</td> <td>0.4</td> </tr> <tr> <td>Paving</td> <td>1.2</td> <td>7.0</td> <td>11.0</td> <td><0.1</td> <td>0.5</td> <td>0.3</td> </tr> <tr> <td>Architectural Coating</td> <td>32.0</td> <td>1.1</td> <td>1.7</td> <td><0.1</td> <td>0.1</td> <td><0.1</td> </tr> <tr> <td>Maximum Daily Construction Emissions</td> <td>32.0</td> <td>34.7</td> <td>32.0</td> <td>0.1</td> <td>7.7</td> <td>4.4</td> </tr> </tbody> </table>				Construction Activity	Maximum Daily Regional Emissions (pounds/day)						ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}	2026 (Year 1)							Site Preparation	3.9	34.7	32.0	0.1	7.7	4.4	Grading	3.5	30.0	29.8	0.1	4.3	2.3	Building Construction	1.2	10.9	15.4	<0.1	0.7	0.5	2027 (Year 2)							Building Construction	1.2	10.4	15.3	<0.1	0.6	0.4	Paving	1.2	7.0	11.0	<0.1	0.5	0.3	Architectural Coating	32.0	1.1	1.7	<0.1	0.1	<0.1	Maximum Daily Construction Emissions	32.0	34.7	32.0	0.1	7.7	4.4	
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			Threshold Exceeded?	No	No	No	No	No	No																																																
			<p>Notes: ROG = reactive organic gases, NO_x = nitrogen oxides, CO = carbon monoxide, SO_x = sulfur oxides, PM₁₀ = particulate matter 10 microns in diameter, PM_{2.5} = particulate matter 2.5 microns in diameter Source: CalEEMod Output Sheets (see Attachment A).</p> <p>Emissions associated with the operation of the proposed Project are presented below. As shown, operational emissions would be below SCAQMD's thresholds. Therefore, the Project would result in no new impacts related to operational air quality emissions. As such, the proposed Project is consistent with the findings contained in the GP EIR impacts, and the Project would result in no new impact or in a cumulatively considerable net increase of any criteria pollutant.</p>																																																						
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			Threshold Exceeded?	No	No	No	No	No	<p>A localized significance threshold (LST) analysis was prepared pursuant to SCAQMD recommendations. As shown below, the proposed Project would not exceed applicable LST thresholds for the site and therefore would result in a less-than-significant localized construction air quality impact.</p> <table border="1"> <thead> <tr> <th rowspan="2">Construction Activity</th> <th colspan="4">Maximum Daily Localized Emissions (pounds/day)</th> </tr> <tr> <th>NO_x</th> <th>CO</th> <th>PM₁₀</th> <th>PM_{2.5}</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="text-align: center;">Year 1</td> </tr> <tr> <td>Site Preparation</td> <td>34.6</td> <td>31.0</td> <td>7.4</td> <td>4.3</td> </tr> <tr> <td>Grading</td> <td>30.0</td> <td>28.7</td> <td>4.1</td> <td>2.3</td> </tr> <tr> <td>Building Construction</td> <td>10.7</td> <td>14.1</td> <td>0.4</td> <td>0.4</td> </tr> <tr> <td colspan="5" style="text-align: center;">Year 2</td> </tr> <tr> <td>Building Construction</td> <td>10.2</td> <td>14.0</td> <td>0.4</td> <td>0.3</td> </tr> <tr> <td>Paving</td> <td>6.9</td> <td>10.0</td> <td>0.3</td> <td>0.3</td> </tr> <tr> <td>Architectural Coating</td> <td>1.1</td> <td>1.5</td> <td><0.1</td> <td><0.1</td> </tr> <tr> <td>Maximum Daily Emissions</td> <td>34.6</td> <td>31.0</td> <td>7.4</td> <td>4.3</td> </tr> <tr> <td>SCAQMD Screening Thresholds¹</td> <td>160.3</td> <td>1,073.7</td> <td>10.7</td> <td>6.0</td> </tr> </tbody> </table>	Construction Activity	Maximum Daily Localized Emissions (pounds/day)				NO _x	CO	PM ₁₀	PM _{2.5}	Year 1					Site Preparation	34.6	31.0	7.4	4.3	Grading	30.0	28.7	4.1	2.3	Building Construction	10.7	14.1	0.4	0.4	Year 2					Building Construction	10.2	14.0	0.4	0.3	Paving	6.9	10.0	0.3	0.3	Architectural Coating	1.1	1.5	<0.1	<0.1	Maximum Daily Emissions	34.6	31.0	7.4	4.3	SCAQMD Screening Thresholds ¹	160.3	1,073.7	10.7	6.0
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			Threshold Exceeded?	No	No	No	No	
			Notes: NOx = nitrogen oxides, CO = carbon monoxide, PM ₁₀ = particulate matter 10 microns in diameter, PM _{2.5} = particulate matter 2.5 microns in diameter ¹ Interpolated using thresholds for 2 acres and 5 acres at a receptor distance of 25 meters. Source: CalEEMod Output Sheets (see Attachment A)					
			Overall, impacts related to air quality would be less than significant. No new or more severe impact would occur in comparison to the GPU PEIR findings.					
Biological Resources								
LTSWM	<p><i>Less than Significant with Mitigation</i></p> <p>Impacts to certain species not covered by the Multiple Specific Habitat Conservation Plan (MSHCP) as identified in PEIR Table 5.4-A and Table 5.4-B, if present on a site and going to be impacted, may require additional mitigation measures. For species Not Covered by the MSHCP, mitigation measure MM BIO-1 will be incorporated to ensure potential impacts remain less than significant related to these uncovered species. For MSHCP Covered Species, through compliance with the MSHCP and mitigation measure MM BIO-2, which addresses impacts to nesting birds, impacts from adoption and implementation of the 2040 GP are considered less than significant with mitigation incorporated.</p> <p>Mitigation measure MM BIO-3 is incorporated to ensure impacts to riparian/riverine or sensitive habitat resources are less than</p>	<p>MM BIO-1: For impacts identified to Species Not Covered by the MSHCP, potential direct and indirect impacts to Federal Species of Concern, California Species of Special Concern, California Species Animals or plants on lists one through four of the California Native Plant Society (CNPS) Inventory will require habitat assessments prepared by a qualified biologist for future implementing projects. The habitat assessment report identifying potential impacts to the Not Covered MSHCP species shall be provided in a report and submitted to the City Planning Department prior to issuance of grading permits. The following determinations shall be made by the City based on the habitat assessment:</p> <ul style="list-style-type: none"> If the findings of the habitat assessment show no suitable 	<p><i>Less than Significant</i></p> <p>A Biological Due Diligence Investigation (Appendix B) was prepared and included a literature review, a field survey, and an MSHCP Consistency Analysis.</p> <p>No special-status plant species were observed on the Project site during the field investigation. Due to the disturbed nature of the site, there is a lack of suitable habitat for special status plant species. Therefore, based on habitat requirements for specific special-status plant species and the availability and quality of habitats, the Biological Due Diligence Investigation determined that the Project site does not provide suitable habitat for any of the special-status plant species known to occur in the area and all are presumed to be absent. No focused surveys are recommended.</p> <p>Additionally, no special-status wildlife species were observed on the Project site during the field investigation. However, based on habitat requirements for specific species and the availability and quality of on-site habitats,</p>	Y				

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>significant. Compliance with Section 6.1.2 of the MSHCP, applicable Federal, State, regional, and local requirements, and implementation of mitigation measure MM BIO-3 will reduce impacts on any riparian habitat or other sensitive natural community to a less than significant level with mitigation incorporated.</p> <p>Implementation of mitigation measure MM BIO-3 would ensure impacts to wetlands are less than significant. Accordingly, strict adherence to the identified Federal and State laws and regulations, the MSHCP, the “no net wetland loss” policy currently in place, and implementation of mitigation measure MM BIO-3 would ensure impacts to jurisdictional waters and wetlands would be less than significant with mitigation incorporated.</p> <p>Through the protections afforded by the MSHCP and implementation of mitigation measure MM BIO-2 (MBTA adherence), future development with implementation of the 2040 GP would have a less than significant impact with mitigation incorporated related to migratory wildlife corridors or native wildlife nursery sites.</p> <p>Based on the required compliance with the 2040 GP, along with the requirement to get a permit from the City for the removal of trees, impacts related to conflict with any local policies or ordinances protecting biological</p>	<p>habitat or sensitive species Not Covered by the MSHCP occur on site, then no additional surveys or mitigation measures are required.</p> <ul style="list-style-type: none"> • If the potential for sensitive species exist or suitable habitat exists on site, focused PEIR Impact Summary Matrix Impact Mitigation Measure Level of Significant After Mitigation surveys shall be completed within one year of the submittal to the City for review. Focused surveys conducted in the appropriate season for each species, as identified in the habitat assessment report, shall be conducted to determine presence/absence status. • If no sensitive species are identified through focused surveys, then no additional surveys or mitigation measures are required. • If sensitive species Not Covered by the MSHCP are found on site and are not avoided by project design, coordination with the appropriate regulatory agencies (i.e. USFWS and/or CDFW) would be required to obtain necessary take permits and implement project-specific 	<p>it was determined that the proposed project site has a low potential to support Cooper’s hawk and sharp shinned hawk. Further the Biological Due Diligence Investigation determined that the Project site does not provide suitable habitat for any of the other special-status wildlife species known to occur in the area since the project site has been heavily disturbed from onsite disturbances.</p> <p>The Project site has the potential to support songbird and raptor nests due to the presence of shrubs, ground cover, and trees. Project development activities could disturb or destroy active migratory bird nests including eggs and young. Disturbing or destroying active nests is a violation of the MBTA (16 U.S.C. 703 et seq.). In addition, nests and eggs are protected under Fish and Game Code Section 3503. As such, direct impacts to breeding birds (e.g., through nest removal) or indirect impacts (e.g., by noise causing abandonment of the nest) is considered a potentially significant impact. Therefore, the Project would comply with Mitigation Measure BIO-2 to require a nesting bird survey if vegetation is removed during nesting season (February 15 through August 31), which would reduce potential impacts to a less-than-significant level. With MBTA compliance and implementation of Mitigation Measure BIO-2, potential impacts to nesting birds, including Cooper’s hawk and sharp shinned hawk, would be reduced to less than significant.</p> <p>The Biological Due Diligence Investigation describes that the Project site is not located within a designated wildlife corridor or linkage. During the field survey, the Project area was evaluated for its function as a wildlife corridor that species use to move between wildlife habitat zones. The Project site consists of flat, disturbed land. Further, the</p>	

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST

Beaumont General Plan 2040 GPU PEIR		Proposed Project		
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>resources are considered to be less than significant and no mitigation is required.</p> <p>Through implementation of all goals, policies, and implementation in the 2040 Plan, implementation of mitigation measure MM BIO-3, and compliance with the MSHCP and SKR HCP, the proposed project would not conflict with any HCPs. Therefore, impacts associated with potential inconsistencies with the MSHCP and SKR HCP for the Planning Area would be less than significant with mitigation incorporated.</p>	<p>mitigation prior to any ground disturbing activities.</p> <p>MM BIO-2: If future implementing project activities are planned during the bird nesting (February 15 to August 31) season and there are trees or vegetation on site, nesting bird survey(s) consisting of up to three (3) site visits within 7 days prior to ground disturbance, clearing and/or demolition activities shall be conducted to ensure birds protected under the Migratory Bird Treaty Act (MBTA) are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional measures are required. If active nests are found, the nest locations shall be mapped by the biologist. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, near fledging) determined. Based on the species present and surrounding habitat, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist and confirmed by the City. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the City and</p>	<p>Project site is surrounded by urban development such as residential uses, a school, and roadways. No wildlife movement corridors were found to be present on or adjacent to the Project site during the field survey. Thus, no impacts related to wildlife movement corridors would occur with implementation of the Project.</p> <p>The Biological Due Diligence Investigation determined no special-status plant communities that have the potential to occur within the Project region occur on the Project site. Therefore, no impacts related to special-status plant communities would occur.</p> <p>No mapped drainage features occur on or within the vicinity of the site and no jurisdictional drainage and/or wetland features were observed within the Project site during the field survey. However, a drainage feature was observed outside of the Project site boundary, immediately east of the Project site. This drainage feature runs adjacent to the eastern boundary of the site and is not expected to be impacted from project implementation. Therefore, development of the proposed Project would not result in impacts to State or Federal jurisdiction and regulatory approvals would not be required.</p> <p>Additionally, a MSHCP Consistency Analysis was prepared which determined the Project site is located within the Pass Area Plan of the MSHCP but is not located within or adjacent to any Criteria Cells or designated conservation areas. However, the site is located within the designated survey area for burrowing owl, and within the Narrow Endemic Plant Species Survey Area (NEPSSA) for Marvin's onion and many-stemmed dudleya. No burrowing owls or recent</p>	

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST

Beaumont General Plan 2040 GPU PEIR		Proposed Project		
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
		<p>construction supervisor that activities may resume.</p> <p>MM BIO-3: The City shall require the following for all future implementing projects in order to mitigate for impacts to riparian/riverine or sensitive habitats associated with waters of the US and State:</p> <ul style="list-style-type: none"> • Preparation of a Jurisdictional Delineation of Waters of the U.S. and wetlands pursuant to the RCA as well as CWA and ACOE protocol where drainages are located on site. If avoidance of the drainages is infeasible, then applicants must obtain a CWA Section 404 permit from the ACOE prior to project grading. These permits must include measures or other equivalent requirements necessary to reduce impacts to riparian and wetlands resources and ensure no net loss of wetlands. • Preparation of a Jurisdictional Delineation of streams and vegetation within drainages and native vegetation of use to wildlife pursuant to CDFW and California Fish and Game Code Sect 1600 et seq. Where necessary, applicants are 	<p>sign (i.e., pellets, feathers, castings, or whitewash) were observed during the field investigation. Therefore, the Biological Due Diligence Investigation determined the site does not support suitable habitat for burrowing owl and no focused burrowing owl surveys are recommended. Additionally, based on the results of the field investigation, there is no suitable habitat for the relevant NEPSSA species on the Project site (Munz's onion and many-stemmed dudleya), due to lack of suitable soils, presence of imported soils, and the disturbed nature of the site. Therefore, no additional surveys are needed to achieve coverage for NEPSSA species (Section 6.1.3 of the MSHCP, Protection of Narrow Endemic Plant Species).</p> <p>In accordance with Section 6.1.2 of MSHCP, Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, no riparian/riverine features were observed on the Project site during the field investigation. Additionally, no impacts are expected to occur to the existing drainage feature just east of the site (outside of the Project boundaries).</p> <p>Further, the Project site is not located within any MSHCP designated Criteria Cells or designated conservation areas. Therefore, the Urban/Wildlands Interface Guidelines (Section 6.1.4 of the MSHCP) do not apply to the Project.</p> <p>Lastly, the project site is not located within the Mitigation Fee Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP). Therefore, the Project Applicant is not be required to pay the SKR HCP Mitigation Fee.</p>	

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
		<p>required to obtain a Section 1601 or 1603 permit and a Streambed Alteration Agreement from CDFW. These permits must include measures or other equivalent requirements that reduce impacts to riparian and wetlands resources ensure no net loss of wetlands.</p> <ul style="list-style-type: none"> Riparian/Riverine evaluation pursuant to Section 6.1.2 of the MSHCP. Applicants must avoid impacts to riparian areas to preserve the function and value of such habitats. Avoided areas shall be protected in perpetuity through a legal instrument such as a conservation easement or deed restriction. Where avoidance is infeasible, a DBESP will be required to be reviewed and approved by the RCA and/or US Fish and Wildlife Services and California Department of Fish and Game. 	Overall, impacts related to biological resources are consistent with the findings of the GPU PEIR. No new impact would occur.	
Cultural Resources				
LTS	<p><i>Less than Significant</i> The 2040 GP, Downtown Specific Plan, and Revised Zoning Ordinance, includes goals, policies, implementation actions that will protect and reduce impacts to historical resources. Additionally, as part of the City's</p>	<p>No mitigation measures are required.</p> <p>Policy 8.11.1 Avoid or when avoidance is not feasible, minimize impacts to sites with significant archaeological,</p>	<p><i>Less than Significant</i> No structures exist on the project site; therefore, no impacts to historic resources would occur from the Project.</p> <p>According to GPU PEIR Figure 5.5-1, <i>Archaeological Sensitivity</i>, the Project site has low to moderate potential to</p>	Y

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>typical entitlement review process, a project applicant may be required to provide a cultural resources assessment and, mitigate project-specific impacts. Therefore, compliance with existing regulations and processes and implementation with applicable 2040 GP goals, policies, and implementation measures and the proposed certificate of appropriateness process, impacts related to historic resources are considered to be less than significant, and no mitigation is necessary.</p> <p>Similarly, through implementation of existing regulations and General Plan Policies, impacts related to archaeological resources are considered to be less than significant, and no mitigation is necessary.</p> <p>Through compliance with existing regulations to properly handle the inadvertent discovery of human remains, impacts related to the disturbance of human remains from the 2040 GP will be less than significant and no mitigation is necessary.</p>	<p>paleontological, cultural and tribal cultural resources, to the extent feasible.</p>	<p>contain archaeological resources. The Project site has been previously disturbed through past grading and vegetative clearing activities; therefore, there is reduced potential for the Project to impact archaeological resources. Additionally, the Project would comply with 2040 GP policies, such as Policy 8.11.1 which requires potential impacts to archaeological, paleontological, cultural and tribal cultural resources be avoided or minimized to the extent feasible. Impacts are anticipated to be less than significant.</p> <p>The Project site does not contain a cemetery, and no known formal cemeteries are located within the immediate vicinity of the Project site. Nevertheless, should human remains be unearthed during grading and excavation activities associated with Project development, the construction contractor would be required by California law to comply with California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. Through mandatory compliance with California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, the proposed Project would not result in significant impacts to human remains, and impacts would be less than significant.</p> <p>No new impacts related to cultural resources would occur through implementation of the proposed Project.</p>	
Geology and Soils				
LTS	<p><i>Less than Significant</i> Compliance with CBC regulations and 2040 GP goals, policies, and implementation actions will reduce impacts related to earthquake faults, seismic ground shaking, seismic ground</p>	<p>No mitigation measures are required.</p>	<p><i>Less than Significant</i> The Project would adhere to the CBC and 2040 GP goals, policies, and implementation actions, and the NPDES. Impacts related to geology are soils are anticipated to be less than significant.</p>	Y

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Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>failure, liquefaction, and landslides to less than significant and no mitigation is necessary.</p> <p>Potential impacts associated with erosion and loss of topsoil would be reduced to less than significant with compliance with the NPDES and revised Hillside Ordinance Policies.</p> <p>Adherence to the goals, policies, and implementation in the 2040 GP along with compliance with the most current building codes will reduce impacts from landslide, lateral spread, subsidence, liquefaction, or collapse to less than significant and no mitigation is necessary.</p> <p>As a condition of approval, prior to the issuance of any grading permit, the City requires grading plans to satisfactorily address the geotechnical investigation's recommendations. With implementation of the 2040 GP and revisions to the Zoning Map, new structures within the Planning Area may be proposed on expansive soils; however, the degree of risk to life or property from the effects of expansive soils is considered less than significant with through compliance with existing regulations and goals, policies, and implementation contained in the 2040 GP; no mitigation is necessary.</p> <p>If connection to the City sewer system is not possible, City and State regulations establish criteria that must be met to determine</p>		<p>According to PEIR Figure 5.6-9 – Paleontological Sensitivity, the site is identified as having “low” paleontological sensitivity. The Project would adhere to applicable Federal, State, regional, and local regulations, as well as implementation of Policy 8.11.1. Impacts related to paleontological resources are anticipated to be less than significant.</p>	

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>feasibility of using an on-site septic tank system. Therefore, where sewers are not available for the disposal of wastewater within the Planning Area, there are methods in place to ensure adequate support of septic systems. Through compliance with existing regulations and 2040 GP goals, policies, and implementation, impacts will be reduced to less than significant and no mitigation is necessary.</p> <p>2040 GP policy 8.11.1 requires development to avoid paleontological resources, whenever possible. If complete avoidance is not possible Policy 8.11.1 requires development to minimize and fully mitigate impacts to paleontological resources. With compliance with applicable Federal, State, regional, and local regulations, as well as implementation of Policy 8.11.1, impacts related to paleontological resources are considered to be less than significant and no mitigation is necessary.</p>			
Greenhouse Gas Emissions				
SU	<p><i>Significant and Unavoidable</i></p> <p>The PEIR included potential greenhouse gas (GHG) emissions that would result from buildout of the General Plan and found that emissions would exceed threshold limits, resulting in a significant impact. Future projects would be required to adhere to Beaumont 2040 General Plan policies and implementation actions which would reduce GHG emissions to the extent feasible. Additionally, Mitigation measure MM GHG 1 will be implemented to evaluate the potential mitigation strategies in PEIR Table</p>	<p>MM GHG 1: In order to address effects of GHG emissions from future development, the City of Beaumont shall evaluate the feasibility of the potential GHG reduction strategies in Table 5.7-F and update the Sustainable Beaumont Plan or similar document every five years to ensure the City is monitoring the plan’s progress toward achieving the City’s greenhouse gas (GHG) reduction targets and to require amendment if the plan is not achieving the specified level. The</p>	<p><i>Less than Significant</i></p> <p>GHG emissions were modeled for the Project using CalEEMod per applicable South Coast Air Quality Management District (SCAQMD) thresholds and methodology (Appendix A). Total estimated construction related GHG emissions from construction of the proposed Project were amortized over 30 years per SCAQMD methodology. As shown below, when annualized over the 30-year life of the proposed Project, annual emissions would be 18.4 metric tons of carbon dioxide (MTCO₂e). During operation, the proposed Project would generate a total of 795.1 CO₂e per year. Thus, GHG emissions would</p>	Y

