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**SECTION I
INTRODUCTION**

I. INTRODUCTION

A. Background

This Specific Plan together with its accompanying Environmental Impact Report has been prepared for the City of Beaumont, which in conjunction with annexation proceedings, proposes to develop a significant new planned residential community within the city.

The site comprises approximately 176 acres along the city's western boundary and has been known for many years as "Three Rings Ranch". About 6 acres of Three Rings Ranch lie within the City of Beaumont "pre-annexation" boundary, however the entire ranch is within the Beaumont sphere of influence, and has been designated "Planned Unit Development - Specific Plan Required" by the City of Beaumont general plan, as shown on Exhibit 1-1.

B. Purpose and Intent

The Specific Plan and its attendant environmental documentation is intended to serve four primary purposes:

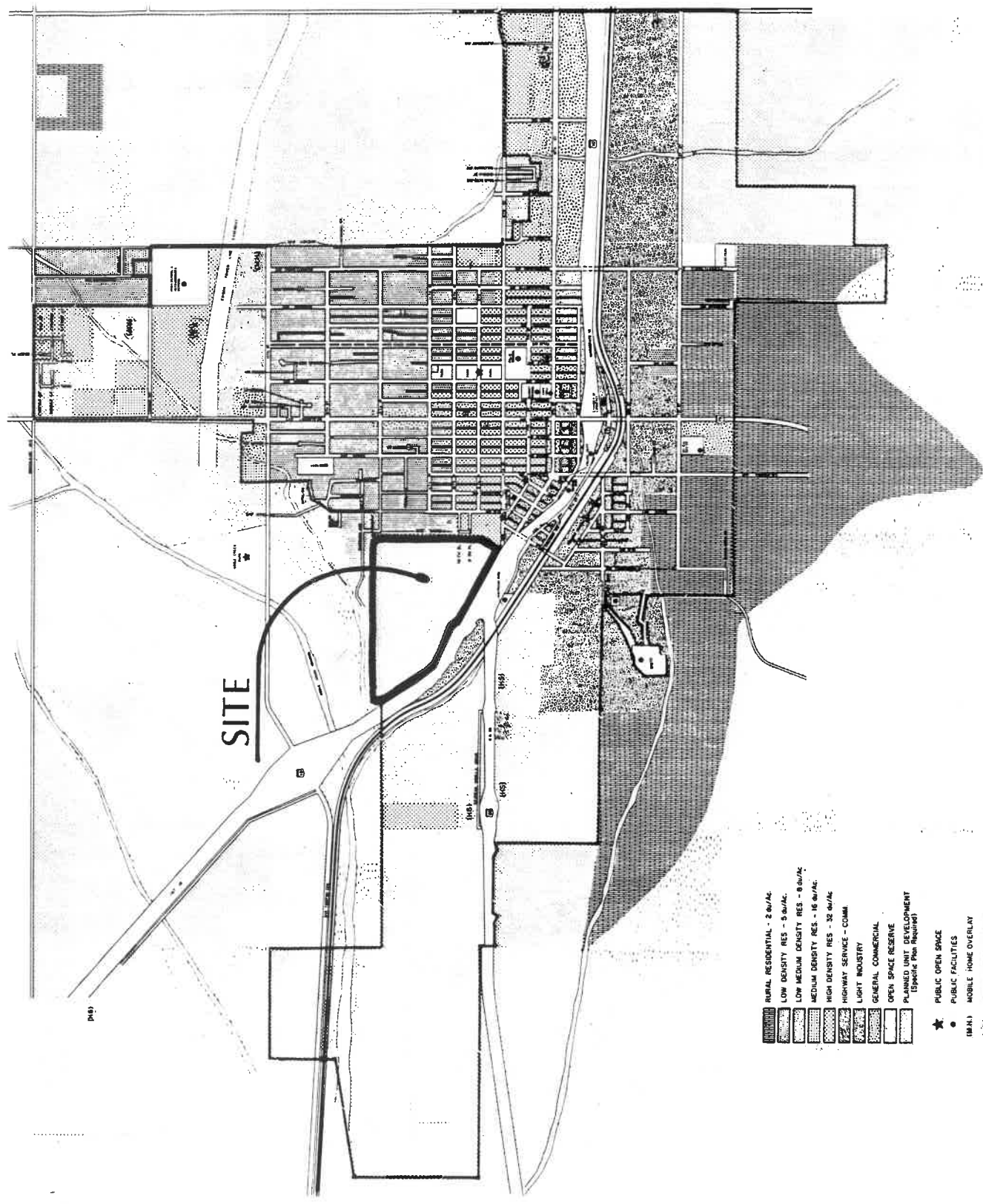
1. Clearly illustrate the overall community design and development program proposed for the Specific Plan Area.
2. Provide the basis information and documentation necessary to annex the remaining portion of the Specific Plan Area into the City of Beaumont.
3. Aid in the systematic implementation of the Beaumont general plan, within the Specific Plan Area over the next five years.
4. Reduce the need for future detailed environmental and development documentation and review within the Specific Plan Area, provided that development proposals are consistent with this Specific Plan.

C. Authority

1. Government Code Section 65450 allows a planning agency to prepare specific plans for the systematic implementation of the general plan, for all or part of the area covered by the general plan.

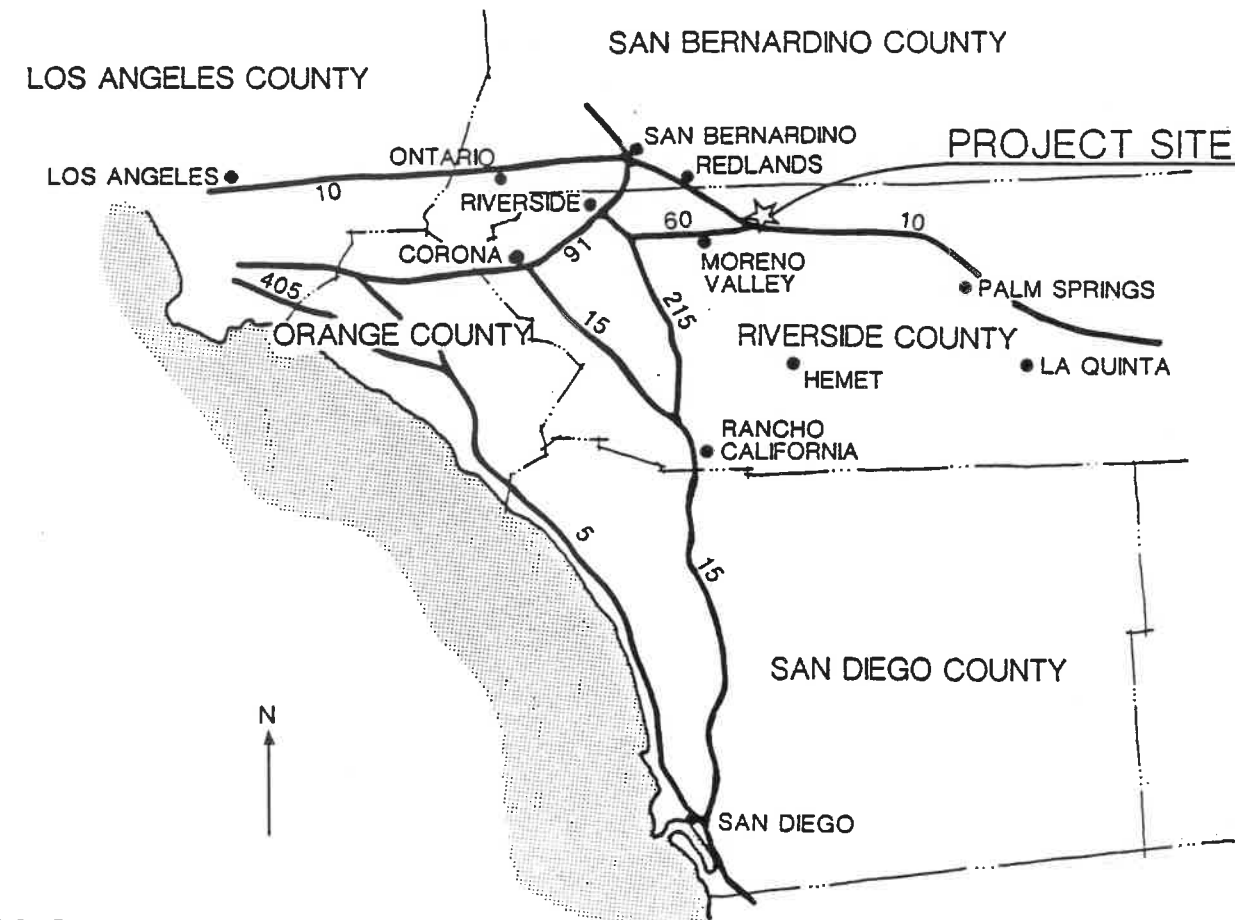
D. Scope

1. As outlined in Section 65451 of the Government Code, a Specific Plan shall include text and diagrams which specify all of the following:
 - a. The distribution, location and extent of the uses of land, including open space, within the area covered by the plan.
 - b. The proposed distribution, location and extent of intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities



proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

- c. Standards and criteria by which development will proceed and standards for the conservation, development and utilization of natural resources, where applicable.
- d. A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out paragraphs (1), (2) and (3).
- e. The specific plan shall include a statement of the relationship of the Specific Plan to the general plan.