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	<p>5.7-F, implement feasible strategies, and monitor progress towards achieving GHG reduction targets. However, emissions are still expected to be above threshold. Thus, impacts related to GHG emissions are considered significant and unavoidable.</p> <p>The 2040 GP includes policies and implementation actions that would help reduce GHG emissions and therefore help achieve GHG reduction goals. Therefore, overall, the 2040 GP would not obstruct implementation of the 2017 Scoping Plan.</p> <p>The 2040 GP includes goals, policies and implementation actions that address land use and neighborhood design and improve opportunities for pedestrian, bicycle, and transit use and thereby reduce VMT. Additionally, implementation of the 2040 GP forecasts the employment to housing ratio to increase to 0.93:1. While still jobs-poor, the 2040 GP would increase the employment/housing ratio to a factor much closer to 1:1 providing for a better jobs/housing balance. Thus, the 2040 GP would make it easier for residents to both live and work in the City instead of commuting to other areas, which would contribute to minimizing VMT. Therefore, the 2040 GP would not conflict with or obstruct SCAG's Connect SoCal plan, and no impact would occur.</p>	<p>updates shall identify targets for years 2030, 2040, and 2050 and subsequent applicable statewide legislative targets that may be in effect at the time of the update.</p>	<p>be below the threshold of 3,000 MTCO_{2e} per year. Therefore, based upon SCAQMD's screening threshold, impacts related to operational GHG emissions would be less than significant.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Activity</th> <th style="width: 40%;">GHG Emissions (MTCO_{2e} per year)¹</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;">Project Operation</td> </tr> <tr> <td>Mobile</td> <td style="text-align: right;">585.6</td> </tr> <tr> <td>Area</td> <td style="text-align: right;">0.8</td> </tr> <tr> <td>Energy</td> <td style="text-align: right;">165.0</td> </tr> <tr> <td>Water</td> <td style="text-align: right;">11.1</td> </tr> <tr> <td>Waste</td> <td style="text-align: right;">14.0</td> </tr> <tr> <td>Refrigeration</td> <td style="text-align: right;">0.1</td> </tr> <tr> <td><i>Total Project Gross Operation Emissions</i></td> <td style="text-align: right;"><i>776.7</i></td> </tr> <tr> <td colspan="2" style="text-align: center;">Project Construction</td> </tr> <tr> <td><i>Amortized Construction Emissions</i></td> <td style="text-align: right;"><i>18.4</i></td> </tr> <tr> <td colspan="2" style="text-align: center;">Project Construction and Operation</td> </tr> <tr> <td>Project Total Emissions</td> <td style="text-align: right;">795.1</td> </tr> <tr> <td>Significance Threshold</td> <td style="text-align: right;">3,000</td> </tr> <tr> <td>Threshold Exceeded?</td> <td style="text-align: center;">No</td> </tr> </tbody> </table> <p>Notes: 1. Numbers may vary due to rounding. Source: CalEEMod Output Sheets (see Attachment A)</p> <p>Additionally, consistent with the findings of the GPU PEIR, the Project would not conflict with the CARB Scoping Plan, SCAG Sustainable Community Strategy, or the Sustainable</p>	Activity	GHG Emissions (MTCO _{2e} per year) ¹	Project Operation		Mobile	585.6	Area	0.8	Energy	165.0	Water	11.1	Waste	14.0	Refrigeration	0.1	<i>Total Project Gross Operation Emissions</i>	<i>776.7</i>	Project Construction		<i>Amortized Construction Emissions</i>	<i>18.4</i>	Project Construction and Operation		Project Total Emissions	795.1	Significance Threshold	3,000	Threshold Exceeded?	No	
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	Implementation of 2040 GP goals and their associated policies and implementation actions will further reduce potential GHG emissions from subsequent land use development and redevelopment by increasing energy and water efficiency, energy conservation, and use of renewable energy, promoting alternative forms of transportation and investing in infrastructure for public and active transportation, and reducing solid waste. Thus, implementation of the 2040 GP would contribute to the reduction of GHG emissions throughout the Planning Area and would not conflict with or obstruct implementation of the Sustainable Beaumont Plan, and no impact would occur.		Beaumont Plan. Overall, impacts related to GHG emissions would be less than significant.	
Hazards and Hazardous Materials				
LTS	<p><i>Less than Significant</i></p> <p>Compliance with the requirements of federal, State, and local laws and regulations regarding the use and storage of hazardous materials would ensure that risks resulting from the routine transportation, use, storage, or disposal of hazardous materials or hazardous wastes associated with implementation of the 2040 GP would be less than significant.</p> <p>Compliance with all applicable federal, State, and local laws related to the transport, storage, and handling of hazardous materials would reduce the likelihood and severity of accidents, and impacts involving the release of hazardous materials into the environment would be less than significant.</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>The Project could require minimal use of hazardous materials typical for construction such as paints, solvents, oils, and grease. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by federal and state requirements that are implemented by the County during building permitting for construction activities. These regulations include: the federal Occupational Safety and Health Act and Hazardous Materials Transportation Act; Title 8 of the California Code of Regulations (CalOSHA), and the state Unified Hazardous Waste and Hazardous Materials Management Regulatory Program.</p> <p>Additionally, the Project site is not listed on a hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Department of Toxic Substances Control,</p>	Y

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	<p>2040 GP Policy 9.11.5 prohibits the placement of new facilities involved with the production, use, storage, transport, or disposal of hazardous materials near existing sensitive land uses, which includes schools. Additionally, the California Department of Education establishes standards for school sites pursuant to Education Code Section 17251 and adopts school site regulations, which are contained in the California Code of Regulations, Title 5, commencing with Section 14001. Since any future placement of schools would be required to comply with state statutory and regulatory requirements addressing safety from hazards, including hazardous materials, impacts from the placement of schools in the vicinity of such hazards or the placement of new hazards in the vicinity of existing schools are anticipated to be less than significant.</p> <p>There are two sites within the Planning Area that are on the Cortese list, compiled pursuant to Government Code Section 65962.5, Lockheed Propulsion-Beaumont No. 1 (Site 1) and Lockheed Propulsion-Beaumont No. 2 (Site 2). Through compliance Health and Safety Code Section 25356.1, 2040 GP Policy 9.11.7 (coordination with regulatory agencies regarding remnant safety hazards and future utilization of contaminated sites), impacts regarding the potential risks of public exposure to hazardous materials as a consequence of</p>		<p>2025). With compliance with the goals, policies and implementation actions of the 2040 GP and existing regulations, the Project is not anticipated to result in any significant impacts related to hazards and hazardous materials.</p>	

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Beaumont General Plan 2040 GPU PEIR		Proposed Project		
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	<p>development on a site on the Cortese list will be less than significant.</p> <p>There are no airports within the Planning Area. The closest airport to the Planning Area is the Banning Municipal Airport, located in the eastern portion of the City of Banning over four miles to the east of the City of Beaumont. Because the Planning Area is not within an airport land use plan or within two miles of a public use airport, impacts with regard to safety hazards to people residing or working in the Planning Area would be less than significant.</p> <p>Future development projects would be reviewed for adequate infrastructure and access as well as consistency with adopted emergency and evacuation plans among many other environmental issues in order to ensure the safety of City residents and the physical environment. Therefore, implementation of existing laws and regulations, compliance with applicable Beaumont 2040 Goals, Policies, and Implementation actions during individual project review would ensure that impacts regarding impairing the implementation of emergency response and evacuation plans will be less than significant.</p> <p>Through compliance with existing federal, state, and local laws and regulations related to wildland fire hazards and implementation of 2040 GP goals, policies, and implementation</p>			

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Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	actions, impact regarding the exposure of people or structures to significant loss, injury, or death involving wildland fires will be less than significant.			
Hydrology and Water Quality				
LTS	<p><i>Less than Significant</i></p> <p>Through compliance with the goals, policies, and implementation measures of the 2040 GP, compliance with the City’s Municipal Code requirements for erosion control, and the existing regulatory requirements of the National Pollution Discharge Elimination System (NPDES) Statewide Construction General Permit (CGP), construction of future projects in the Planning Area will not violate water quality standards or Waste Discharge Requirements (WDRs) and impacts from construction of each implementing project are considered less than significant and no mitigation is necessary.</p> <p>Pursuant to the Riverside County MS4 NPDES Permit, qualifying new development and large redevelopment projects are required by the City to prepare a Water Quality Management Plan (WQMP) or similar demonstration of post-construction methods to mitigate downstream impacts to flooding and water quality. The City also requires a Drainage Study for qualifying development proposals to address the hydrologic and hydraulic considerations. Through compliance with existing regulations and the proposed 2040 GP goals, policies, and implementation for the protection of water resources, adoption and implementation of the</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>The Project would prepare a SWPPP and a WQMP which would ensure construction and operational water quality impacts are less than significant. A Drainage Report was prepared for the Project to develop a preliminary storm drain system and compute the existing and developed condition hydrology calculations to demonstrate that the proposed Project would not affect downstream drainage facilities (Appendix C). The Project includes a proposed bioretention/detention basin with a volume capacity of 2.944 acre-feet in order to treat captured stormwater and mitigate developed condition flows. The proposed Bioretention/Detention basin is designed to capture and reduce the 2-year, 5-year, 10-year and 100-year storm peak flow rates. The Drainage Report determined that the 2-year 24-hour storm developed peak flow rate is 0.5 cubic feet per second (cfs), or 10 percent more than existing condition flow rate (4.93 cfs vs 5.43 cfs). The 5-year 24-hour storm developed peak flow rate is 0.9 cfs, or 13 percent more than existing condition flow rate (6.83 cfs vs 7.69 cfs). However, the Drainage Report determined that the 2-year 24-hour storm developed peak flow rate is within 10 percent of the existing peak flow rate which meets the hydromodification criteria for the site. Therefore, the increase in these storm events is minimal and would not impact downstream facilities. The Drainage Report would be reviewed and approved by the City as part of the development review process to ensure compliance with existing hydrology, water quality, and drainage</p>	Y

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>Project will result in less than significant impacts to surface water and ground water quality and no mitigation is necessary.</p> <p>The 2040 GP Policies will not conflict with the management efforts of the Beaumont Basin Watermaster in its oversight of the Beaumont Basin. The other groundwater basin in the Planning Area will be managed by a GSA and a GSP beginning 2022. The 2040 GP goals, policies, and implementation action support efforts that are aligned with sustainable groundwater management, including protecting and monitoring water quality, increasing opportunities for recharge, and funding existing and future water facilities. Therefore, through the implementation of the 2040 GP goals, policies, and implementation and compliance with existing regulations for protection of water quality and groundwater management, impacts to sustainable groundwater management from the adoption and implementation of the 2040 GP will be less than significant.</p> <p>Through implementation of 2040 GP goals, policies, and implementation actions and existing regulations, erosional/siltation and flooding impacts from changes to the existing drainage patterns and increasing imperviousness from adoption and implementation of the 2040 GP are less than significant and no mitigation is required.</p>		<p>requirements. Additionally, with implementation of the operational source and treatment control Low Impact Development (LID) design that are outlined in the Preliminary WQMP (Appendix D), which would also be reviewed and approved by the City during the permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not substantially degrade water quality.</p>	

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>Through implementation of existing regulations, and future project-specific analyses and planning required by 2040 GP goals, policies, and implementation actions, adoption and implementation of the 2040 GP will not exceed the capacity of drainage systems, or provide substantial additional sources of polluted runoff. Therefore, impacts to existing or planned stormwater drainage systems from the alteration of drainage patterns and the addition of impervious area in the Planning Area will be less than significant.</p> <p>Through implementation of existing regulations, and the 2040 GP goals, policies, and implementation, adoption and implementation of the 2040 GP and revised Zoning Map, future projects within the Planning Area will not substantially alter existing drainage patterns so as to impede or redirect flood flows, and impacts from flood flows are less than significant.</p> <p>The regulations of Beaumont Municipal Code chapter 15.24 (Floodplain Management) restrict land uses that are dangerous to health, safety, and property due to water or erosion hazards and require land uses vulnerable to flood be protected against flood damage at the time of initial construction. Further, 2040 GP Policy 6.7.1 prohibit new non-residential uses that are known to release or emit toxic waste at levels that are harmful to human health while continuing to allow necessary services. Future</p>			

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>implementing projects will be required to incorporate flood control methods to minimize the risk to life and property pursuant to current regulations, City Municipal Code, and 2040 GP goals, policies, and implementation actions discussed in Sections 5.9.2 and 5.9.3, respectively. The City is located approximately 52 miles from the nearest (Pacific) ocean. Therefore, the Planning Area is too far away from the nearest ocean to have any meaningful tsunami risk. Pursuant to 2040 GP goals, policies, and implementation, future projects will be required to mitigate potential flooding, such as preventing adverse drainage impacts to adjacent properties and the adequate siting of structures located within flood plains. Therefore, with implementation of 2040 GP goals, policies, and implementation and compliance with existing regulations, impacts associated with the risk of pollutants from seiches and flooding that may result from adoption and implementation of the 2040 GP and revised Zoning Map will be less than significant and no mitigation is required.</p> <p>Through compliance with existing regulations and the 2040 GP goals, policies, and implementation actions, adoption and implementation of the proposed 2040 GP will not conflict with or obstruct implementation a water quality control plan or sustainable groundwater management plan. Therefore, impacts in this regard will be less than significant and no mitigation is required.</p>			

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
Land Use				
LTS	<p><i>Less than Significant</i></p> <p>The 2040 GP would have a less than significant impact associated with the physical division of an established community. The policies and actions listed in the 2040 GP would ensure that future development is compatible with adjacent communities and land issues.</p> <p>The 2040 GP would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>The Project is consistent with land use and zoning and would not result in the division of an established community nor would it conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project.</p>	Y
Mineral Resources				
LTS	<p><i>Less than Significant</i></p> <p>The Planning Area does not contain any “locally important mineral resource recovery sites.” Although the current Zoning Ordinance has a Mineral Resources Overlay Zone (Section 17.03.160), neither the City’s 2006 General Plan, existing Zoning Map, or any specific plan within the Planning Area identifies a locally-important mineral resource recovery site. Therefore, impacts in this regard are considered to be less than significant.</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>The Project site is not zoned for or used for mineral extraction activities. The site has not been previously used for mineral related activities, and no known mineral resources are known to occur on the site.</p>	Y
Noise				
SU	<p><i>Significant and Unavoidable</i></p> <p>Long-term noise: Implementation of 2040 GP Policies 10.1.2, 10.1.3, 10.1.4, 10.1.5, 10.31.8, 10.2.1, 10.2.2, 10.2.3, 10.2.4, 10.2.5, 10.2.6, and 10.2.7 and Implementation actions N2, N3, N5, and N10 would ensure that noise impacts are considered as individual</p>	<p>No feasible mitigation measures are available.</p> <p>Policy 10-1.4: Incorporate noise considerations into land use planning decisions. Require the inclusion of noise mitigation measures, as may be</p>	<p><i>Less than Significant</i></p> <p>Impacts related to noise and vibration are anticipated to be less than significant with implementation of 2040 GP Policies and implementation actions and with adherence to Municipal Code requirements. Additionally, the proposed residential uses would be consistent with the existing noise environment of the surrounding uses which consist of single-</p>	Y

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>development projects and transportation improvements are proposed; and, if necessary, appropriate, site-specific noise attenuation techniques are incorporated into future development and transportation project designs. With implementation of proposed Project policies and implementation actions, increases in roadway noise at existing noise sensitive receptors would be reduced to the degree feasible. However, future noise levels could still exceed thresholds. Therefore, impacts from permanent noise are considered significant and unavoidable.</p> <p><i>Less than Significant</i></p> <p>Short-term noise: The City has adopted specific standards for construction noise under Title 9 Public Peace, Morals and Welfare, Chapter 9.02 Noise Control. Section 9.02.110F of the BMC specifically exempts noise sources associated with landscape maintenance, construction, including erection, excavation, demolition, alteration, or repair of any structure or improvement, provided that such activities do not take place between the hours of 6 p.m. and 7 a.m. However, sound levels are not permitted to exceed 55 dBA for more than 15 minutes per hour, as measured in the interior of the nearest occupied residence or school. 2040 GP Implementation action N2, which requires project-specific acoustical studies, and Implementation actions N7, N8, and N9, which set forth standards for the operation of construction equipment, require equipment</p>	<p>necessary to meet standards, in the design of new development projects in the City.</p> <p>Policy 10-1.5: Require projects involving new development or modifications to existing development to implement measures, where necessary, to reduce noise levels to at least the normally compatible range. Design measures should focus on architectural features and building design and construction, rather than site design features, such as excessive setbacks, berms, and sound walls, to maintain compatibility with adjacent and surrounding uses.</p>	<p>family residences and a school. Impacts related to noise would be less than significant.</p> <p>The Project would include a Project Design Feature (PDF N-1) to prohibit the use of heavy construction equipment within 15 feet of the property lines which would ensure vibration from construction equipment would not damage adjacent structures. Therefore, impacts related to vibration would be less than significant.</p>	

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Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>staging areas to be located to as far away for noise sensitive receptors as feasible, and incorporation noise attenuation measures such as temporary bound barriers during certain construction phases. In addition, per Section 9.02.110(F) of the BMC, whenever a construction site is within one-quarter of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Therefore, through implementation of the 2040 GP Noise Element and compliance with the BMC, temporary construction-related noise impacts are considered less than significant.</p> <p>Compliance with the applicable provisions of Chapter 9.02 of the BMC and the 2040 GP policies and implementation actions listed above would limit construction hours, identify appropriate project-specific mitigation, and reduce construction-related vibration impacts. Therefore, impacts related to vibration are considered less than significant.</p> <p>No private or public airport is located within two miles of the Beaumont Planning Area. The closest airport is the Banning Municipal Airport, located approximately five (5) miles east of the eastern Planning Area boundary. Because the Planning Area is not located in the 55 dBA CNEL, 60 dBA CNEL, or 65 dBA CNEL noise</p>			

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Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	contours of the Banning Municipal Airport (Banning 2007), impacts related to the exposure of people to excessive airport noise levels would be less than significant.			
Population and Housing				
LTS	<p><i>Less than Significant</i></p> <p>The updated General Plan includes land use designations that would allow new residential uses and nonresidential development, generally focused on revitalization including a mixed-use downtown and developing the City with a mix of housing types and new commercial and industrial opportunities involving an average overall growth rate of 18 percent at buildout or an annual projected growth rate of 0.9 percent. The land use concept in the 2040 GP has been developed to accommodate projected population increases. Thus, adoption and implementation of the 2040 GP would not result in a substantial increase in population growth because the City has planned for the growth forecast in the 2040 GP. Therefore, impacts would be less than significant.</p> <p>The 2040 GP will not displace substantial numbers of housing units or people and will not necessitate the construction of replacement housing elsewhere. No demolition or substantial change in land use designation that would result in the displacement of residents is proposed in the General Plan. Therefore, impacts associated with implementation of the 2040 GP relative to displacement of a</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>The Project is consistent with the land use and zoning designation for the site and is within the allowable density. Thus, impacts would be less than significant.</p>	Y

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	substantial number of persons or housing are considered less than significant.			
Public Services				
LTS	<p><i>Less than Significant</i></p> <p>The 2040 GP Policy 9.5.1 contains a policy to fund new fire stations as to meet NFPA and County Fire response standards, while also partnering with CAL FIRE to establish minimum staffing levels for each fire company or each duty shift. As future projects consistent with the 2040 GP are developed, each applicant/developer will be required to pay Development Impact Fees (DIFs) for fire protection services pursuant to 2040 GP Implementation Measures LUCD-6 and S11 to offset the Project-related demand on existing fire services. Funding for RCFD is obtained from various sources; however, RCFD capital funding is mostly provided by DIFs collected by Riverside County or by cities, but major developments can also enter development agreements with RCFD as an effort to fund improvements responding to the developments' fair share of impacts. Thus, the proposed Project will not have a substantial impact on fire protection services because the City will implement the applicable goals, policies, and implementation measures of the 2040 GP, and implementing projects will pay their DIF for fire protection services and the Project will comply with regulations and pertinent fire standards listed in the City's Fire Code. Further, future projects involving the construction of future fire stations will be subject to subsequent CEQA</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>The Project site is located within an area that is already served by public services. In addition, the site has been previously planned for residential uses, therefore, the Project is within the anticipated future needs for services. Impacts are anticipated to be less than significant.</p>	Y

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST

Beaumont General Plan 2040 GPU PEIR		Proposed Project		
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>analysis at the time those facilities are proposed. Therefore, impacts are less than significant.</p> <p>Through implementation of the goals, policies, and implementation measures of the 2040 GP, including the implementation of existing Community Facilities Districts (CFDs), the formation of future CFDs, the requirement for a fiscal impact analysis for projects requiring a general plan amendment and/or annexation to the City, the City will be able to meet its goal of 1 sworn officer per 1,000 population. In addition, future construction of police facilities will be subject to subsequent CEQA analysis at the time those facilities are proposed. Because the City will have a mechanism in place to achieve and maintain acceptable police staffing ratios, impacts are considered less than significant.</p> <p>Through implementation of 2040 GP Policy 7.10.1, which will bring the City and Beaumont Unified School District together to anticipate and adjust for fluctuating school enrollment and potential impacts on existing schools, and compliance with existing regulations pursuant to AB 2926 and SB 50, the proposed Project will not have a substantial impact on schools and therefore, impacts are less than significant.</p> <p>As the population of the City of Beaumont continues to grow, the Beaumont Library District (BLD) services will continue to be</p>			