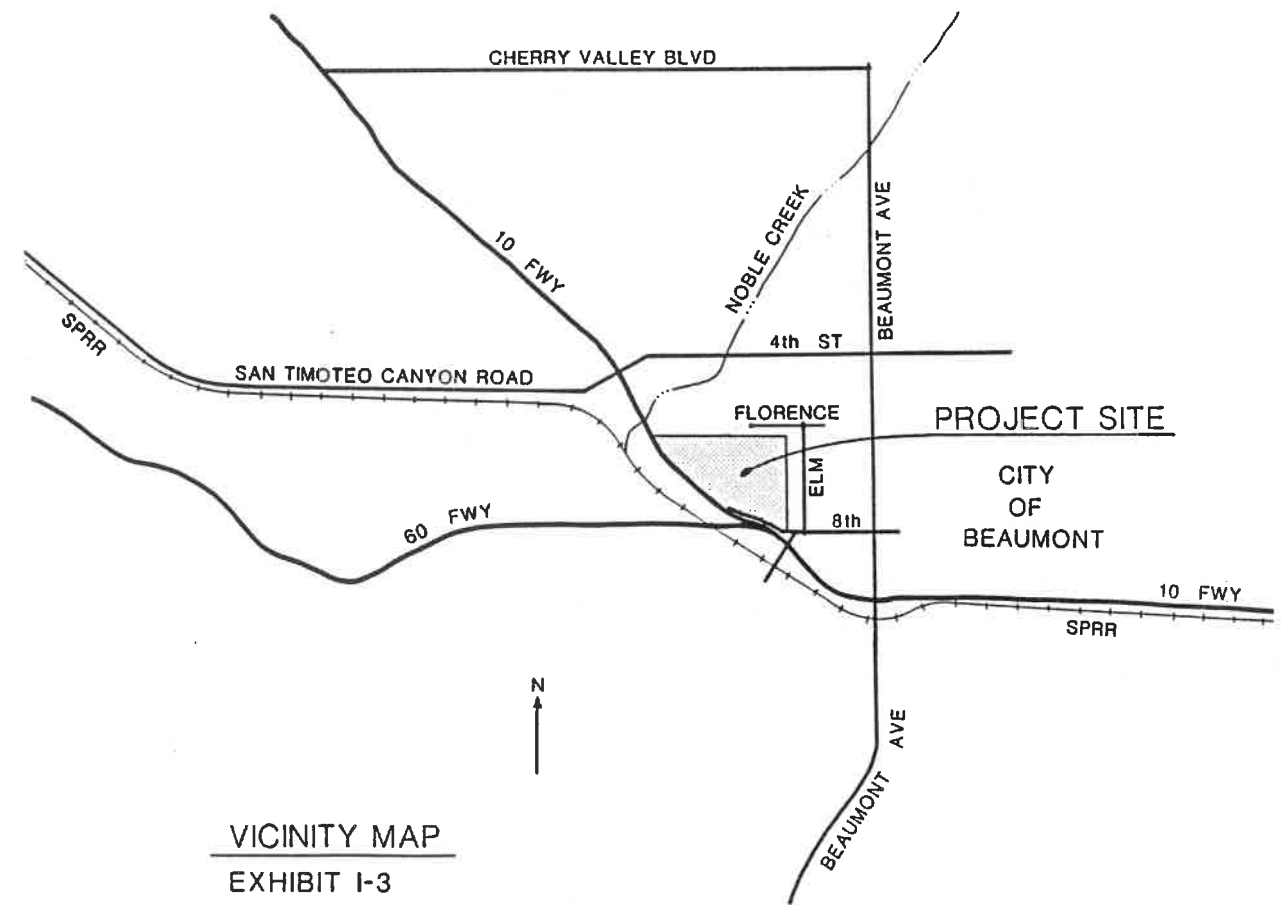
REGIONAL CONTEXT
EXHIBIT I-2

**SECTION II
SITE DESCRIPTION**

II. SITE DESCRIPTION

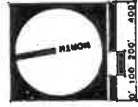
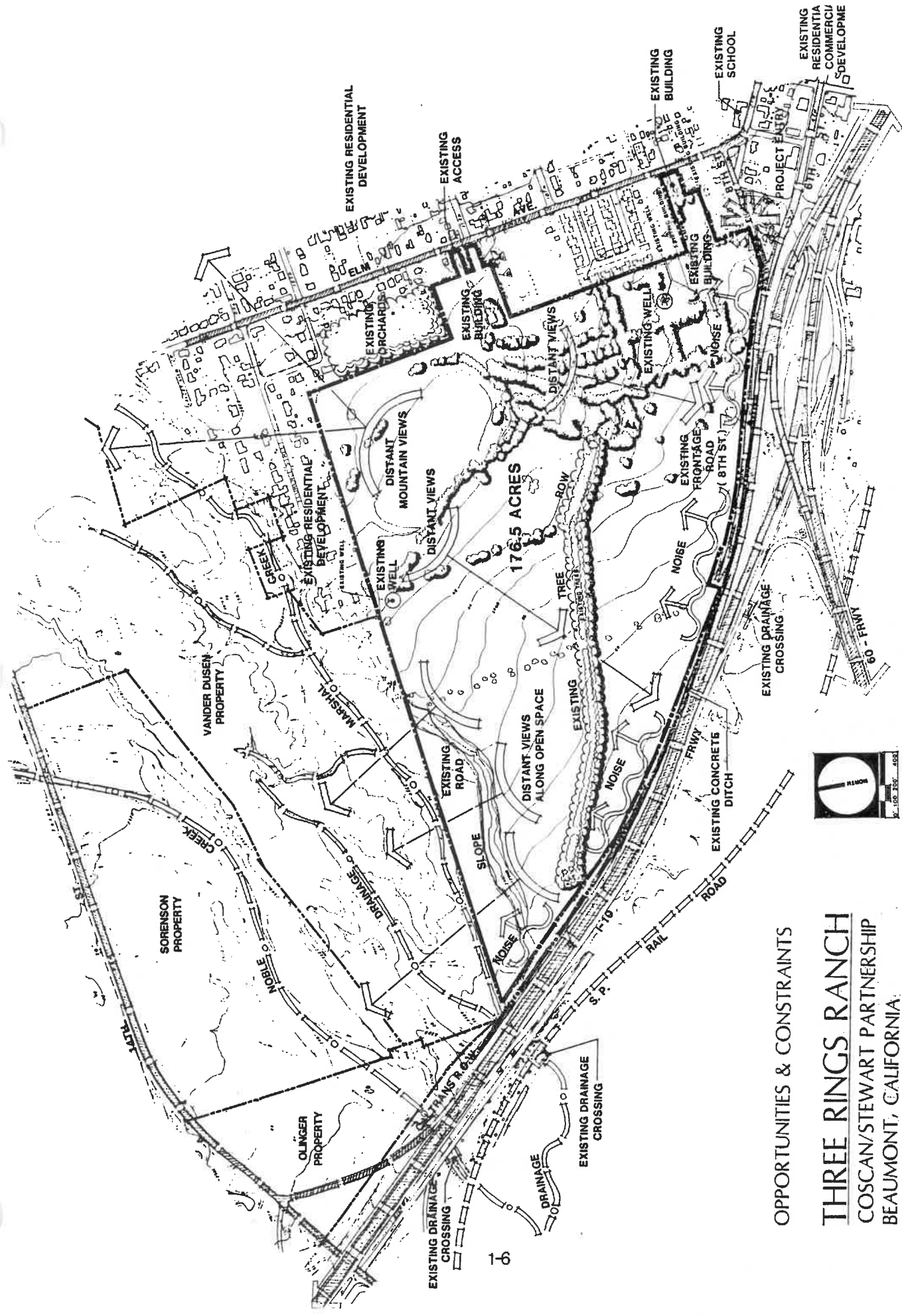
A. Location and Access

1. Three Rings Ranch encompasses approximately 176 acres and is located along the western boundary of the City of Beaumont. The site is bounded on the south and west by 8th street and Interstate Route 10, on the north by Florence Street and Marshall Creek, and on the east by Elm Avenue. A complete legal description is included in the Appendix. Primary access to the site is provided via 8th Street. The site also has direct access to entry and exit ramps of Interstate Route 10 and State Route 60, via 8th Street and Viele Avenue. Secondary, emergency access to the east of the site is available from Elm Avenue. An opportunity for access to the northwest corner of the site has been provided by extending the Spine Road to the northwest corner of the site.