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	impacted until adequate facilities are provided. However, the development proposed by the 2040 GP will result in vacant properties to be developed and underutilized land to be redeveloped, which in turn will increase property tax revenue to the BLD. Because a future revenue source will be generated as a result of new development consistent with the 2040 GP, impacts to library facilities are considered less than significant.			
Recreation				
LTS	<p><i>Less than Significant</i></p> <p>Policy 5.8.3 requires new development to pay its fair share of required improvements, including maintenance costs. Through compliance with and implementation of applicable 2040 GP goals, policies, and implementation measures and the proposed certificate of appropriateness process, impacts with regard to the deterioration of existing neighborhood and regional parks or other recreational facilities are considered less than significant, and no mitigation is necessary.</p> <p>Based on the anticipated 2040 GP buildout population of 131,940, which results in an increase of approximately 82,699 persons,³ a total of 415 new acres of parkland⁴ will be needed to comply with the City’s park standard of five acres per 1,000 persons. Based on the number of open space and park acres in the City, the adoption of the Revised Zoning Ordinance making parks a permitted use in all of City’s residential zoning districts. and</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>Impacts are anticipated to be less than significant. The Project Applicant would pay required development fees for park and recreational facilities.</p>	Y

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	compliance with Chapter 3.34 of the Beaumont Municipal Code and applicable 2040 GP goals, policies and implementation, impacts regarding maintaining acceptable service ratios and performance standards for park and recreation facilities will be less than significant and no mitigation is required.			
Transportation				
SU	<p><i>Significant and Unavoidable</i></p> <p>The California Air Pollution Control Officers Association (CAPCOA) documentation identifies the maximum achievable vehicle miles traveled (VMT) reduction with Transportation Demand Management (TDM) measures to be 10 percent in a suburban setting. Given that the 2040 GP is estimated to generate VMT per service population that is approximately 25 percent higher than the threshold of significance, TDM measures (and the 2040 GP policies) would likely not reduce VMT per service population to a level below the City's threshold of significance. Additionally, besides the policies and TDM measures there are no other features or mitigation measures that could be implemented on a General Plan level to reduce VMT to less than significant levels. Future projects consistent with the General Plan would be required to implement the policies, and those would be the means to reduce impacts from their projects. Therefore, impacts related to inconsistency with CEQA Guidelines section 15064.3 are considered significant and unavoidable because thresholds are exceeded</p>	No feasible mitigation measures are available.	<p><i>Less than Significant</i></p> <p>The Project would comply with the Beaumont 2040 transit, bicycle, and pedestrian policies. Thus, impacts related to these facilities are anticipated to be less than significant. Additionally, a VMT Screening Analysis was prepared for the proposed Project and is included as Appendix E. According to the City's VMT Guidelines (City of Beaumont, 2024), residential and office projects located within a low VMT-generating area may be presumed to have a less than significant VMT impact. Using the Western Riverside Council of Governments (WRCOG) VMT Screening Tool, the VMT Screening Analysis determined the Project site is located within Traffic Analysis Zone (TAZ) 61. According to the WRCOG VMT Screening Tool, TAZ 61 has a VMT per service population of 25, which is below the City's threshold of 31.5 VMT per service population under baseline year 2025. In accordance with the City's guidelines, residential projects are considered to be in a low VMT area if the VMT per service population is below the Citywide average. Therefore, the Project is located in a low VMT area and satisfies this screening criteria. Therefore, the Project can be presumed to have a less than significant impact related to VMT.</p>	Y

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Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>and no feasible mitigation measures can be implemented to reduce this impact.</p> <p><i>Less than Significant</i> The 2040 GP provides a comprehensive circulation system that would accommodate increased demand for public transit, bicycle, and pedestrian facilities. The 2040 GP is not inconsistent with nor does it conflict with any policies, plans, or programs regarding public transit, roadway, bicycle, golf cart network, or pedestrian facilities or the performance or safety of those facilities. The 2040 GP incorporates expanded networks and policies related to supporting transit, bicycles, golf carts, and pedestrians in the city. These networks are consistent with regional and local planning efforts supporting these modes of travel. Additionally, the 2040 GP includes policies supporting complete streets (providing accessibility for all users of all ages and abilities) and active transportation. Therefore, impacts related to conflicting with a program, plan, ordinance, or policy on the circulation system promoting transit, roadway, bicycle, and pedestrian facilities will be less than significant and no mitigation is necessary.</p> <p>With compliance with existing laws, rules and regulations, the Project would not substantially increase hazards due to a geometric design feature or incompatible uses; impacts will be less than significant and no mitigation is necessary.</p>			

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Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	Future development projects would be reviewed for adequate infrastructure and access to ensure the safety of City residents and the physical environment. Therefore, implementation of existing laws and regulations, and compliance with applicable 2040 GP Goals, Policies, and Implementation actions previously discussed during individual project review would ensure that impacts regarding impairing the implementation of emergency response and evacuation plans will be less than significant and no mitigation is necessary.			
Tribal Cultural Resources				
LTS	<i>Less than Significant</i> All anticipated development projects consistent with the 2040 GP could result in damage to previously unknown tribal cultural resources. However, compliance with General Plan Policy 8.11.1, which requires avoidance of sites with significant TCRs when feasible, Policy 8.11.2, which requires compliance with the provisions of AB 52 and SB 18, and Policy 8.11.4, which requires compliance with the provisions of the California Native American Graves Protection and repatriation Act and other appropriate laws, impacts resulting from implementation of the proposed Project are considered less than significant.	No mitigation measures are required.	<i>Less than Significant</i> Impacts are anticipated to be less than significant with implementation of GPU policies and actions. In addition, the provisions of AB 52 do not apply to projects streamlined per CEQA Guidelines Section 15183.	Y
Utilities and Service Systems				
LTS	<i>Less than Significant</i> Through implementation of existing regulations and the proposed 2040 GP policies, the	No mitigation measures are required.	<i>Less than Significant</i> The Project site is located within a developed area and is surrounded by roadways that contain utility infrastructure,	Y

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Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>environmental impacts resulting from the expansion of water, wastewater, storm drain, electrical, natural gas, and telecommunication facilities will be less than significant and no mitigation is necessary.</p> <p>The 2015 UWMP concluded that future water demands within their service area will be met during any dry period of up to six consecutive dry years assuming future supply projects are implemented by the Beaumont-Cherry Valley Water District (BCVWD). The proposed 2040 GP policies for Land Use and Design Goal 3.2 will ensure the timely provision of services with phased development, including coordination with BCVWD to ensure access to clean and adequate water supply. For future qualifying projects, a Water Supply Assessment (WSA) will be required pursuant to SB 610 for inclusion in the projects' CEQA analysis. Through implementation of existing regulations and the proposed 2040 GP policies, the environmental impacts to water supplies will be less than significant and no mitigation is necessary.</p> <p>With the City's current wastewater treatment plant (WWTP) expansion, the City is anticipated to have adequate treatment capacity for current and future residents until approximately 2038. Because additional treatment capacity may be needed in the future, the proposed General Plan policies for Community Facilities and Infrastructure Goal</p>		<p>and adjacent uses are currently being served. As the site has been previously planned for development, impacts are anticipated to be less than significant with implementation of 2040 GP policies and actions and with compliance with existing regulations. Additionally, the Project is consistent with the land use and density allowed by the General Plan. Thus, the Project is consistent with the growth assumptions that were analyzed in the GPU PEIR, including utility supply and availability. For instance, the GPU PEIR determined the Beaumont Cherry Valley Water District would have adequate water supplies to serve the GPU. Additionally, with the City's current WWTP expansion, the GPU PEIR determined the City would have adequate treatment capacity for current and future residents until approximately 2038. Additionally, the proposed Project would comply with all standards related to solid waste diversion, reduction, and recycling during Project construction and operation. Therefore, impacts related to utilities would be less than significant and no new impact would occur.</p>	

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>7.5 will ensure the City continues monitoring influent rates at the wastewater treatment plant as new development projects are proposed, and coordinate treatment capacity expansion as needed. Further, the proposed General Plan policies for Land Use and Design Goal 3.2 will ensure that there will be adequate water and wastewater system capacity to meet projected demand, and the City will continue to implement comprehensive water and wastewater management programs and ensure that future developments pay their fair share for any needed infrastructure improvements. Goal 7.8 includes policies to encourage residential clustering as a means to preserve open space but it would have the indirect benefit of limiting development where sewer connections may not be available or feasible. Through the implementation of existing regulations and the 2040 GP policies that address wastewater treatment systems, impacts from insufficient WWTP capacity are less than significant and no mitigation is required.</p> <p>The City is within the service area of Lamb Canyon Landfill, and a majority of the waste generated by the City is taken to Lamb Canyon Landfill. Waste generated within the City is also taken to other Riverside County landfills, as well as various landfills throughout the state. Through the implementation of existing regulations and the 2040 GP policies related</p>			

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Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	to solid waste reduction goals, impacts are less than significant and no mitigation is required.			
Energy				
LTS	<p><i>Less than Significant</i></p> <p>Energy use during construction would be temporary and over time would become more energy and fuel-efficient due to advances in technology and fuel economy and therefore would not be wasteful or inefficient; construction impacts to energy resources are considered be less than significant and no mitigation measures are necessary.</p> <p>In conjunction with regulatory requirements, implementation of the 2040 GP will ensure that energy demand associated with growth in the Planning Area would not be inefficient, wasteful, or unnecessary. Therefore, energy impacts associated with implementation the 2040 GP would be less than significant and no mitigation measures are necessary.</p> <p>The statewide Renewable Portfolio Standard (RPS) requirements do not directly apply to individual development projects, but to utilities and energy providers such as SCE, whose compliance with RPS requirements would contribute to the State objective of transitioning to renewable energy. The development accommodated under the 2040 GP would comply with the current and future iterations of the Title 24 Building Energy Efficiency Standards and CALGreen Code. Furthermore, the 2040 GP includes goals 8.1, 8.2, 8.3, 8.11, 9.10, and 11.12 and their policies and</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>The proposed Project is not expected to generate a demand for energy beyond typical developments in Southern California. Additionally, the Project is consistent with the land use and density allowed by the General Plan for the site. Therefore, energy consumption from construction and operation of the proposed Project was previously analyzed in the energy section prepared for the GPU PEIR, which determined energy usage from buildout of the Plan would be less than significant. The Project would adhere to existing regulations, such as Title 24 energy efficiency standards, and 2040 GP policies regarding energy conservation. Impacts are anticipated to be less than significant.</p>	Y

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Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>implementation contribute to reducing energy consumption through increasing energy efficiency, energy conservation, and use of renewable energy. The Revised Zoning Ordinance also includes a new section (Section 17.11.140) that provides regulations for wind energy conversion systems (WECS) which accommodates future development of renewable energy sources in the Planning Area. Therefore, implementation of the 2040 GP would not conflict with or obstruct implementation of the RPS, and no impact would occur.</p> <p>The 2040 GP builds upon the Sustainable Beaumont Plan and includes goal 8.3 and associated policies and implementation actions that require the City to establish GHG reduction targets, implement reduction measures, monitor and update programs that address energy from all sectors. Additional goals involve increasing energy conservation and efficiency, mixed-use development, alternative forms of transportation and investing in infrastructure for public and active transportation, all of which contribute to the reduction of electricity, natural gas, and transportation fuel. These goals and their associated policies and implementing actions would contribute to the reduction in energy demand throughout the city. Thus, implementation of the 2040 GP would not conflict with or obstruct implementation of the</p>			

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Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	Sustainable Beaumont Plan, and thus no impact would occur.			
Wildfire				
LTS	<p><i>Less than Significant</i></p> <p>The implementation of the General Plan and Revised Zoning does not propose any changes that will impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan because the City will comply with the Local Hazard Mitigation Plan and applicable General Plan Goals and Policies ensuring that emergency response plans and evacuation plans are provided. Impacts are considered less than significant with no mitigation necessary</p> <p>Buffering and distancing development through the General Plan policies will help to limit the exposure of residents to pollutants during fires. Evacuation routes and emergency preparedness will also further to remove residents from exposure during wildfire events to also reduce exposure during fire events. Therefore, with implementation of the applicable General Plan goals, policies, and implementation plans, impacts related to exposing project occupants to pollutant concentrations from a wildfire due to slope, prevailing winds, and other factors are considered less than significant with no mitigation necessary.</p> <p>Maintenance of existing infrastructure and the potential installation of new infrastructure for</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>The site is not located within a State Responsibility Area or within an area of moderate, high, very high fire hazard severity. Impacts are anticipated to be less than significant with implementation of 2040 GP policies and actions and with compliance with existing regulations.</p>	Y

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST

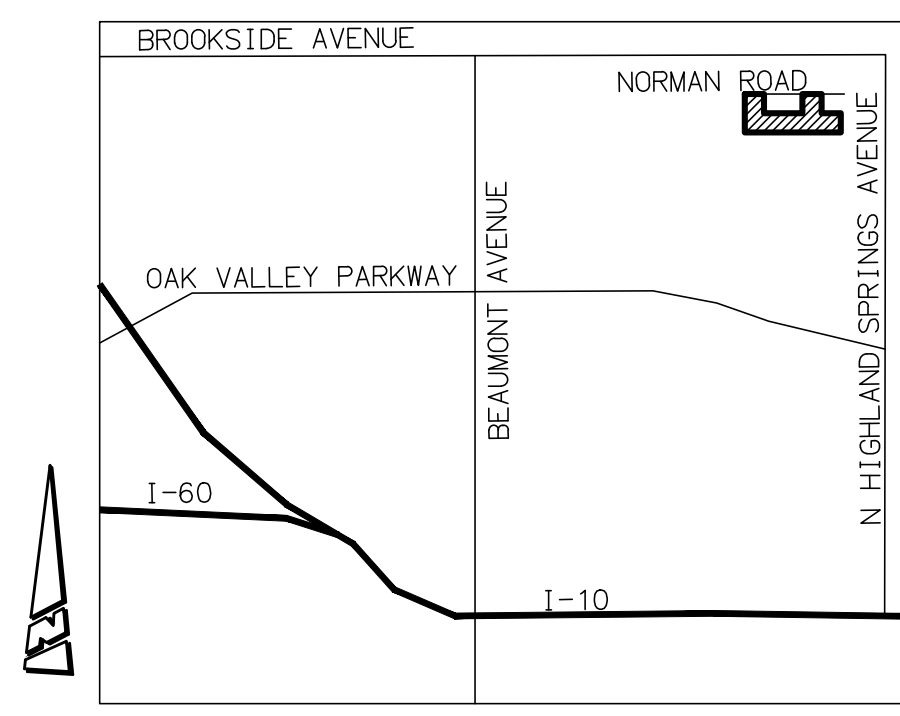
Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>future projects in the Project area would comply with the City of Beaumont’s fire code requirements new development projects and as such, will be reviewed by the Fire Department to determine the specific fire requirements applicable to ensure compliance with these requirements. In addition, any development in the City would need to comply with the City’s building code and standard building permit review process as designated by the City Building and Safety Department, to ensure that new developments have access to necessary utilities, and any additional utility construction complies with all code requirements. Therefore, because development implemented through compliance with the General Plan and Revised Zoning Map will comply with applicable General Plan Goals, Policies and Implementation Plans, impacts related to installation and maintenance needs that can exacerbate fire risk are considered less than significant with no mitigation necessary.</p> <p>Maintenance of existing infrastructure and the potential installation of new infrastructure for future projects in the Project area would comply with the City of Beaumont’s fire code requirements new development projects and as such, will be reviewed by the Fire Department to determine the specific fire requirements applicable to ensure compliance with these requirements. In addition, any development in the City would need to comply with the City’s building code and standard building permit</p>			

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	review process as designated by the City Building and Safety Department, to ensure that new developments have access to necessary utilities, and any additional utility construction complies with all code requirements. Therefore, because development implemented through compliance with the General Plan and Revised Zoning Map will comply with applicable General Plan Goals, Policies and Implementation Plans, impacts related to installation and maintenance needs that can exacerbate fire risk are considered less than significant with no mitigation necessary.			
LTS = Less than significant LTSWM = Less than significant with mitigation SU = Significant and unavoidable				

4. REFERENCES

- City of Beaumont. (2020a). *General Plan Land Use Map*. Retrieved July 3, 2025, from <http://www.beaumontca.gov/DocumentCenter/View/36839/Beaumont-Land-Use-Map-Final>
- City of Beaumont. (2020b). *Zoning Map*. Retrieved July 3, 2025, from <http://www.beaumontca.gov/DocumentCenter/View/36840/Beaumont-Zoning-Map-Final>
- City of Beaumont. (September 8, 2020c). *Draft Program Environmental Impact Report Beaumont General Plan SCH No. 2018031022*. Retrieved July 18, 2025, from <https://www.beaumontca.gov/121/General-Plan>
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- County of Riverside. (2025). *Riverside County Map My County*. Retrieved July 3, 2025, from https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public
- Department of Toxic Substances Control. (2025). *EnviroStor*. Retrieved July 7, 2025, from <https://www.envirostor.dtsc.ca.gov/public/>
- EPD Solutions, Inc. (June 11, 2025a). *Air Quality and Greenhouse Gas Tables for the Beaumont Residential Project*. **(Appendix A)**.
- EPD Solutions, Inc. (July 31, 2025b). *Vehicle Miles Traveled (VMT) Screening Analysis Memo*. **(Appendix E)**.
- ELMT Consulting. (April 23, 2025). *Biological Due Diligence Investigation for the Proposed TTM 38926 Project Located in the City of Beaumont, Riverside County, California*. **(Appendix B)**.
- Proactive Engineering Consultants, Inc. (November 14, 2024a). *Preliminary Drainage Report To Support Beaumont 46 Project Tract No. 38926*. **(Appendix C)**.
- Proactive Engineering Consultants, Inc. (October 2, 2024b). *Project Specific Water Quality Management Plan*. **(Appendix D)**.



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCEL 1 : (APN: PORTION NO 408-080-004)
 STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47, PAGE 76 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 PARCEL 2: (APN: 408-080-005)
 STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 53 OF PARCEL MAPS, PAGE 81, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

OWNER/DEVELOPER
 MONTE VISTA HOMES
 P.O. BOX 9559
 RANCHO CUCAMONGA, CA 91701
 PHONE: (909) 499-6995
 ATTN: BRIAN KING

ENGINEER
 PROACTIVE ENGINEERING
 200 S. MAIN ST., SUITE 300
 CORONA, CA 92882
 PHONE: (951) 280-3300
 ATTN: SCOTT GILBERT

SOILS ENGINEER
 SAMSON AND ASSOCIATES
 P.O. BOX 834
 SAN DIMAS CALIFORNIA 91773
 PHONE: (909) 522-7067
 PROJECT NO. 24-118-1nF

PUBLIC UTILITY COMPANIES

SEWER:
 CITY OF BEAUMONT
 550 E. 6TH STREET
 BEAUMONT, CA 92223
 PHONE: 1 (951) 769-8520

GAS:
 THE SOUTHERN CALIFORNIA GAS CO.
 196 E 3RD ST.
 POMONA, CA 91766
 PHONE: 1 (877)-238-0092

WATER:
 BEAUMONT CHERRY VALLEY WD
 560 MAGNOLIA AVENUE
 BEAUMONT, CA 92223
 PHONE: 1 (951) 845-9581

CABLE:
 SPECTRUM
 400 ATLANTIC ST., FL 10
 STAMFORD, CT 06901
 PHONE: 1 (855) 470-3572

TELEPHONE:
 FRONTIER COMMUNICATIONS
 401 MERRITT 7
 NORWALK, CT 06851
 PHONE: 1 (855) 237-5355

ELECTRIC:
 SOUTHERN CALIFORNIA EDISON
 2244 WALNUT GROVE AVENUE
 ROSEMEAD, CA 91770
 PHONE: 1 (800) 655-4555

EXISTING

CURRENT LAND USE:
 408-080-004
 408-080-005
 AGRICULTURAL/ VACANT SPACE

CITY ZONING:
 RESIDENTIAL SINGLE FAMILY
 CITY ZONING: RESIDENTIAL SINGLE FAMILY
 FEMA FLOOD HAZARD ZONE: ZONE X, AREA OF MINIMAL FLOOD HAZARD
 FEMA FLOOD HAZARD PANEL: 06065C0805G

PROPOSED

NUMBER OF LOTS: 49 NUMBERED, 4 LETTERED
 SITE ACREAGE: 12.84 AC
 PROPOSED DENSITY: 3.88 DU/AC
 RESIDENTIAL & STREET ACREAGE: 11.25 AC (89.2%)
 DETENTION BASIN ACREAGE (LOT A): 0.67 AC (5.2%)
 OTHER LETTERED LOT AREAS (LOTS B-E): 0.66 AC (5.1%)
 LOT SIZES: 7,000 SF MIN
 LOT DIMENSIONS: 55 FT X 132 FT

LOT SIZES

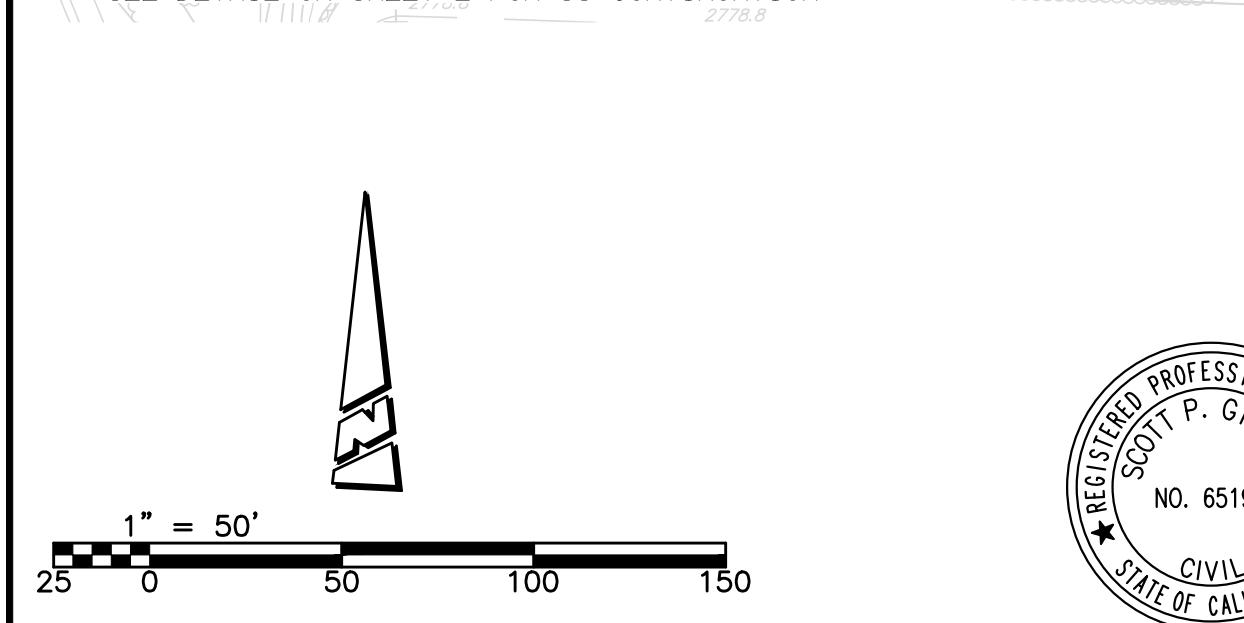
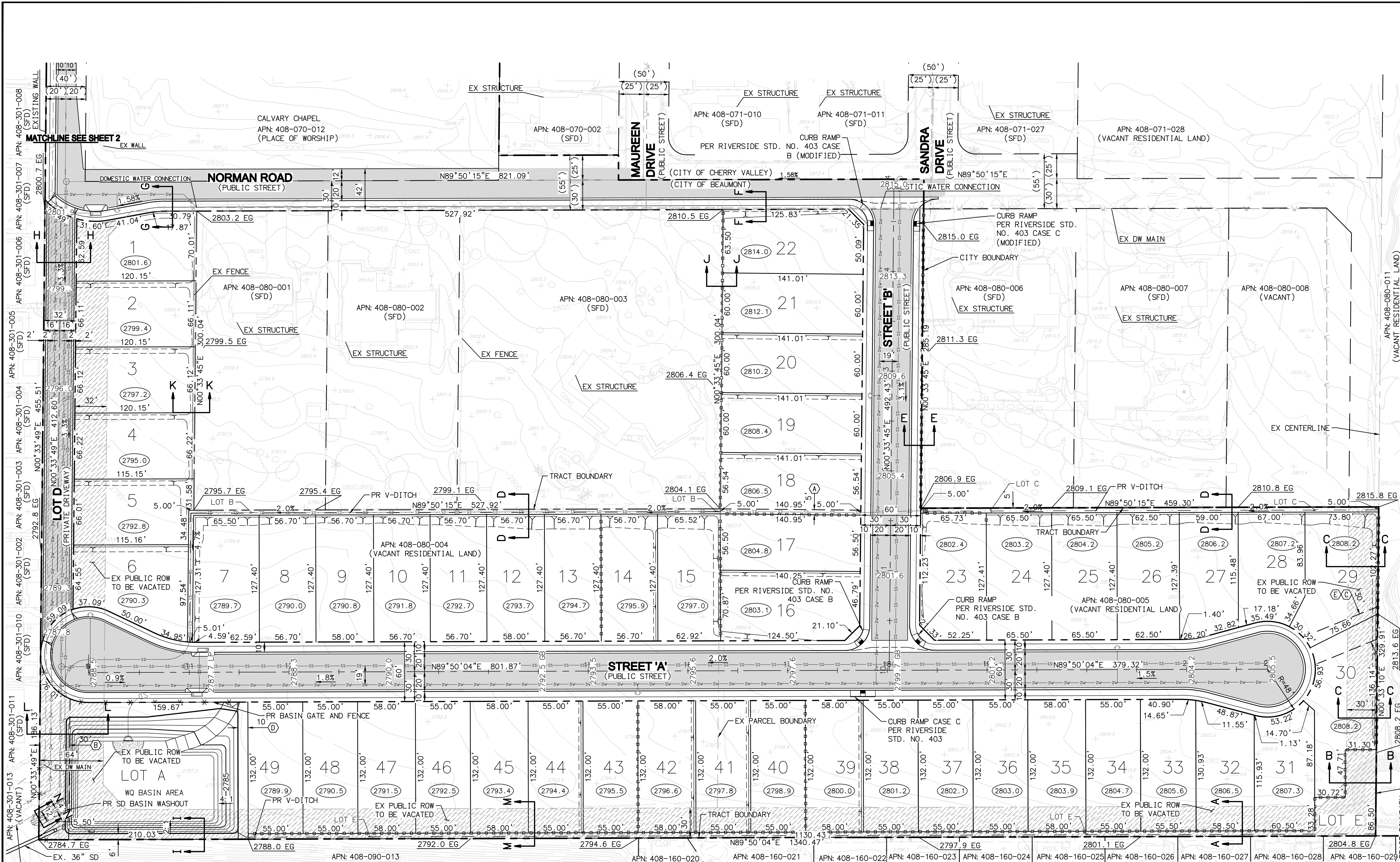
MINIMUM: 7,209 SqFt
 AVERAGE: 7,811 SqFt
 MAXIMUM: 9,883 SqFt
 SEE TABLE ON SHEET 2 FOR COMPLETE LIST OF LOT AREAS

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NORMAN ROAD HAVING A BEARING OF NORTH 89°50'15" EAST PER PARCEL MAP NO. 10529, FILED IN BOOK 47, PAGE 76, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

BENCHMARK

COUNTY OF RIVERSIDE DESIGNATION: C-2-4
 AT THE SW CORNER OF BROOKSIDE AVE & CHERRY AVE., 65' SOUTH OF BROOKSIDE AVE., 23' WEST OF CHERRY AVE., ON TOP OF AND AT THE NW CONCRETE WINGWALL OF BRIDGE NO. 8033, A BRASS DISK MARKED C-2-4-65
 ELEVATION (FEET): 2758.083 (NGVD29) (ADJ. 1970)



BENCHMARK:
 COUNTY OF RIVERSIDE DESIGNATION:
 C-2-4
 AT THE SW CORNER OF BROOKSIDE AVE & CHERRY AVE., 65' SOUTH OF BROOKSIDE AVE., 23' WEST OF CHERRY AVE., ON TOP OF AND AT THE NW CONCRETE WINGWALL OF BRIDGE NO. 8033, A BRASS DISK MARKED C-2-4-65
 ELEVATION (FEET): 2758.083 (NGVD29) (ADJ. 1970)