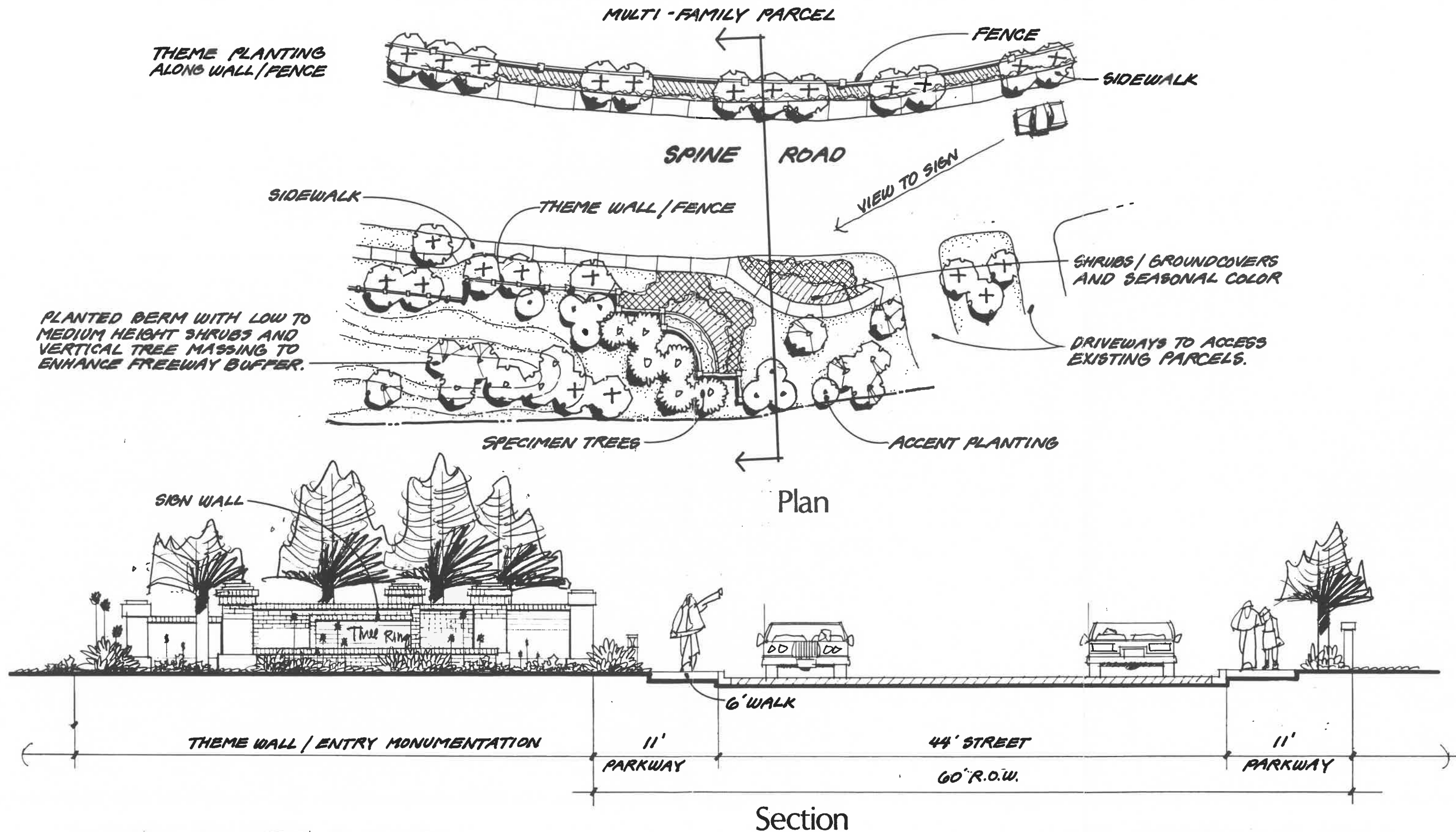
B. Existing Land Use

1. For the past several years, Three Rings Ranch has been used as an equestrian boarding facility. This facility includes several structures and improvements including residences, stables, training track, corrals and fencing, wells, tanks and sheds. As shown on Exhibit 1-4, surrounding areas are primary single family residences, orchards and vacant land and the freeway.
2. The majority of the Specific Plan Area is subject to the rural residential provisions of the county zoning ordinance. Because the area is within the city of Beaumont's Sphere of Influence, the city's general plan has specified a designation of "Planned Unit Development (Specific Plan Required)," as shown on Exhibit 1-1. The proposed city zoning for the project area is Specific Plan Area (S.P.A. 4.3 DU/AC_PUD-PR-MF) as shown on Exhibit 1-5.