BY	MARK	DESCRIPTION	APPR. DATE
ENGINEER		REVISIONS	CITY

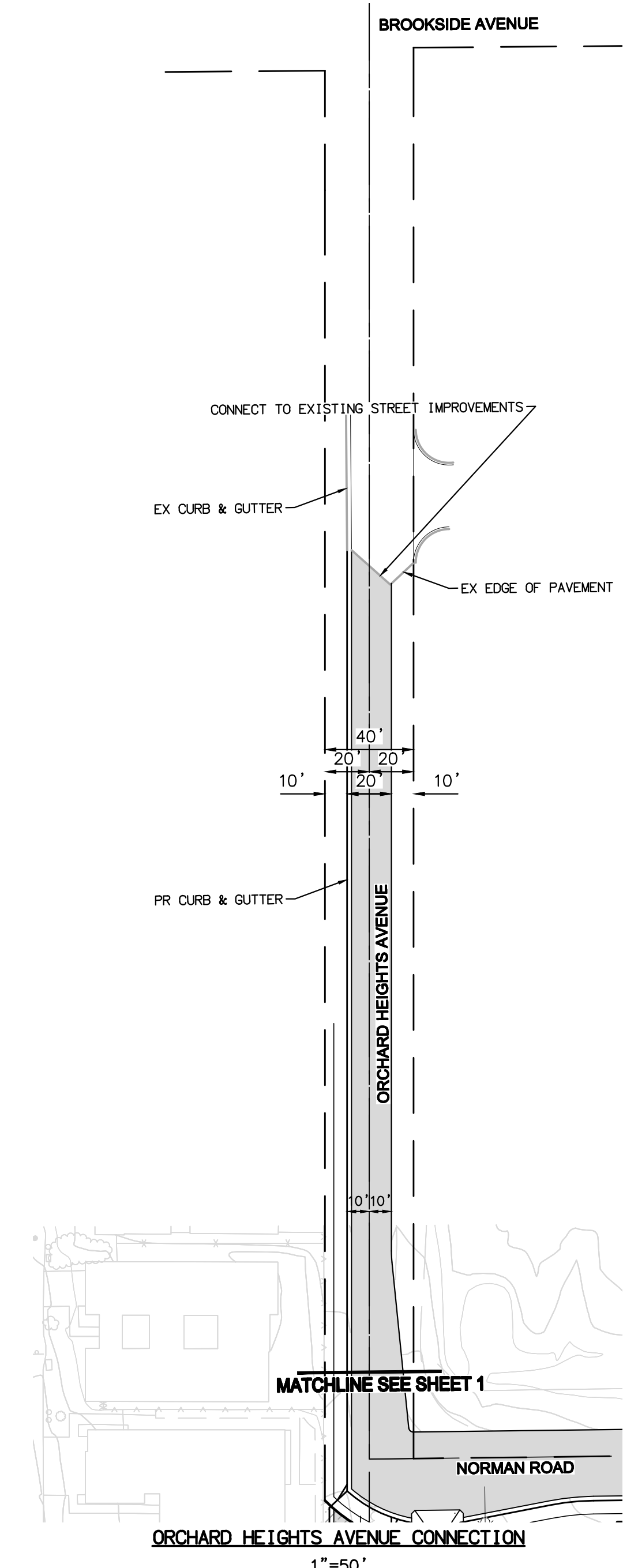
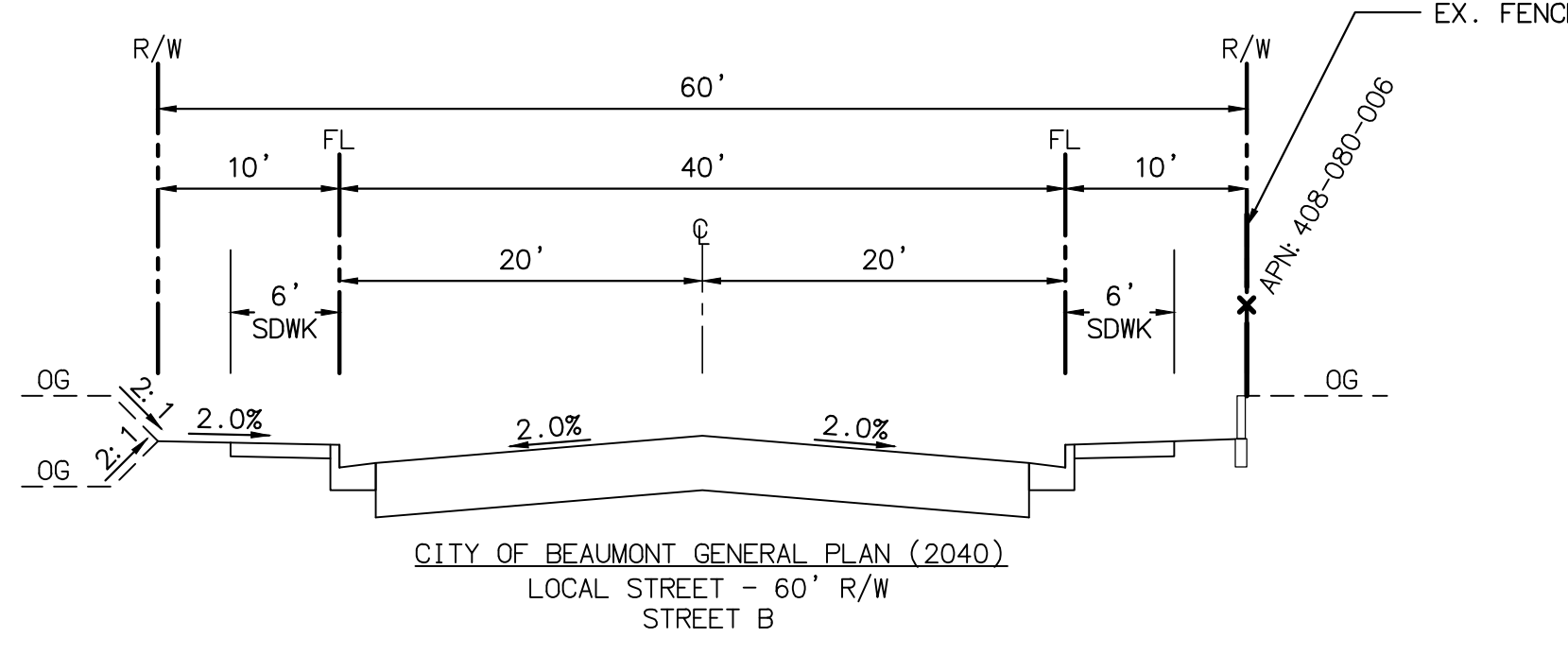
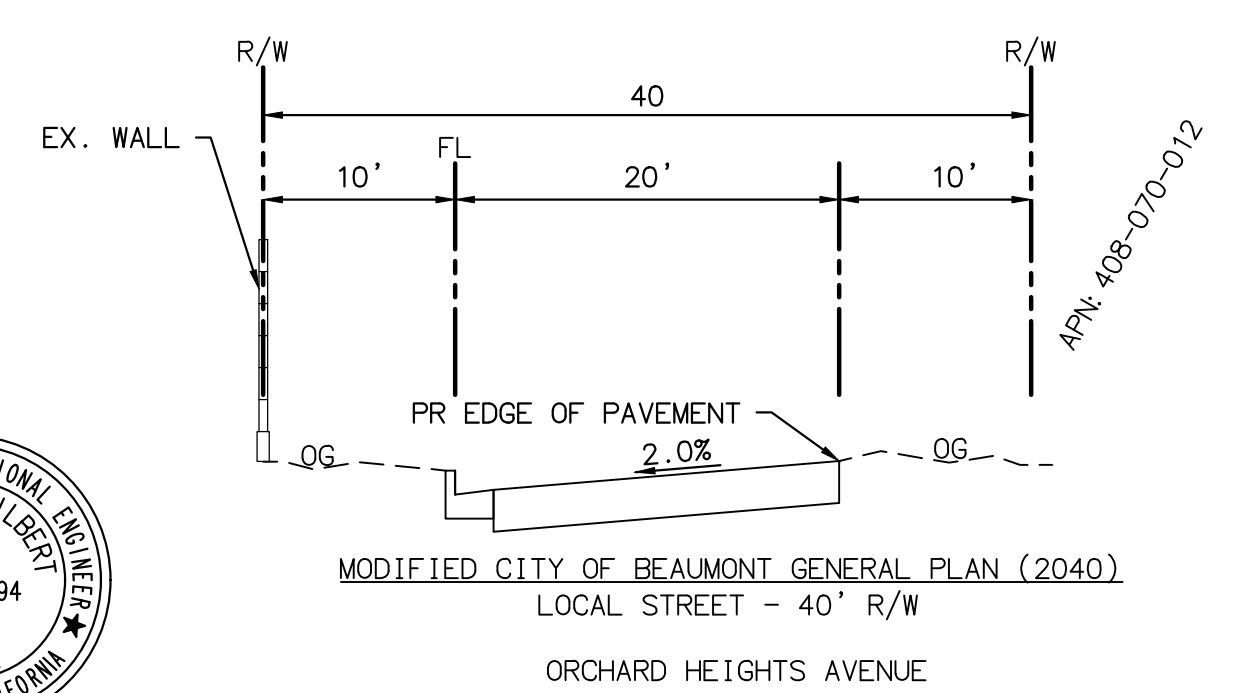
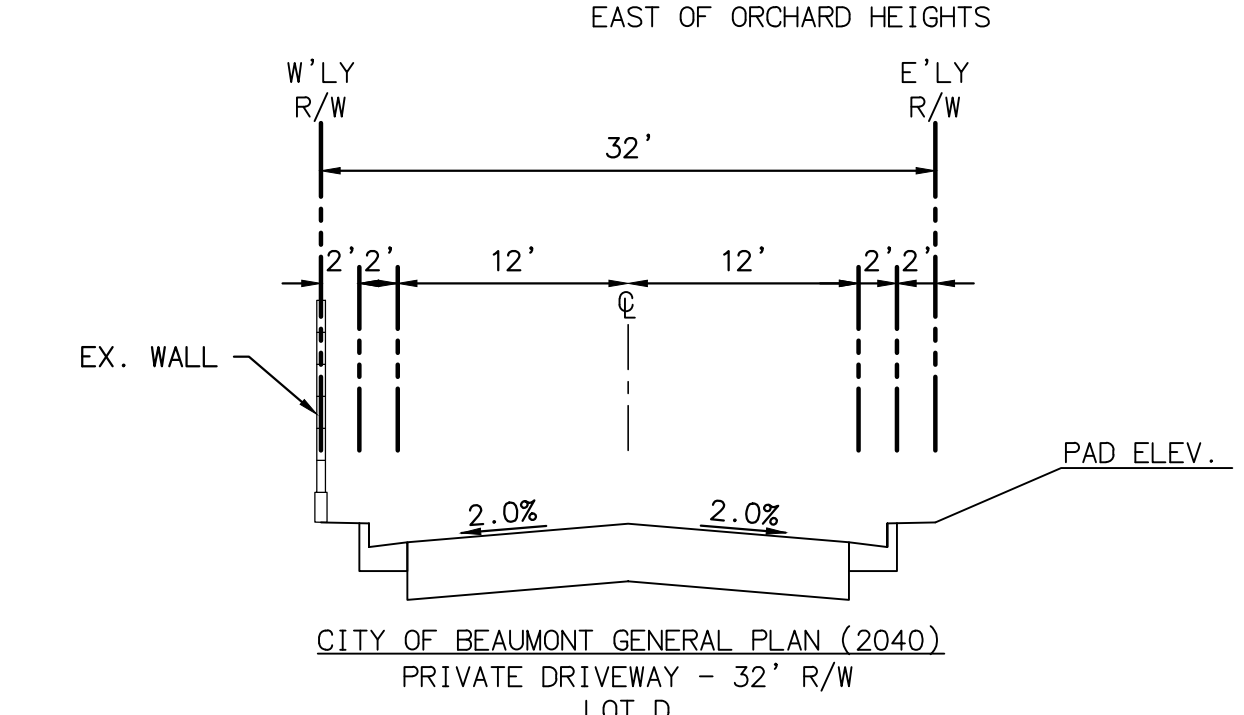
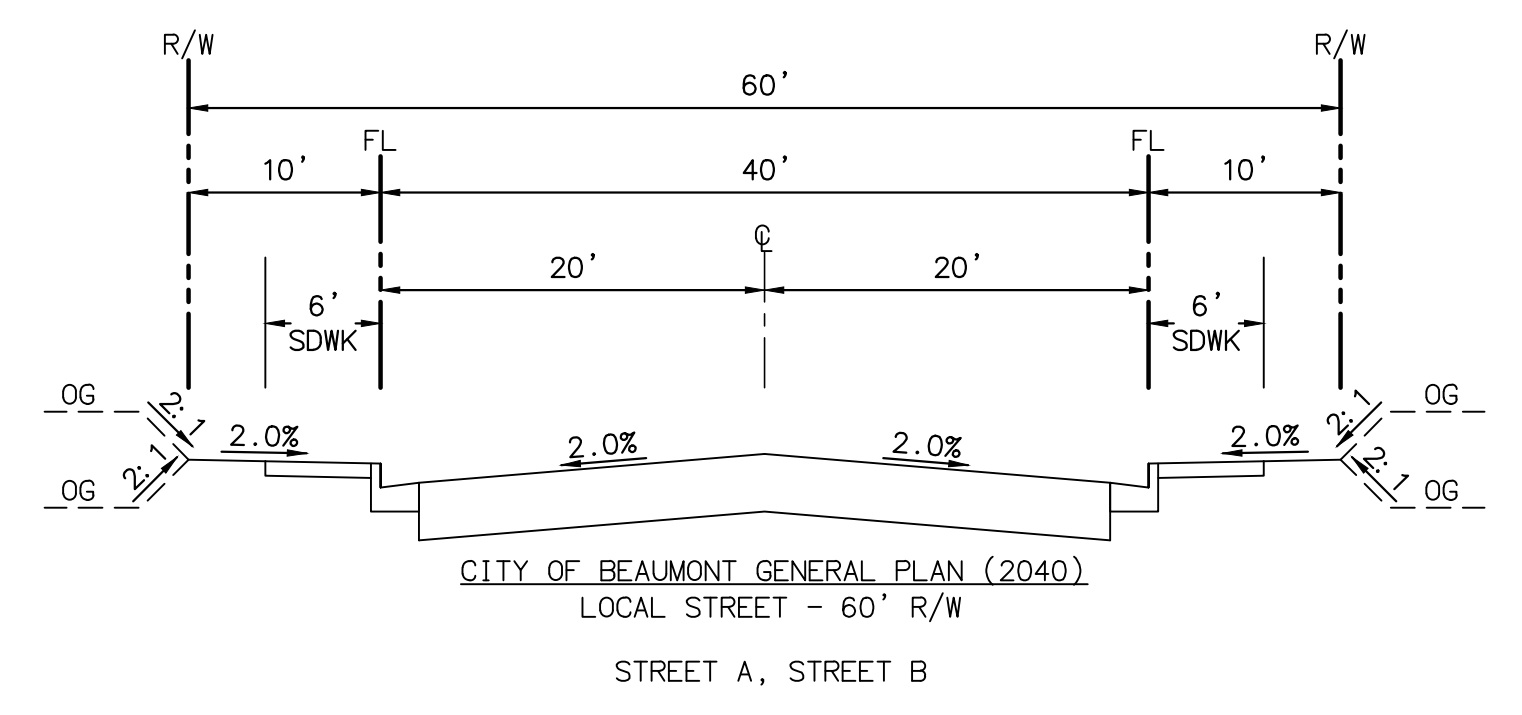
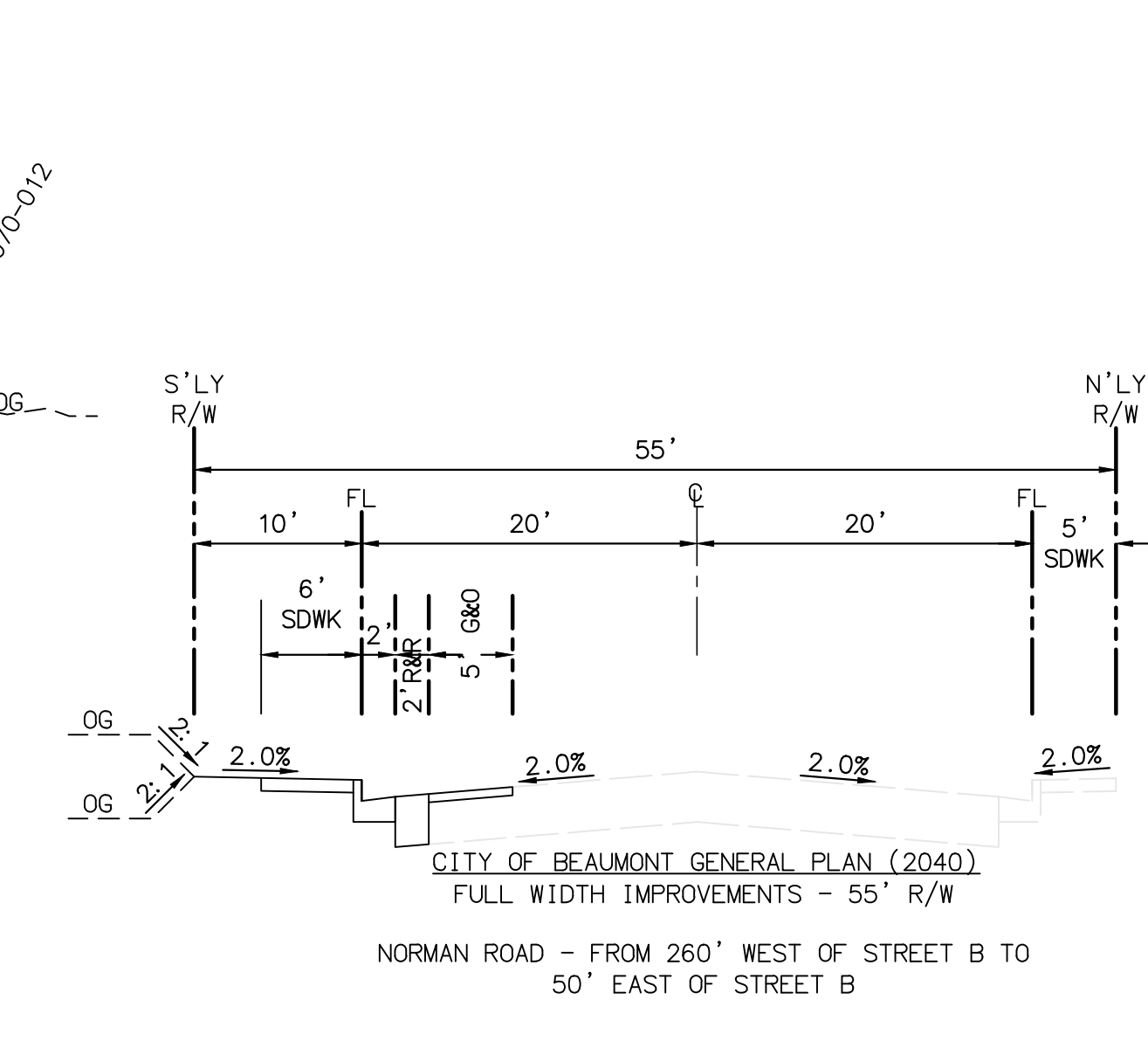
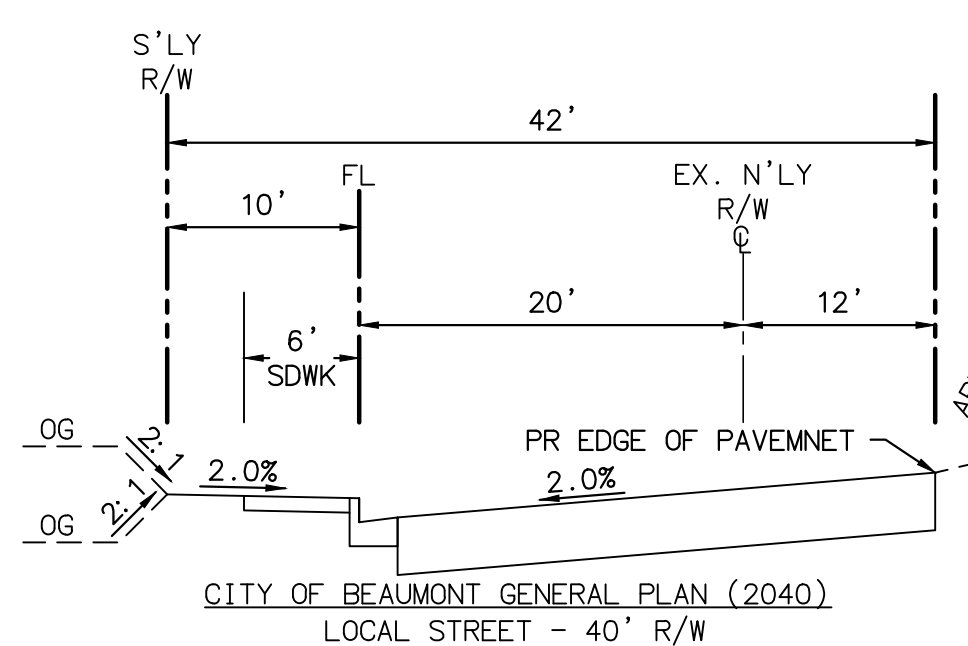
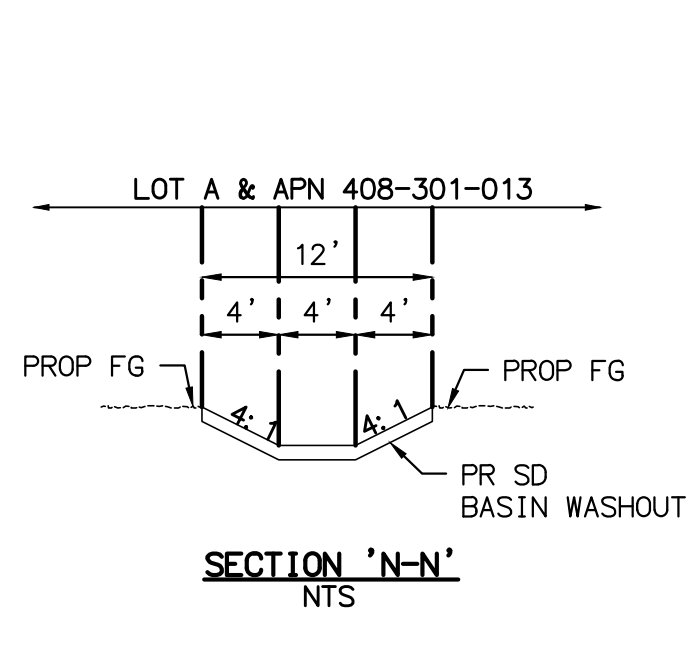
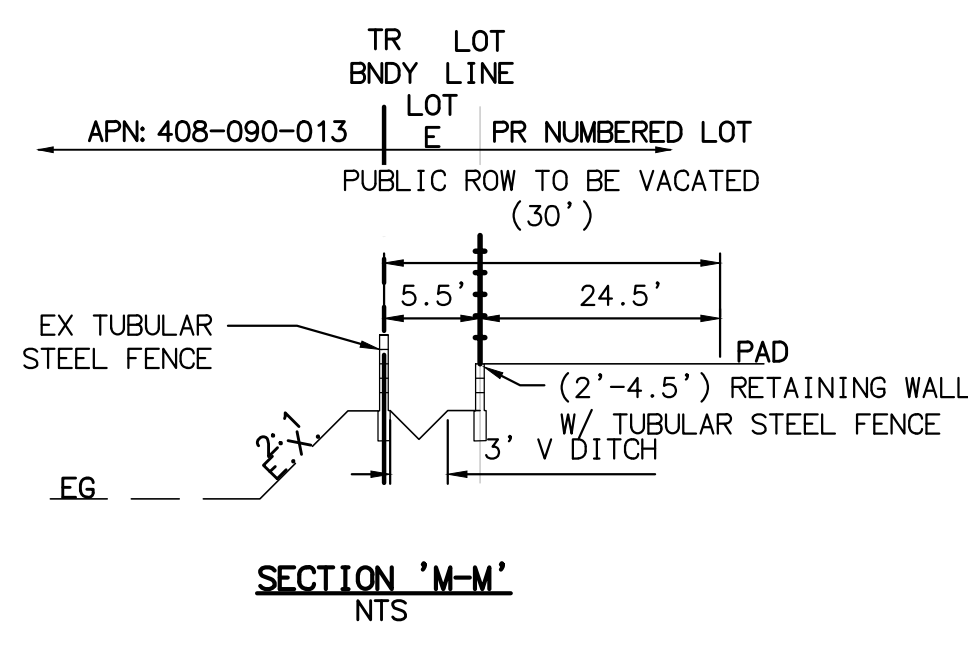
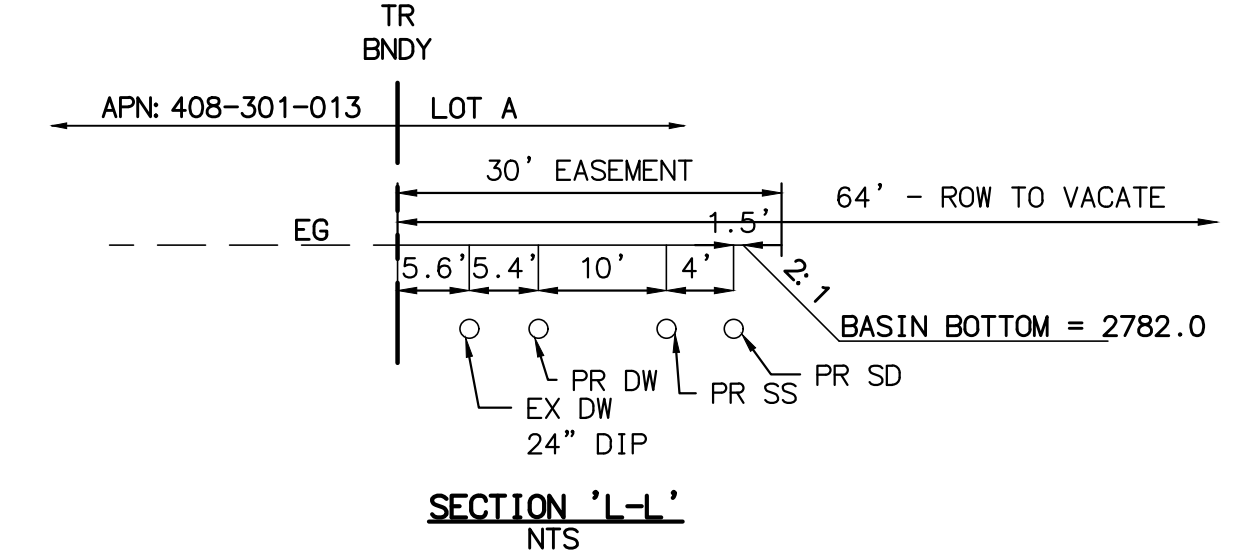
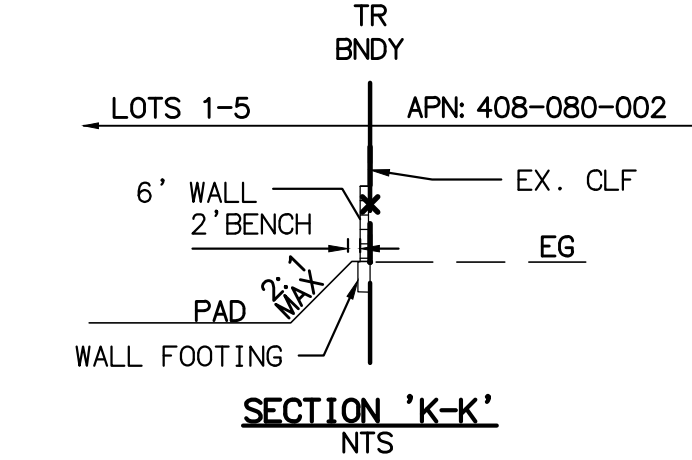
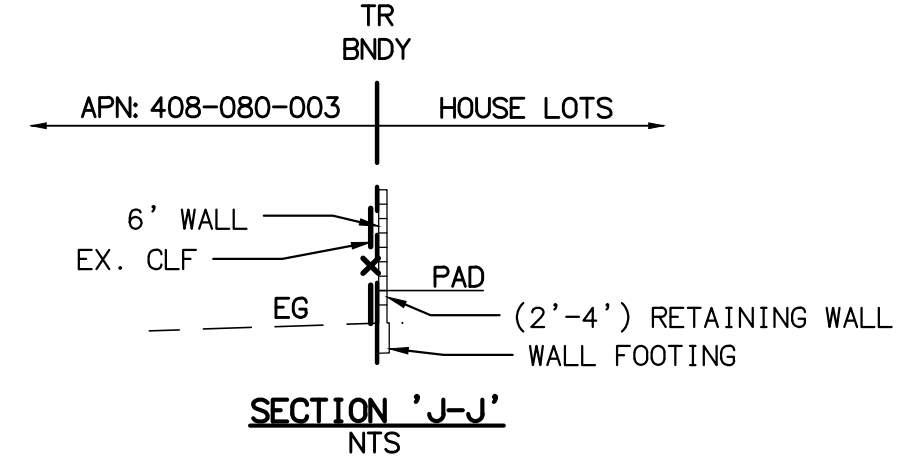
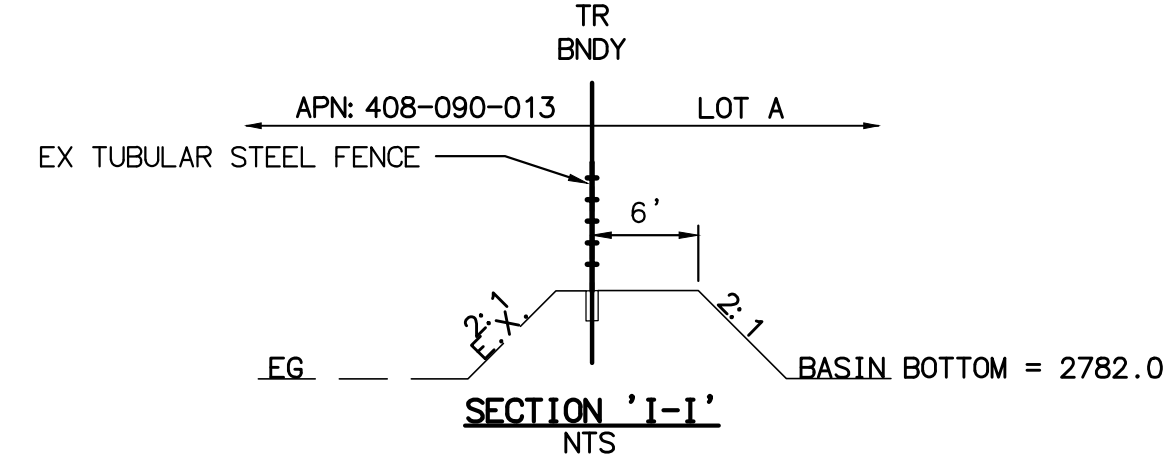
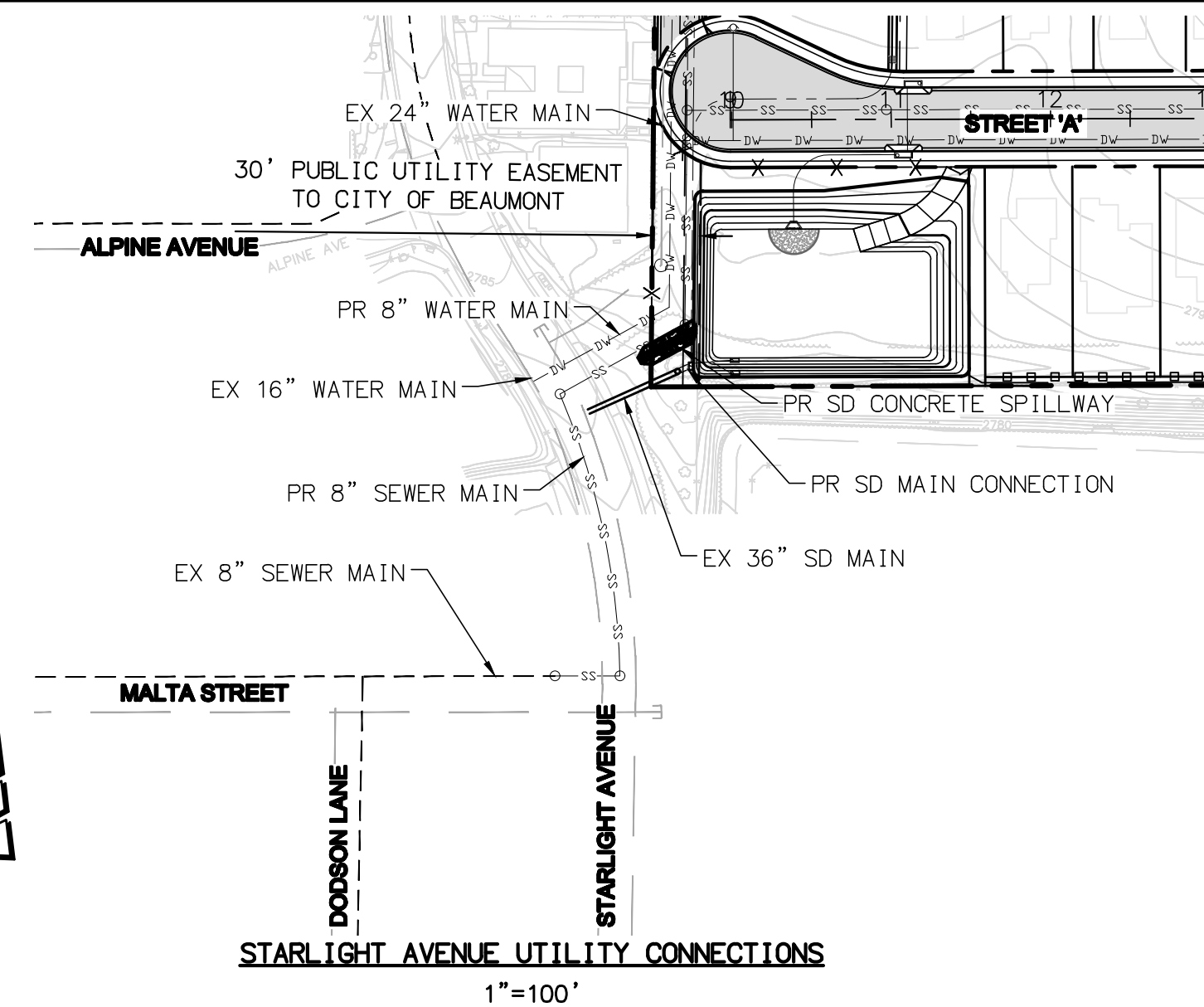
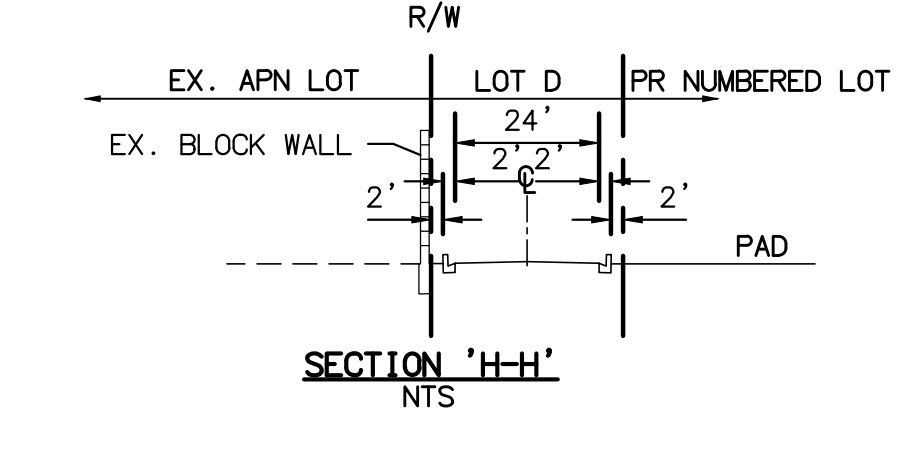
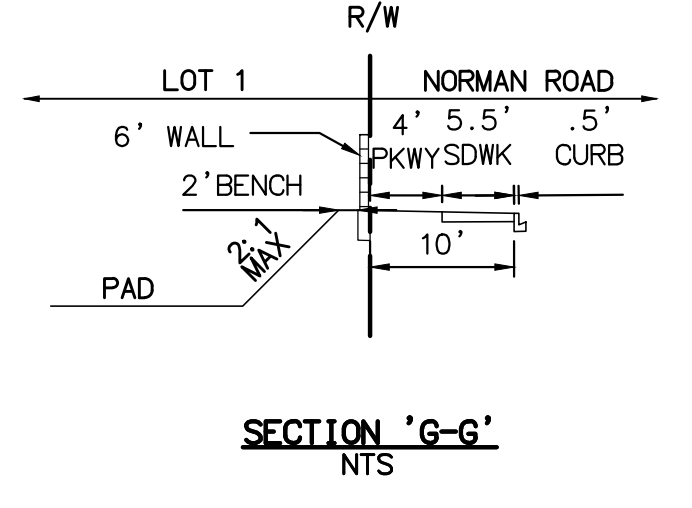
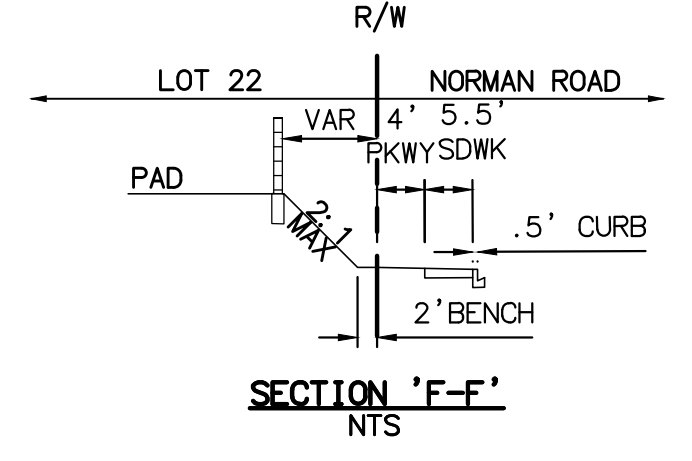
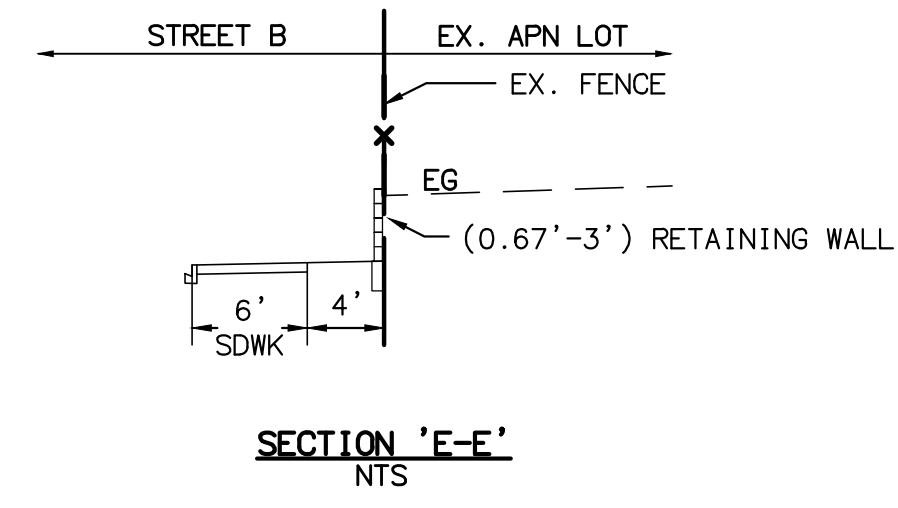
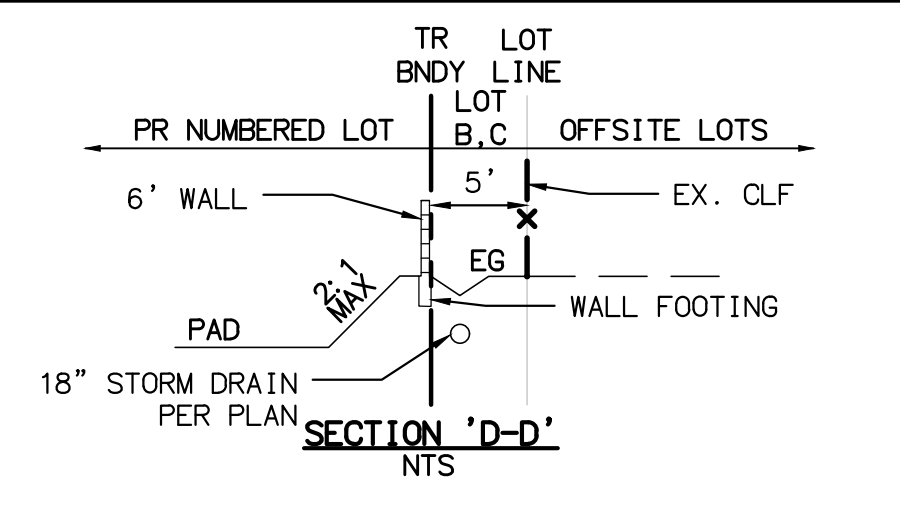
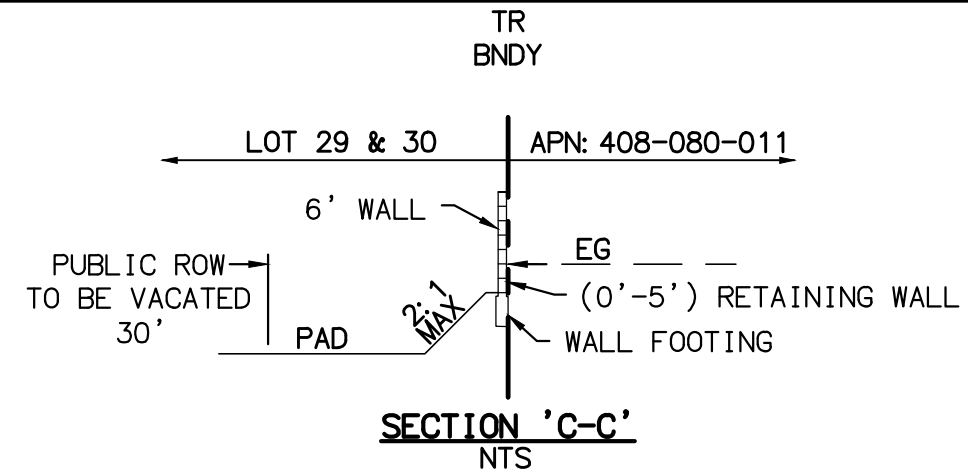
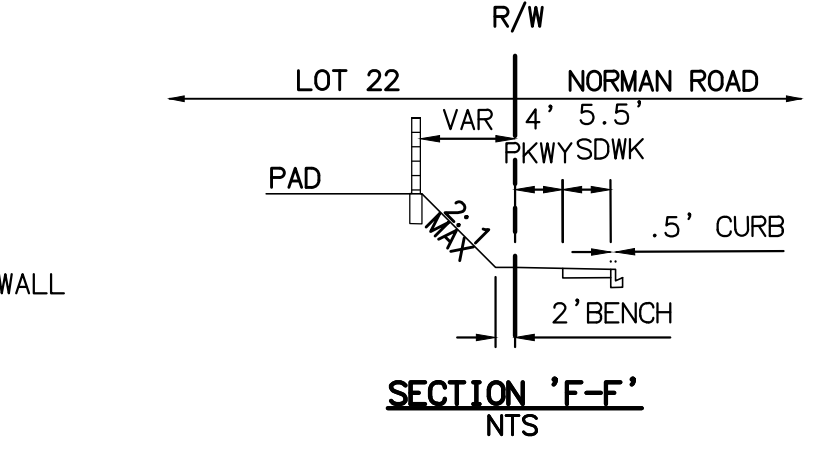
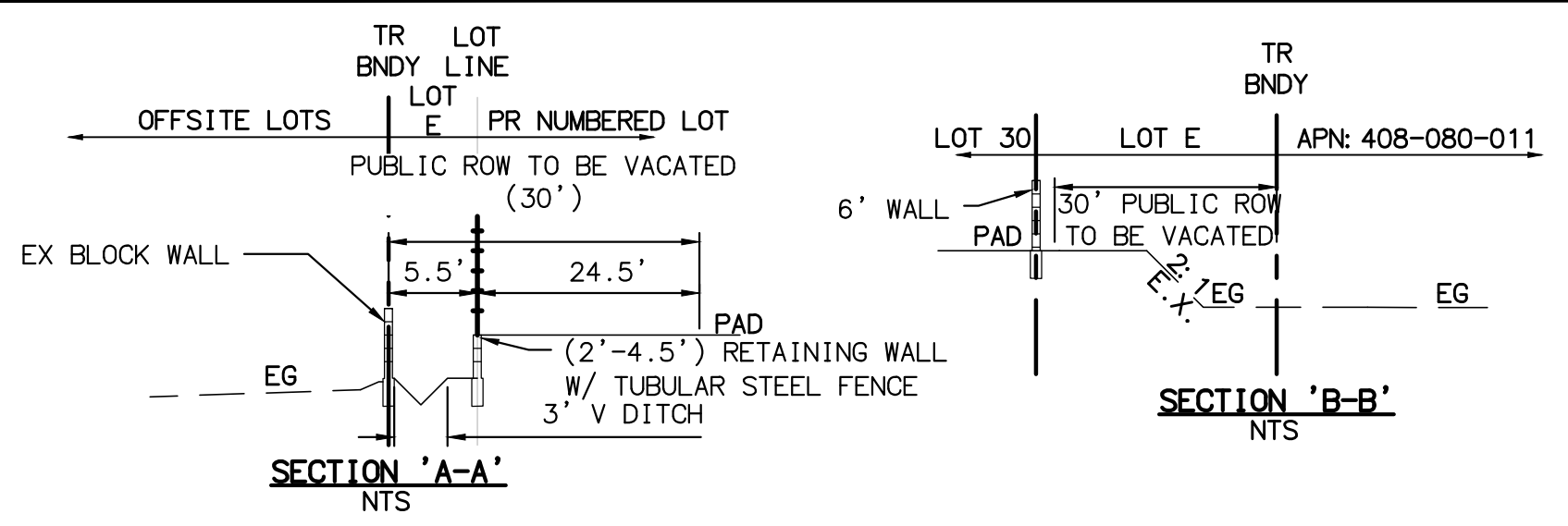
PROACTIVE ENGINEERING CONSULTANTS
 200 South Main Street, Suite 300
 Corona, CA 92882 (951) 280-3300

DESIGN BY: ED
 DRAWN BY: ED
 CHECKED BY: SG
 SCALE: 1"=50'
 DATE: 2/14/2025
 JOB NUMBER: PUBLIC WORKS DEPARTMENT
 550 E. 6TH ST, BEAUMONT, CA 92223

REVIEWED BY: STAFF ENGINEER DATE:
 RECOMMENDED BY: PRINCIPAL ENGINEER DATE:
 APPROVED BY: CITY ENGINEER DATE:

CITY OF BEAUMONT, CALIFORNIA
 TENTATIVE TRACT MAP FOR:
 TRACT MAP 38926
1
 OF 2 SHEETS
 FILE NO:

DIGALERT
 Call 2 Working Days Before You Dig! 811



LOT AREA TABLE	
LOT NUMBER	AREA (SQ. FT.)
1	7898
2	7942
3	7944
4	7956
5	7758
6	8960
7	8452
8	7224
9	7389
10	7223
11	7223
12	7389
13	7223
14	7223
15	8015
16	9674
17	7944
18	8676
19	8461
20	8461
21	8461
22	8965
23	8370
24	8345
25	8345
26	7962
27	7244
28	7279
29	9127
30	9171
31	7209
32	7238
33	7321
34	7260
35	7656
36	7260
37	7260
38	7260
39	7656
40	7260
41	7260
42	7656
43	7260
44	7260
45	7656
46	7260
47	7656
48	7260
49	7260
LOT A	29269
LOT B	3305
LOT C	2296
LOT D	13160
LOT E	9734



BENCHMARK:
COUNTY OF RIVERSIDE DESIGNATION:
C-2-4
AT THE SW CORNER OF BROOKSIDE
AVE & CHERRY AVE, 65' SOUTH OF
BROOKSIDE AVE, 23' WEST OF
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NO. 8033, A BRASS DISK MARKED
C-2-4-65
ELEVATION (FEET): 2758.083 (NGVD29)
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BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



DESIGN BY: ED
DRAWN BY: ED
CHECKED BY: SG
SCALE: 1"=50'
DATE: 2/14/2025
JOB NUMBER: PUBLIC WORKS DEPARTMENT
550 E. 6TH ST, BEAUMONT, CA 92223

REVIEWED BY: _____ DATE: _____
STAFF ENGINEER
RECOMMENDED BY: _____ DATE: _____
PRINCIPAL ENGINEER
APPROVED BY: _____ DATE: _____
CITY ENGINEER

CITY OF BEAUMONT, CALIFORNIA
TENTATIVE TRACT MAP FOR:
TRACT MAP 38926

SHEET
2
OF 2 SHEETS
FILE NO:



**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 EWMD 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.

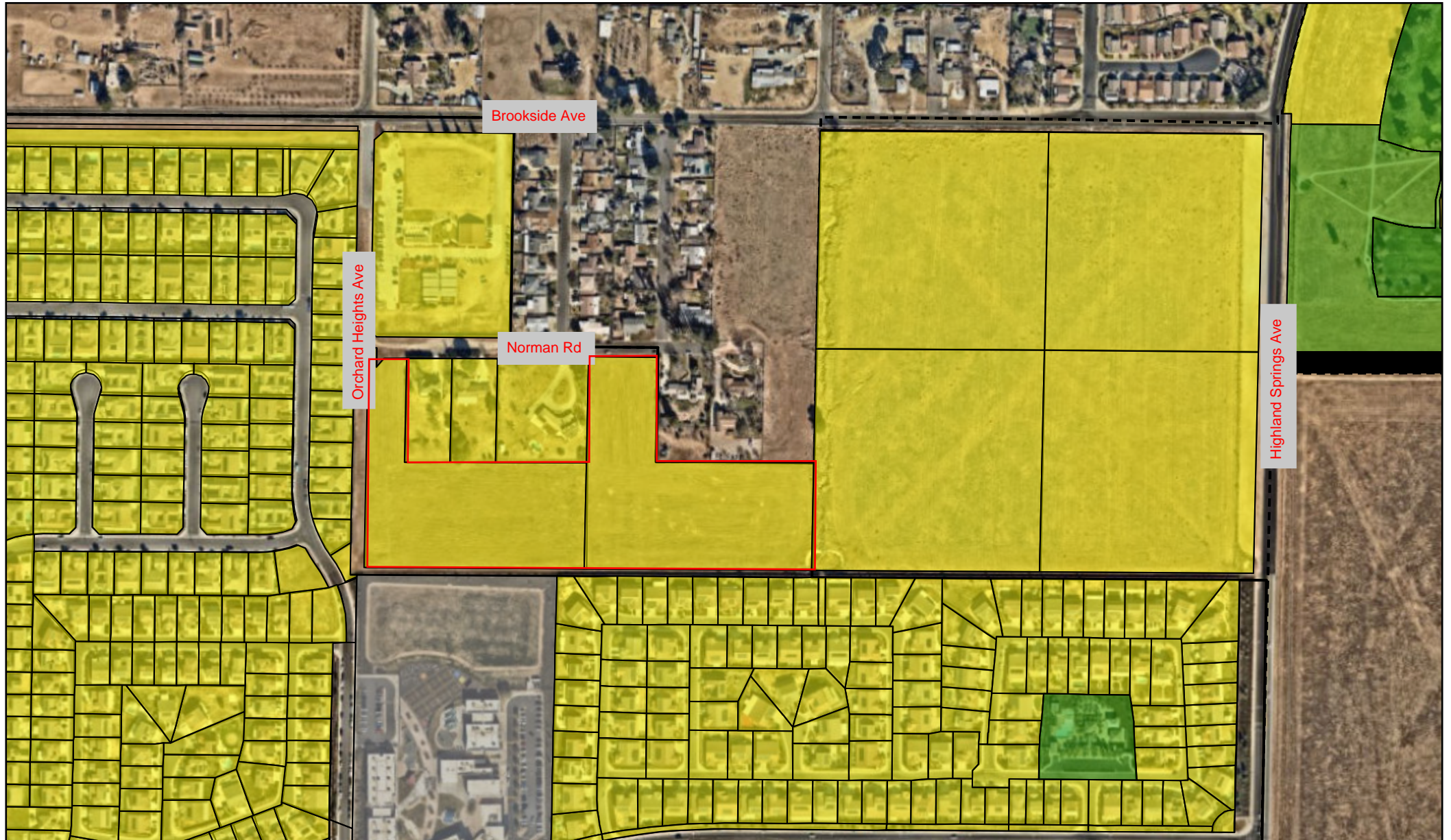
121. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall ensure all fire hydrants; air vacs and other above-ground water facilities are placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc. may be placed 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

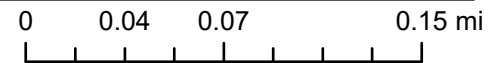
By signing here, I, on behalf of Monte Vista Homes, understand and agree to the terms as stated in this letter.

Signature: _____ Date: _____

General Plan Land Use Designation



10/3/2025



General Plan

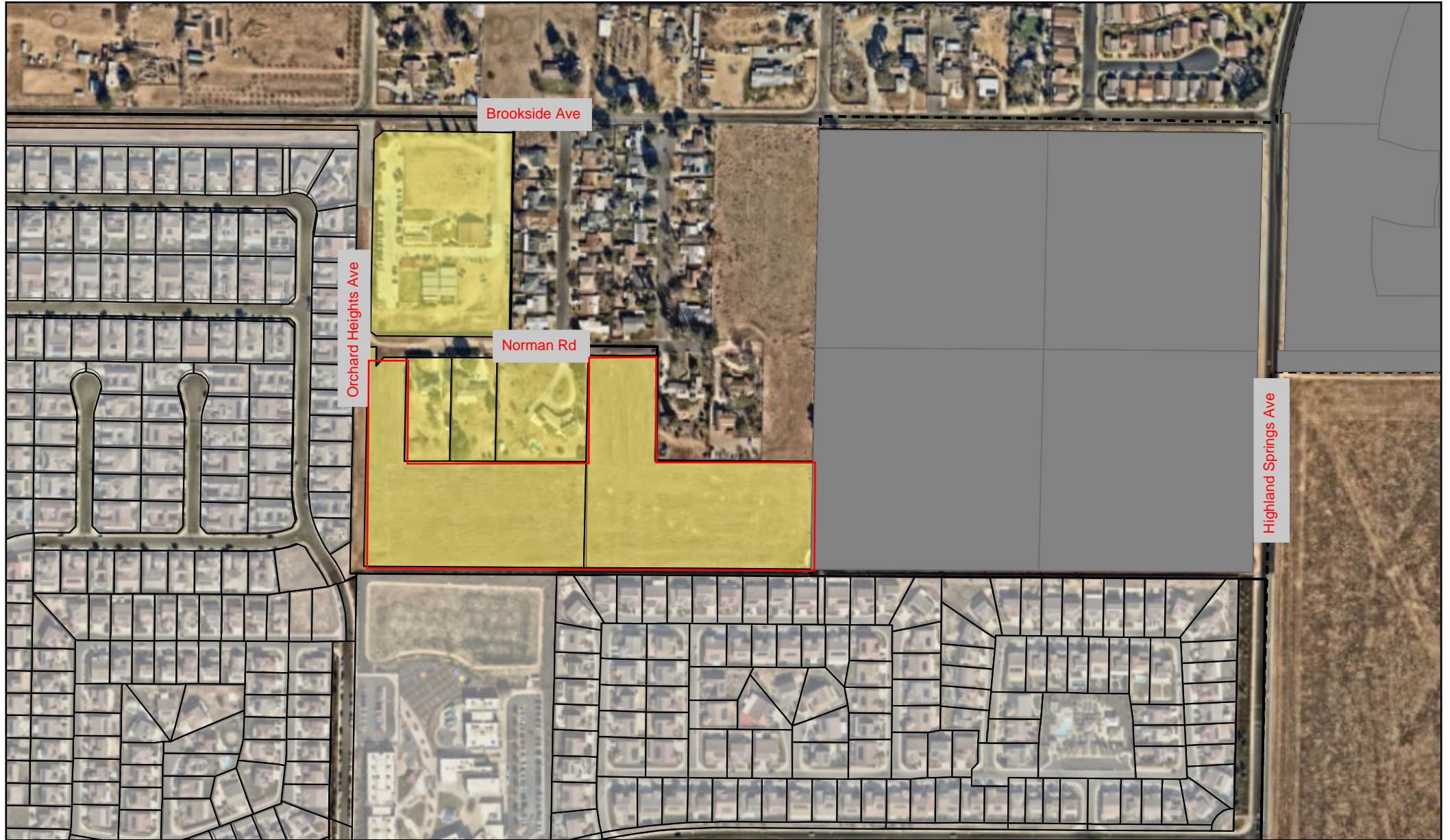
- Open Space
- Public Facilities

- Single Family Residential
- Other
- City Boundary
- Sphere Of Influence
- Parcels

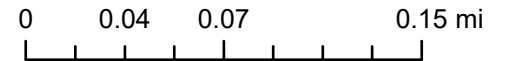


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus



Zoning Map






10/3/2025



Zoning

-  Residential Single Family
-  Specific Plan

-  City Boundary
-  City Boundary
-  Sphere Of Influence

 Parcels






Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus

Aerial Photograph



10/3/2025



-  City Boundary
-  Sphere Of Influence
-  Parcels



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First American Title[™]
HOMEBUILDER SERVICES

1250 Corona Pointe Court, Suite 200, Corona, CA 92879
Toll Free (877) 659-4502 - Fax (909) 477-6055


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HEREBY CERTIFIES THAT ACCORDING TO THE RECORDS OF A VENDOR SERVICE, THE ATTACHED LIST CONTAINS THE NAMES AND ADDRESSES OF ALL PERSONS TO WHOM ALL PROPERTY IS ASSESSED AS THEY APPEAR ON THE LATEST AVAILABLE ASSESSMENT ROLL, OF THE OWNERS OF THE COUNTY OF RIVERSIDE WITHIN THE AREA DESCRIBED AND FOR A RADIUS OF 300 FOOT EXTENTION FROM THE EXTERIOR BOUNDARIES OF THE PROPERTY LEGALLY DESCRIBED AS: TRACT 38926, NORMAN ROAD, BEAUMONT, CA