OPPORTUNITIES & CONSTRAINTS

THREE RINGS RANCH
 COSCAN/STEWART PARTNERSHIP
 BEAUMONT, CALIFORNIA
 EXHIBIT I-4

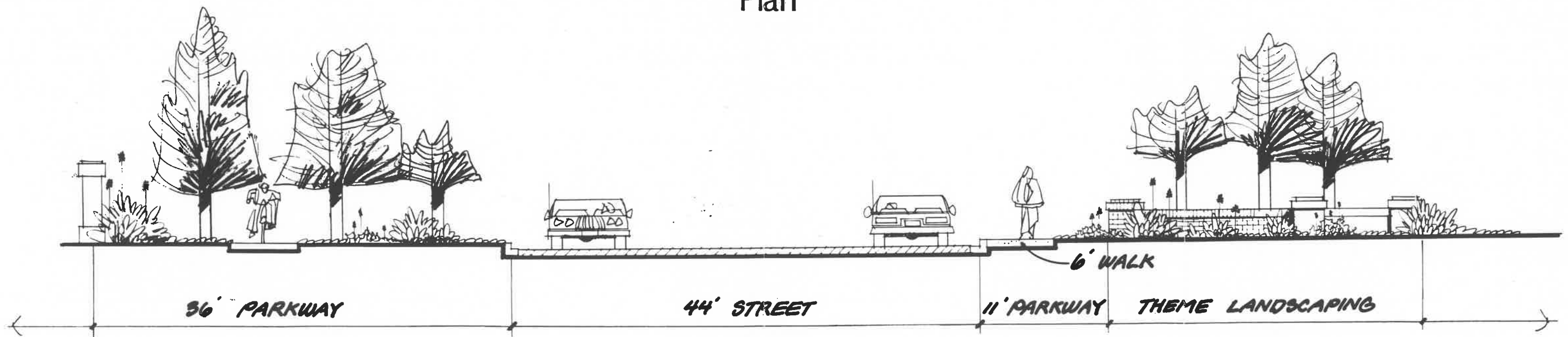
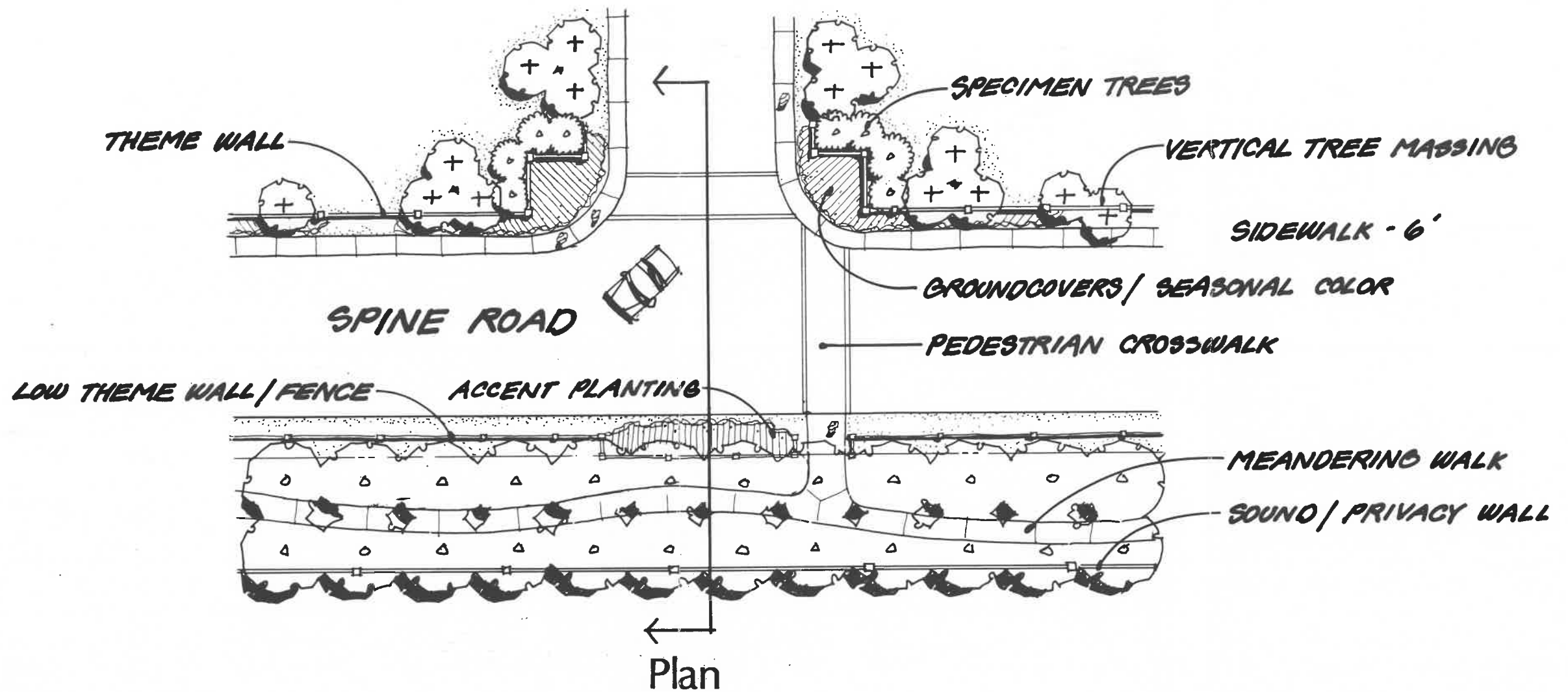


THREE RINGS RANCH
 COSCAN / STEWART PARTNERSHIP

1-21

MAJOR PROJECT ENTRY

EXHIBIT I-11

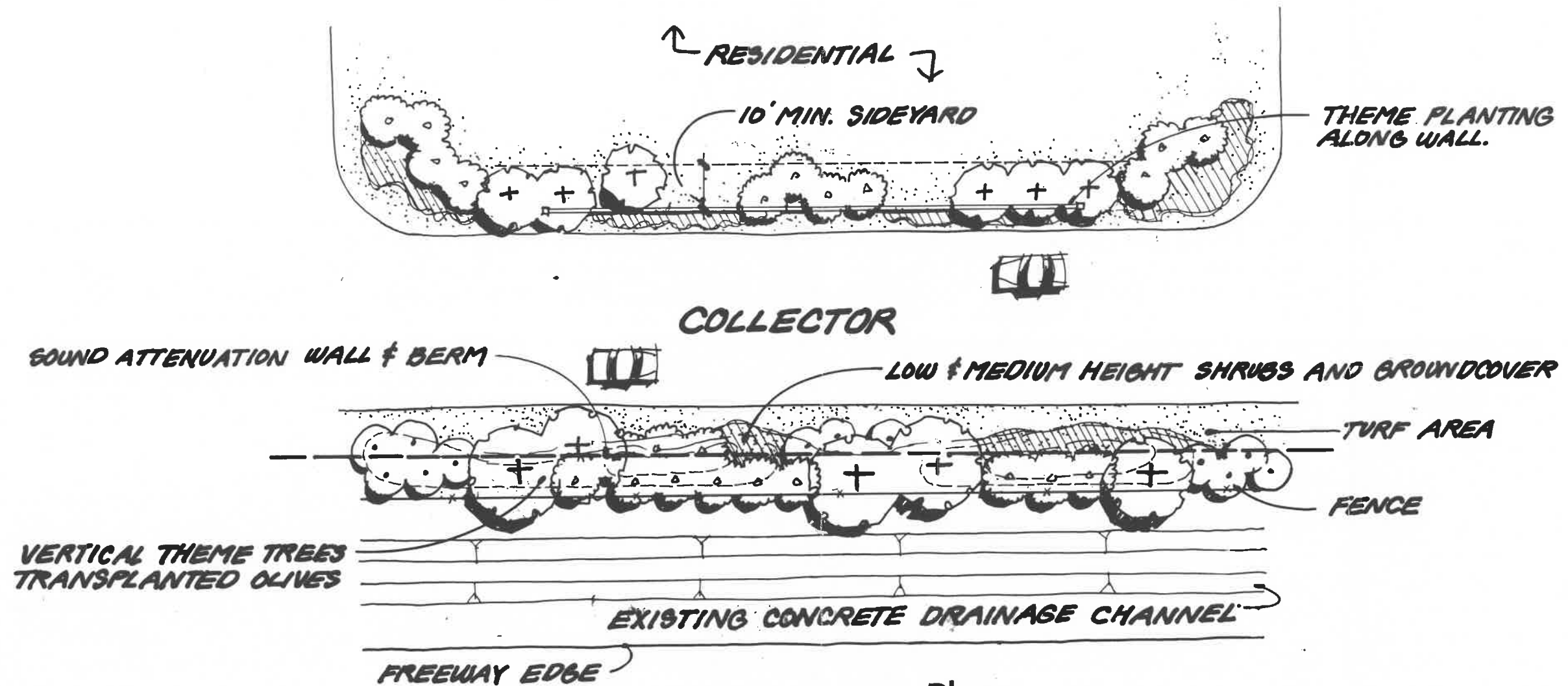


THREE RINGS RANCH
 COSCAN / STEWART PARTNERSHIP