APN: 408-080-004 AND 408-080-005

Dated: SEPTEMBER 4, 2025

Prepared By: Debbie Garcia


1001 Galaxy Way, Suite # 315
Concord, CA 94520

Phone: 925-201-6607, Cell 209-918-5542

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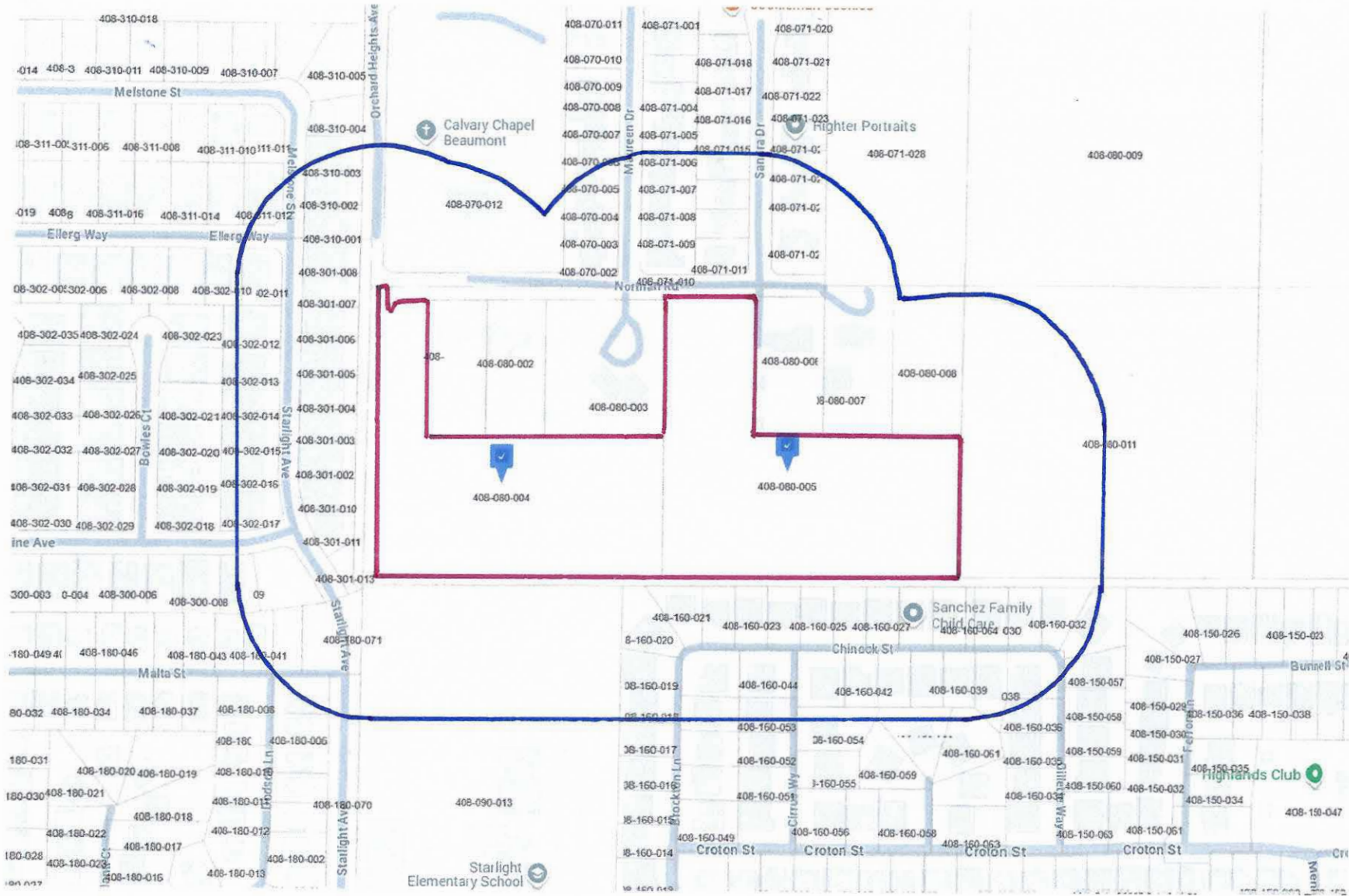
First American Title Insurance Company

By:  Chief Executive Officer

Attest: 
Ruben Castro - Vice President - Southern California Regional Director



First American Title Company



7/8" = 300'

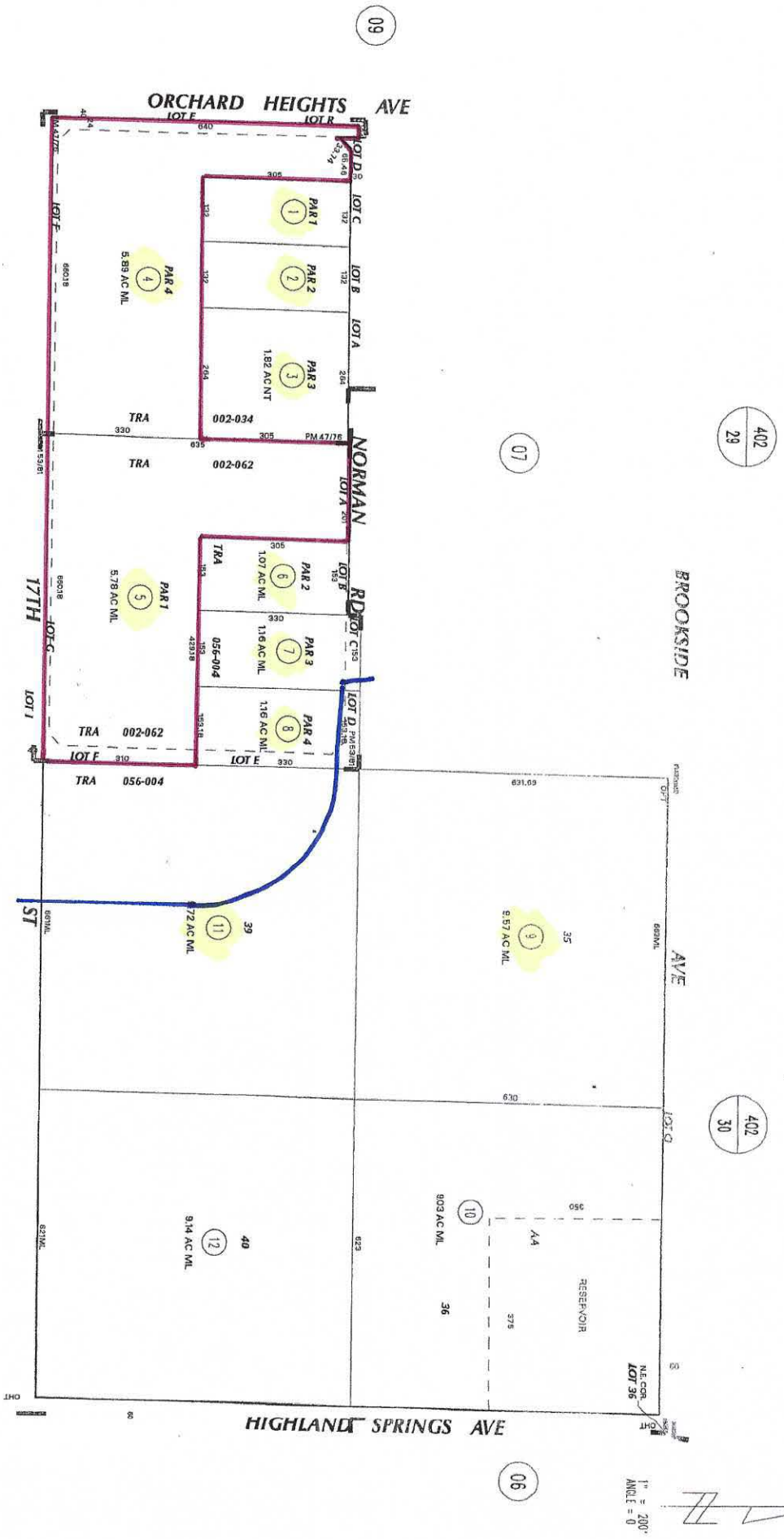
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MAR 03 2008

POR.N.35 T.2S., R.1W
CITY OF BEAUMONT

T. R. A.
002-034
002-062
056-004

408-08
406-19



ASSESSOR'S MAP BK408 PG.08
Riverside County, Calif.

400

DATA: MB 38/89 CHERRY HIGHLAND EST. NO. 1
MB 6/53

PM 47/76 PARCEL MAP NO. 10529
PM 53/81 PARCEL MAP NO. 11623
NB 10/2 ORCHARD HEIGHTS TRACT

Feb 2008

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APR 21 2009

POR. N 35 T 2S R 1W
CITY OF BEAUMONT

TRA 002-034
056-004

408-07
406-18



ASSESSOR'S MAP BK408 PG.07
Riverside County, Calif.

J Morgan

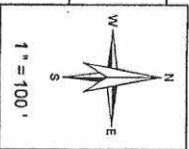
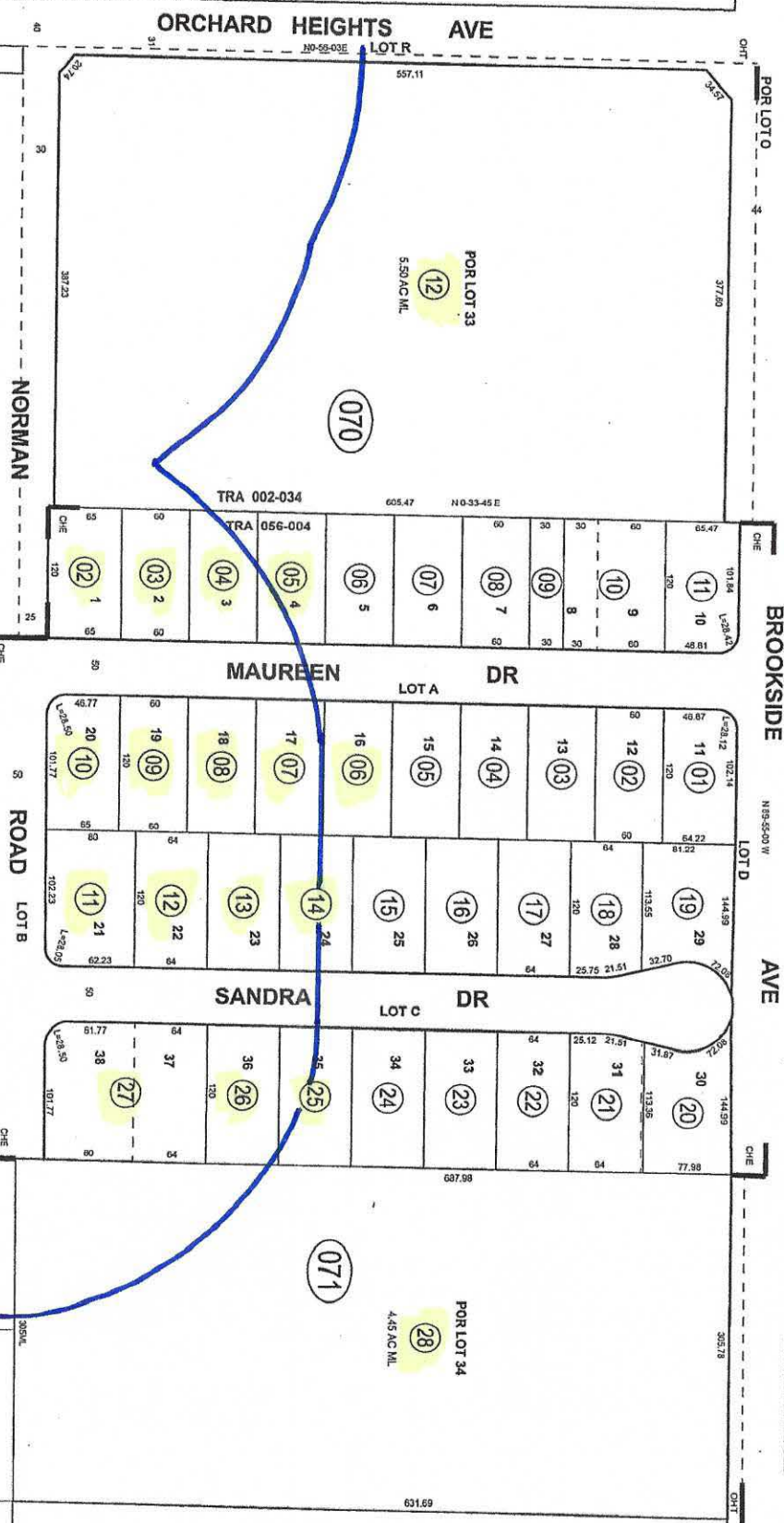
Data
MIS 633

BK 402 Pg 09	BK 402 Pg 29	BK 402 Pg 30	BK 402 Pg 31
BK 408 Pg 07			
BK 408 Pg 08			

MIS 101 / 2 ORCHARD HEIGHTS TRACT
MIS 381 / 99 CHERRY HIGHLAND EST. NO. 1

April 2009

Scale
48309 10'-1" 1:2.5"

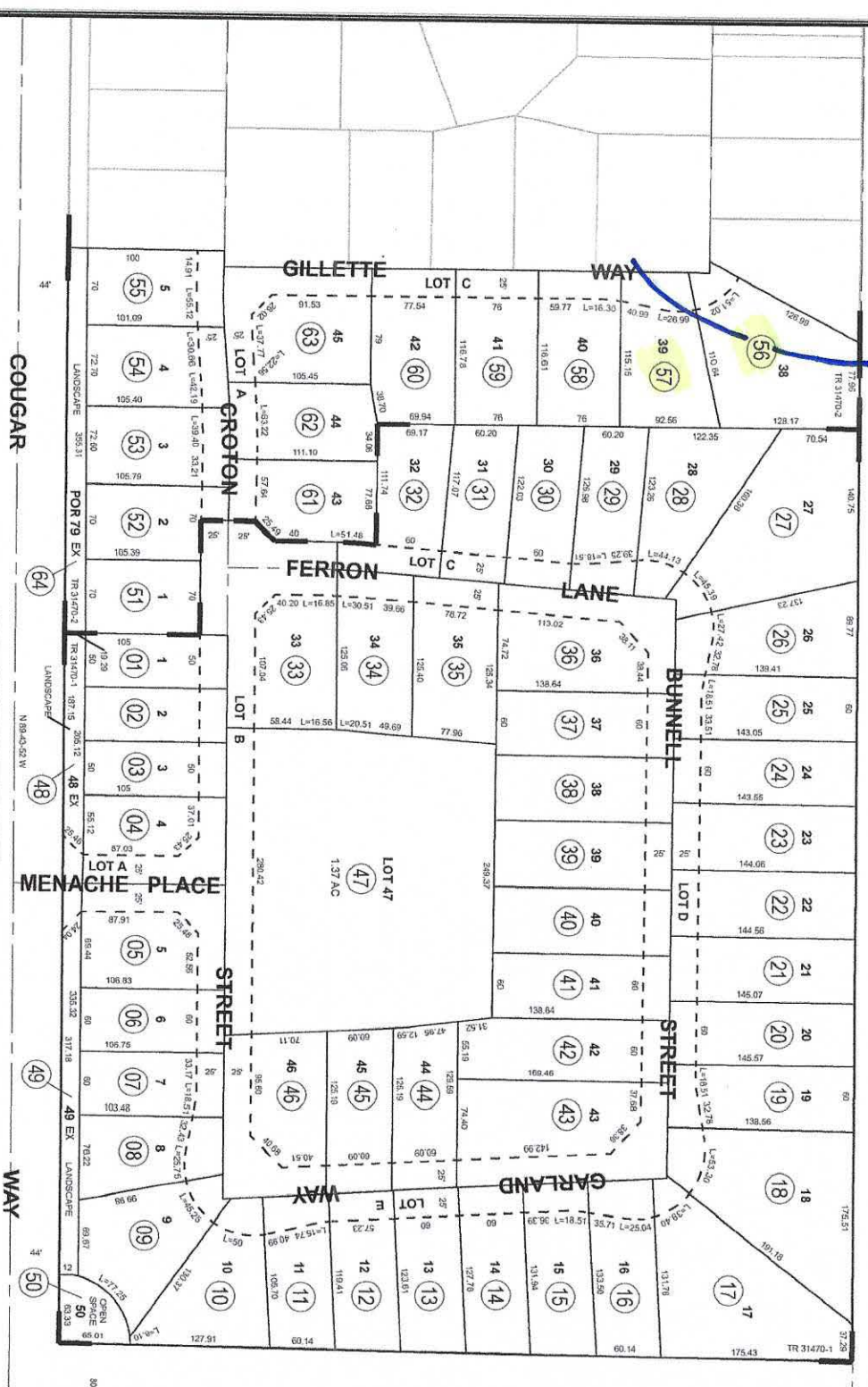


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SEC. 35, T.2S., R.1W.
CITY OF BEAUMONT

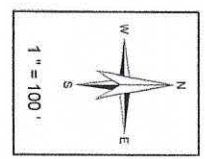
TR.A. 002-051

408-15
408-09



Legend

- Lot Lines
- Right-Of-Way
- - - Old Lot Lines
- - - - - Easements O.W.
- Other Easements
- Lease-Hold
- Subdivision Tie Mark



ASSESSOR'S MAP BK 408 PG. 15
Riverside County, Calif.

J.Fernandez

Pg 08
Pg 15
Pg 12
Pg 09

Map Reference *
MB 44447 - 49 TRACT MAP NO. 31470-1
MB 44450 - 53 TRACT MAP NO. 31470-2

Apr 2015

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SEC. 35, T.2S., R.1W.
CITY OF BEAUMONT

TRA 002-051

408-16
408-09



ASSESSOR'S MAP BK 408 PG. 16
Riverside County, Calif.

J.Fernandez

Pg 08
Pg 16
Pg 15

Map Reference
MB 444/50 - 53 TRACT MAP NO. 31470-2

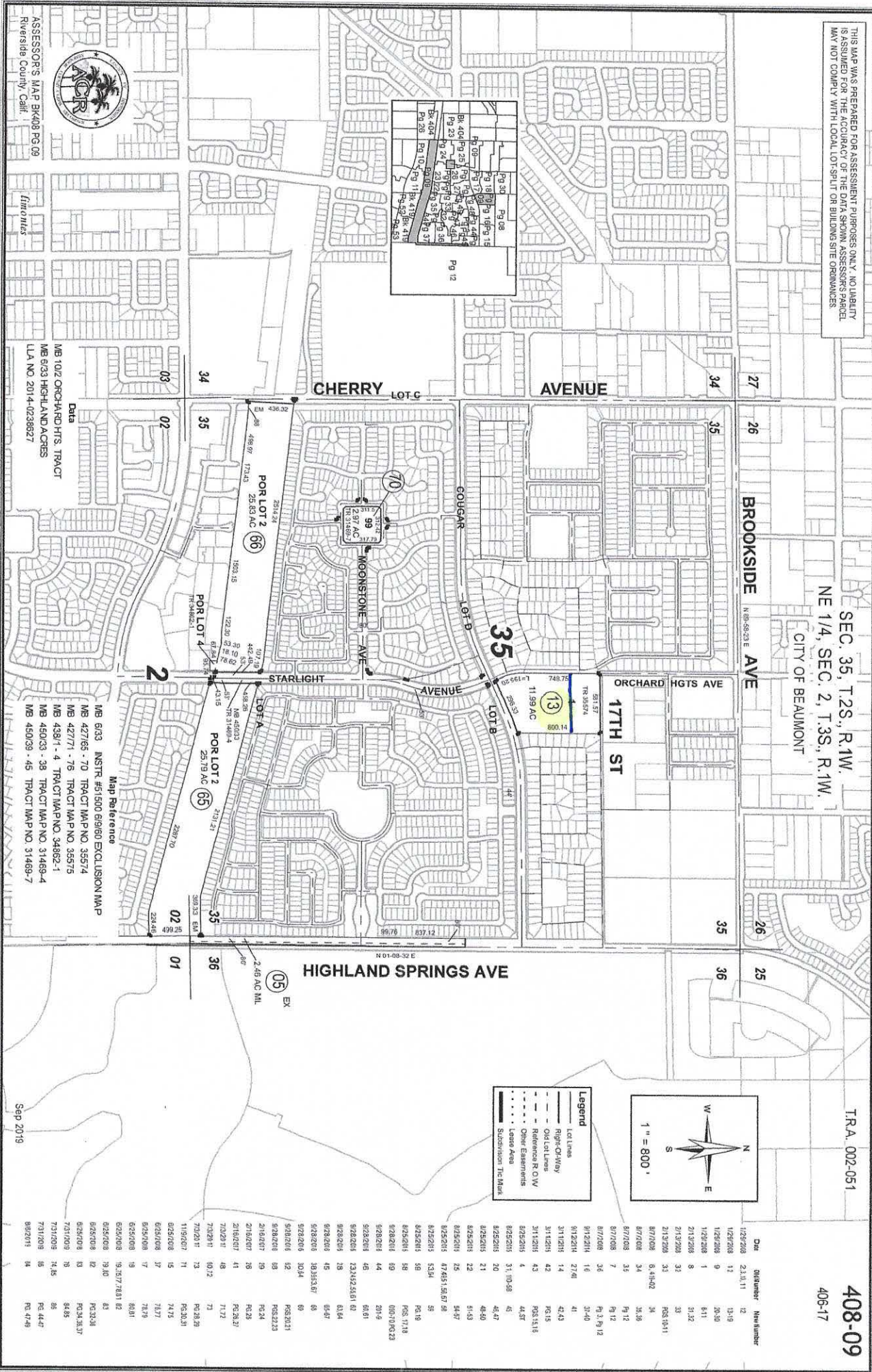
Apr 2015

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SEC. 35, T.2S, R.1W.
NE 1/4, SEC. 2, T.3S, R.1W.
CITY OF BEAUMONT

TRA. 002-051

408-09
406-17



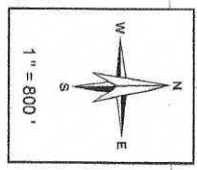
ASSESSOR'S MAP BK408 PG.09
Riverside County, Calif.



MB 102 ORCHARD HTS. TRACT
LLA NO. 2014-0238627

Map Reference
MB 633 INSTR 451500 6/6/60 EXCLUSION MAP
MB 427765 - 70 TRACT MAP NO. 35574
MB 427771 - 75 TRACT MAP NO. 35575
MB 43911 - 4 TRACT MAP NO. 34862-1
MB 45003 - 38 TRACT MAP NO. 31469-4
MB 450039 - 45 TRACT MAP NO. 31469-7

Legend
 - Lot Lines
 - Right-of-Way
 - Other Easements
 - Reference R.O.W.
 - Other Easements
 - Subdivision Tract Mark



Date	Old Number	New Number
1/28/2008	231,111	12
1/28/2008	112	13-19
1/28/2008	9	20-30
1/28/2008	1	61-1
2/13/2008	8	31-32
2/13/2008	31	33
2/13/2008	31	33
6/7/2008	6,416-2	34
6/7/2008	34	35-36
6/7/2008	35	37-12
6/7/2008	7	38-12
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6/12/2011	16	37-40
6/12/2011	27-6	41
3/11/2015	14	42-43
3/11/2015	42	44-15
3/11/2015	43	45-11, 16
6/28/2015	4	46-57
6/28/2015	31, 106-58	48
6/28/2015	20	49-47
6/28/2015	21	48-50
6/28/2015	22	51-53
6/28/2015	23	54-57
6/28/2015	47, 65, 156, 67, 68	58
6/28/2015	53, 54	59
6/28/2015	58	60-18
6/28/2015	59	61-18
6/28/2015	60	62-18
6/28/2015	44	2014
6/28/2015	45	63-61
6/28/2015	73, 34, 52, 56, 61, 62	64
6/28/2015	38	65-64
6/28/2015	45	66-67
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6/28/2015	39	71-24
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6/28/2015	41	75-24
6/28/2015	10, 12	76
6/28/2015	13	77
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6/28/2015	7	81
6/28/2015	19	82
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6/28/2015	14	88
6/28/2015	14	89
6/28/2015	14	90
6/28/2015	14	91
6/28/2015	14	92
6/28/2015	14	93
6/28/2015	14	94
6/28/2015	14	95
6/28/2015	14	96
6/28/2015	14	97
6/28/2015	14	98
6/28/2015	14	99
6/28/2015	14	100

Sep 2019

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SEC. 35, T.2S., R.1W.
CITY OF BEAUMONT

TR.A. 002-051

408-18
408-09



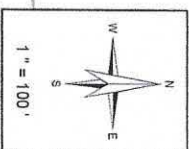
Pg 29	Pg 30	Pg 08
Pg 21	Pg 16	Pg 08
Pg 19	Pg 17	Pg 08

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NW 1/4, SEC. 35, T.2S., R.1W.
CITY OF BEAUMONT

T.R.A. 002-051

408-30
408-09



Legend

- Lot Lines
- Right-of-Way
- Old Lot Lines
- Reference to O/W
- Other Easements
- Lease Area
- Subdivision To Be Made

Pg 29	Pg 31
Pg 21	Pg 07
Pg 18	Pg 08
Pg 09	Pg 30



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NW, SEC. 35, T.2S., R.1W.
CITY OF BEAUMONT

T.R.A. 002-051

408-31
408-09

BROOKSIDE

LOT A

AVENUE

MELSTONE

LOT B

STREET

ELLERG

LOT C

WAY

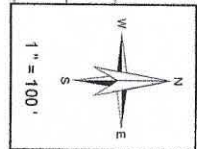
STARLIGHT AVENUE

ORCHARD HEIGHTS AVENUE



Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision The Mark



Pg 29	Bk 402 Pg 27	Bk 402 Pg 28	Bk 402 Pg 29
Pg 30	Pg 31	Pg 07	Pg 08

Map Reference *
NB 456/1 - 10 TRACT MAP NO. 31469-6

Dec 2017

ASSESSOR'S MAP BK408 PG 31
Riverside County, Calif.



JHernandez

408-070-002
Eun Ko
11117 Maureen Dr
Cherry Valley, CA 92223-5535

408-070-003
Thomas & Mary Heninger
11105 Maureen Dr
Cherry Valley, CA 92223-5535

408-070-004
Oran & Rose Laclair
40765 Dakota Trl
Cherry Valley, CA 92223-5466

408-070-012
Calvary Chapel Beaumont
1780 Orchard Heights Ave
Beaumont, CA 92223-3205

408-071-006
Donald Allison
11076 Maureen Dr
Cherry Valley, CA 92223-5560

408-071-007
Cassandra & Louis Means
11084 Maureen Dr
Cherry Valley, CA 92223-5560

408-071-008
Margaret M Maher Rlt 2011
11092 Maureen Dr
Cherry Valley, CA 92223-5560

408-071-009
Irmgard & Robert Tucker
11104 Maureen Dr
Cherry Valley, CA 92223-5514

408-071-010
Ivar Johnson Iii & Lucinda Johnson
11116 Maureen Dr
Cherry Valley, CA 92223-5514

408-071-011
Douglas & Roxann Durbin
40646 Norman Rd
Cherry Valley, CA 92223-5564

408-071-012
Thomas Madison
11101 Sandra Dr
Cherry Valley, CA 92223-5570

408-071-013
Steven & Jaquelyn Feaster
11089 Sandra Dr
Cherry Valley, CA 92223-5570

408-071-014
Raymond & Denise Martin
11077 Sandra Dr
Cherry Valley, CA 92223-5570

408-071-025
Robert & Sheila Wines
11076 Sandra Dr
Cherry Valley, CA 92223-5570

408-071-026
Michael & Brenda Bruce
40678 High St
Cherry Valley, CA 92223-4926

408-071-027
Charles & Carma Naylor
40690 Norman Rd
Cherry Valley, CA 92223-6006

408-071-028
Victor Hovsepian Trust
2317 Via Olivera
Palos Verdes Estates, CA 90274-2881

408-080-001
Randy & Jane Cowles
40543 Norman Rd
Cherry Valley, CA 92223-5510

408-080-002
Laurin Martinson
40581 Norman Rd
Cherry Valley, CA 92223-5510

408-080-003
Karim Toursarkissian & Jennifer Bond
40601 Norman Rd
Cherry Valley, CA 92223-5563

408-080-004
Mv 20296
Po Box 9559
Alta Loma, CA 91701-8474

408-080-006
Gregory & Anna Smith
40685 Norman Rd
Cherry Valley, CA 92223-5563

408-080-007
Ryan & Janeth Schroeder
40675 Norman Rd
Cherry Valley, CA 92223-5563

408-080-008
Cybele Lin
101 S New Ave
Monterey Park, CA 91755-3032

408-080-009
Nina Miller & Clark Billingsley
5950 Fremont Cir
Camarillo, CA 93012-4336

408-090-013
Beaumont Unified School Dist
Po Box 187
Beaumont, CA 92223-0187

408-150-056
Chuck & Vivian Chantakrivat
1690 Gillette Way
Beaumont, CA 92223-3229

408-150-057
Biao Zhang
1682 Gillette Way
Beaumont, CA 92223-3229

408-160-017
Alfredo Medina & Erika Zaragoza
1679 Brockton Ln
Beaumont, CA 92223-3230

408-160-018
Christopher Polk Ii
1685 Brockton Ln
Beaumont, CA 92223-3231

408-160-019
Kenneth & Brenda Brown
1691 Brockton Ln
Beaumont, CA 92223-3231

408-160-020
Jesus Delao
1695 Brockton Ln
Beaumont, CA 92223-3231

408-160-021
Alfredo & Herlinda Garcia
1570 Chinook St
Beaumont, CA 92223-3233

408-160-022
James & Amber Weisz
1576 Chinook St
Beaumont, CA 92223-3233

408-160-023
Gabriel & Angela Avina
1580 Chinook St
Beaumont, CA 92223-3233

408-160-024
Louis & Melodee Harcourt
1584 Chinook St
Beaumont, CA 92223-3233

408-160-025
Elizabeth Omoniyi
1588 Chinook St
Beaumont, CA 92223-3233

408-160-026
Cathy Adams
1590 Chinook St
Beaumont, CA 92223-3233

408-160-027
Scott & Desiree Kimball
1592 Chinook St
Beaumont, CA 92223-3233

408-160-028
Martin & Alma Sanchez
1594 Chinook St
Beaumont, CA 92223-3233

408-160-029
Janna Gilleland
1596 Chinook St
Beaumont, CA 92223-3233

408-160-030
Anthony Mora & Tina Smith
1602 Chinook St
Beaumont, CA 92223-3243

408-160-031
Andrew Bagley
1606 Chinook St
Beaumont, CA 92223-3243

408-160-032
Danielle York
1610 Chinook St
Beaumont, CA 92223-3243

408-160-036
Travis & Nicole Hickey
1679 Gillette Way
Beaumont, CA 92223-3229

408-160-037
Gerardo Rivera
1681 Gillette Way
Beaumont, CA 92223-3229

408-160-038
Tyrone Yorke Sr & Loretta Yorke
1601 Chinook St
Beaumont, CA 92223-3243

408-160-039
Lixia Mccarty & The L L M Living Tr
1 Shadow Gln
Irvine, CA 92620-0204

408-160-040
Marvin & Andrea Lodevico
1595 Chinook St
Beaumont, CA 92223-3233

408-160-041
Jorge Torres & Angelica Miranda
1593 Chinook St
Beaumont, CA 92223-3233

408-160-042
Matthew & Francesca De La Rionda
1591 Chinook St
Beaumont, CA 92223-3233

408-160-043
Timothy Gaeta
1589 Chinook St
Beaumont, CA 92223-3233

408-160-044
Edgardo Gomez
1693 Cirrus Way
Beaumont, CA 92223-3232

408-160-045
Roberta Hopewell & Richard Hougland
1690 Brockton Ln
Beaumont, CA 92223-3231

408-160-046
Nemia Villa
1684 Brockton Ln
Beaumont, CA 92223-3231

408-160-047
Chuda & Ritu Basnet
1680 Brockton Ln
Beaumont, CA 92223-3231

408-160-052
Jose & Ivette Munguia
1677 Cirrus Way
Beaumont, CA 92223-3232

408-160-054
David Pesko Jr
1680 Cirrus Way
Beaumont, CA 92223-3232

408-160-059
Lorraine Ngwazini & The Ngwazini FamTr
1675 Eldora Ct
Beaumont, CA 92223-3228

408-160-060
Bo Bao Living Trust
1677 Eldora Ct
Beaumont, CA 92223-3228

408-160-061
Carlos & Iliana Munoz
1680 Eldora Ct
Beaumont, CA 92223-3228

408-160-064
Sundance North
1250 Corona Pointe Ct # 400
Corona, CA 92879-2099

408-180-006
Corita Moore & Corita Graves
1640 Dodson Ln
Beaumont, CA 92223-3218

408-180-007
Doyle Jones Jr & Lillian Jones
1644 Dodson Ln
Beaumont, CA 92223-3218

408-180-008
David & Lisa Vessup
1641 Dodson Ln
Beaumont, CA 92223-3218

408-180-039
Homes Pardee
19540 Jamboree Rd Ste 300
Irvine, CA 92612-8452

408-180-040
Homes Pardee
19540 Jamboree Rd
Irvine, CA 92612-8448

408-180-041
The Yarick Whitmore Family Tr
1432 Malta St
Beaumont, CA 92223-3217

408-180-042
Christina & Ian Opp
1430 Malta St
Beaumont, CA 92223-3217

408-180-070
Sundance North Community Assn
2603 Main St Ste 500
Irvine, CA 92614-4261

408-180-071
City Of Beaumont
550 E 6th St
Beaumont, CA 92223-2253

408-300-009
Sean Dickinson Jr & Christina Dickinson
1485 Alpine Ave
Beaumont, CA 92223-3250

408-301-002
Thomas Forster & Imelda Rojas Forster
1712 Starlight Ave
Beaumont, CA 92223-3248

408-301-003
Michael & Nancy Schweitzer
1720 Starlight Ave
Beaumont, CA 92223-3248

408-301-004
Amelia Obal
1728 Starlight Ave
Beaumont, CA 92223-3248

408-301-005
Jose & Carissa Villasenor
1736 Starlight Ave
Beaumont, CA 92223-3248

408-301-006
Bobbi & Matthew Burnett
1744 Starlight Ave
Beaumont, CA 92223-3248

408-301-007
Dawn & Gary Cox
1750 Starlight Ave
Beaumont, CA 92223-3248

408-301-008
Emilio Tayag
1758 Starlight Ave
Beaumont, CA 92223-3248

408-301-010
Julie L Nicholson 1999 Trust
1708 Starlight Ave
Beaumont, CA 92223-3248

408-301-011
Gabriela & Lorenzo Aguirre
1704 Starlight Ave
Beaumont, CA 92223-3248

408-301-013
City Of Beaumont
Po Box 158
Beaumont, CA 92223-0158

408-302-010
Cole & Brittany Christie
1481 Ellerg Way
Beaumont, CA 92223-3246

408-302-011
Charles A Clifford 2024 Revoc Tr
1487 Ellerg Way
Beaumont, CA 92223-3246

408-302-012
Bryant & Carmen Marroquin
1743 Starlight Ave
Beaumont, CA 92223-3248

408-302-013
Jeanie Butler & Kendra Salazar
1731 Starlight Ave
Beaumont, CA 92223-3248

408-302-014
Rinamarie Gallardo
1725 Starlight Ave
Beaumont, CA 92223-3248

408-302-015
Rafer Owens Sr & Natalie Owens
1713 Starlight Ave
Beaumont, CA 92223-3248

408-302-016
Miguel & Angela Moreno
1709 Starlight Ave
Beaumont, CA 92223-3248

408-302-017
Serena Giordano & Jay Foreman Iv
1703 Starlight Ave
Beaumont, CA 92223-3248

408-310-001

Christian & Alejandra Salcedo
1766 Starlight Ave
Beaumont, CA 92223-3248

408-310-002

Michelle Jones & Naazir Anyabwile
1774 Starlight Ave
Beaumont, CA 92223-3248

408-310-003

William & Antoinette Kiefel
8723 Sw Muledeer Dr
Beaverton, OR 97007-6476

408-311-012

Manuel Acuna & Erika Arellano
1492 Ellerg Way
Beaumont, CA 92223-3246

408-311-013

Sylvia Colindres & Abriana Hernandez
1484 Ellerg Way
Beaumont, CA 92223-3246

Brian King - Monte Vista Homes

PO Box 9559
Alta Loma, CA 91701

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cgonzales@scng.com

Steven Jones
555 E 6th St
Beaumont, CA 92223

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Invoice Text:

LEGAL ADVERTISEMENT NOTICE IS HEREBY GIVEN, that the City of Beaumont will conduct a public hearing to consider the matter described below. The City Council's public hearing will be held at 6:00 p.m. on Tuesday, January 20, 2026, at 550 East Sixth Street, Beaumont, California. TENTATIVE TRACT MAP 38926 TM2024-0002, Conduct a public hearing and consideration of a request to subdivide 11.7 acres into 49 single-family residential lots ranging in size from 7,209 square feet to 9,883 square feet, and four (4) lettered lots located south of Norman Road and east of Orchard Heights Avenue in the Single Family Residential (SFR) zone. (APNS: 408-080-004, 408-080-005). Applicant: Monte Vista Homes – Brian King
Environmental Determination: A California Environmental Quality Act exemption under Article 12, §15183 will be considered. Public comments can be made in person, using the public comment phone line or by written email. Phone-in comments will be accepted by calling the designated public comment phone line (951) 922-4845 prior to the corresponding item. Public comments shall not exceed three minutes unless otherwise authorized by the City Council. Written comments can be emailed to NicoleW@BeaumontCa.gov with "Public Comment" in the subject line. Public comments accepted via email will be read aloud during the corresponding item of the meeting subject to the three (3) minute time limit. Comments can be submitted at any time prior to the meeting, as well as during the meeting, until the end of the corresponding item. This meeting will be conducted in person and will also be recorded for live streaming. All City of Beaumont public meetings will be made available via live streaming and made available on the City's official YouTube

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Riverside, California 92501
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Steven Jones
555 E 6th St, Community Development Department
Beaumont, CA 92223

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011771657

FILE NO. 0011771657

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01/02/2026

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: January 2, 2026.

At: Riverside, California



Signature

LEGAL ADVERTISEMENT

NOTICE IS HEREBY GIVEN, that the City of Beaumont will conduct a public hearing to consider the matter described below. The City Council's public hearing will be held at 6:00 p.m. on Tuesday, January 20, 2026, at 550 East Sixth Street, Beaumont, California.

TENTATIVE TRACT MAP 38926 TM2024-0002, Conduct a public hearing and consideration of a request to subdivide 11.7 acres into 49 single-family residential lots ranging in size from 7,209 square feet to 9,883 square feet, and four (4) lettered lots located south of Norman Road and east of Orchard Heights Avenue in the Single Family Residential (SFR) zone. (APNS: 408-080-004, 408-080-005).

Applicant: Monte Vista Homes – Brian King

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This meeting will be conducted in person and will also be recorded for live streaming. All City of Beaumont public meetings will be made available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access: BeaumontCa.gov/Livestream.

If you challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence to Steven Jones, Community Development Department or the City Clerk at, or prior to, the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (951) 922-4845. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Jillian Fountain
Associate Planner
jfountain@beaumontca.gov

Steven D. Jones
Community Development
Department Director
sjones@beaumontca.gov
The Press-Enterprise
Published: 1/2/26



Staff Report

TO: Honorable Mayor and Members of the City Council
FROM: Steven D. Jones, Community Development Director
BY: Jillian Fountain, Associate Planner
DATE: January 20, 2026
SUBJECT: Public Hearing to Consider the Approval of Tentative Tract Map 38926 (TM2024-0002) to Subdivide 12.58 Gross Acres into 49 Single-Family Residential Lots

Description: A public hearing to consider approval of a tentative tract map to subdivide 12.58 gross acres into 49 single-family residential lots in the Residential, Single-Family Zone on Accessor Parcel Numbers: 408-080-004 and -005 located at south Norman Road east of Orchard Heights Avenue.

Background and Analysis:

The applicant requests approval of Tentative Tract Map 38926 to subdivide a 12.58 gross-acre site into 49 single-family residential lots, four (4) lettered lots, including a retention basin, with proposed lot sizes ranging from 7,219 square feet and 13,072 square feet, two (2) public streets, and one (1) private road.

The project site is located within the Single-Family Residential (SFR) Land Use Element, and Residential Single-Family (R-SF) and the Single-Family Residential (SFR) Beaumont General Plan Land Use Element designation.

If approved, the proposed subdivision would be consistent with the general plan and Beaumont Municipal Code (BMC) Title 17 (Zoning Code) land use allowances, which support low-density, detached residential development.

Planning Commission Recommendation:

On October 22, 2025, the Planning Commission voted unanimously 5-0 to recommend approval of the project to the City Council.

Prior to the Planning Commission meeting on October 22, 2025, one public comment with questions on the project was received and provided to the commission. During the

meeting, the applicant was able to confirm that he would reach out to the commenter to make sure his questions were answered.

If approved, the proposed tentative tract map would provide for lots to be developed in the future subject to an approved plot plan, the recordation of final tract maps, and issuances of building permits.

When a tentative map is required under the Subdivision Map Act (66463.5(a)), an approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval. In accordance with the Subdivision Map Act and BMC Section 16.32.040, the applicant may apply to the Planning Commission for a 1-year extension prior to the tentative map's expiration, if needed.

General Plan and Zoning Consistency

The Planning Commission found that the project proposed to be consistent with the general plan since policies identified in Goals 3.3, 3.3.1 to "support the development of new housing opportunities, as defined by the Land Use Plan contained in this Element," would be promoted. The lot configuration would accommodate a range of housing types and affordability levels. The proposed use would also meet the objectives of the Zoning Code for maintenance of property values and enhancement of the City's appearance since new construction requires compliance with contemporary standards and styles, and the introduction of new single-family residential dwelling units would be compatible with other uses permitted in the zone.

Environmental Determination

The project complies with the California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning). Therefore, the Planning Commission determined that the project would not be subject to additional CEQA review because Tentative Tract Map 38914 proposes consistency with the development density established by the SFR land use designation in the Elevate Beaumont 2040 General Plan.

Public Communications:

On January 2, 2026, property owners located within a 300-foot radius of the project site were notified of the public hearing through a mailed notice. In addition, a notice was published in the Press Enterprise newspaper with a 10-day advance notice of the hearing. As of the time of report preparation, the Planning Division received no letters of

comment from the public. Any comments received prior to the scheduled City Council meeting will be provided to the City Council at the time of the public hearing.

Fiscal Impact:

The cost for staff review and staff report preparation is covered by the \$7,500.00 deposit required by the City of Beaumont Development Related Fee Schedule. The cost to prepare this staff report is estimated at \$300.

Recommended Action:

Hold a public hearing;

Adopt the Findings for approval of Tentative Tract Map No. 38926;

Approve Tentative Tract Map No. 38926 (TM2024-0002), subject to the conditions of approval; and

Direct staff to prepare a Notice of Exemption for the Applicant to file with the Riverside County Clerk Recorder.

Attachments:

- A. Planning Commission Staff Report dated October 22, 2025
- B. Findings TTM No. 38926
- C. CEQA 15183 Exemption Analysis
- D. Tentative Tract Map No.38926
- E. Proposed Conditions of Approval
- F. General Plan Land Use Element Designation Map
- G. Zoning Map
- H. Aerial Photograph
- I. Radius Map and Labels
- J. Proof of Publication

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 and TTM38926 Tentative Tract Map Files