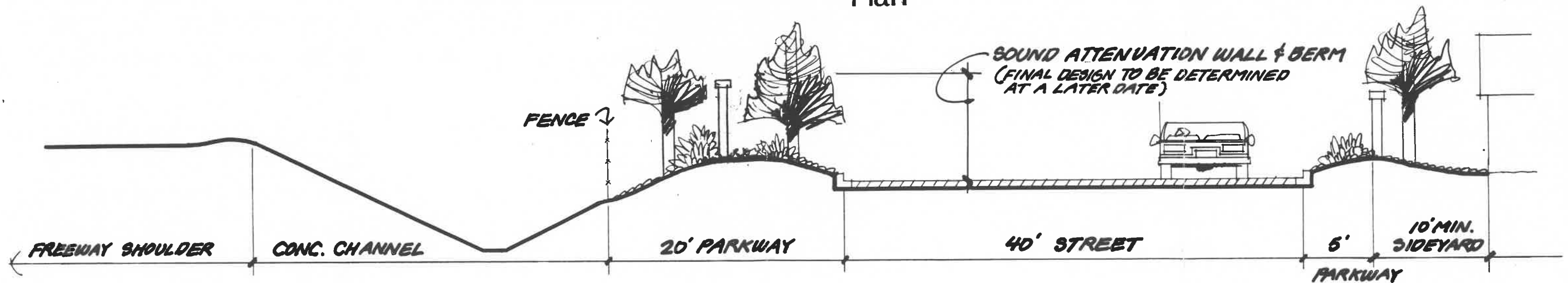
1-22

SPINE ROAD / THEME INTERSECTION

EXHIBIT F-12



Plan

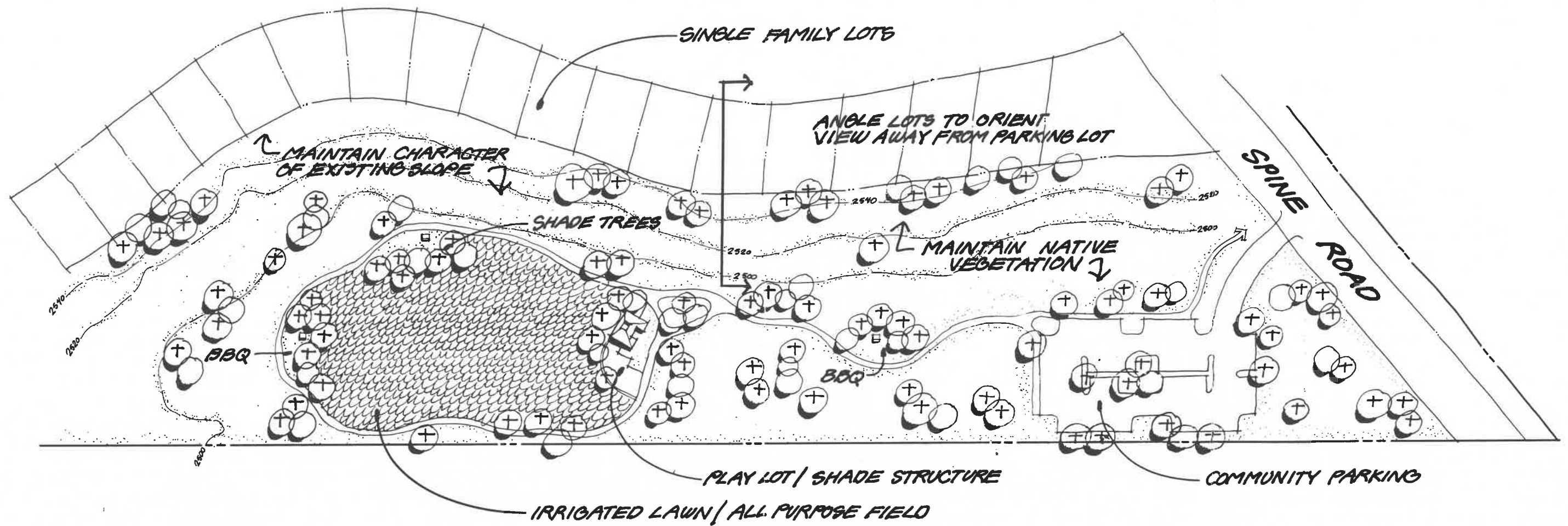


Section

THREE RINGS RANCH

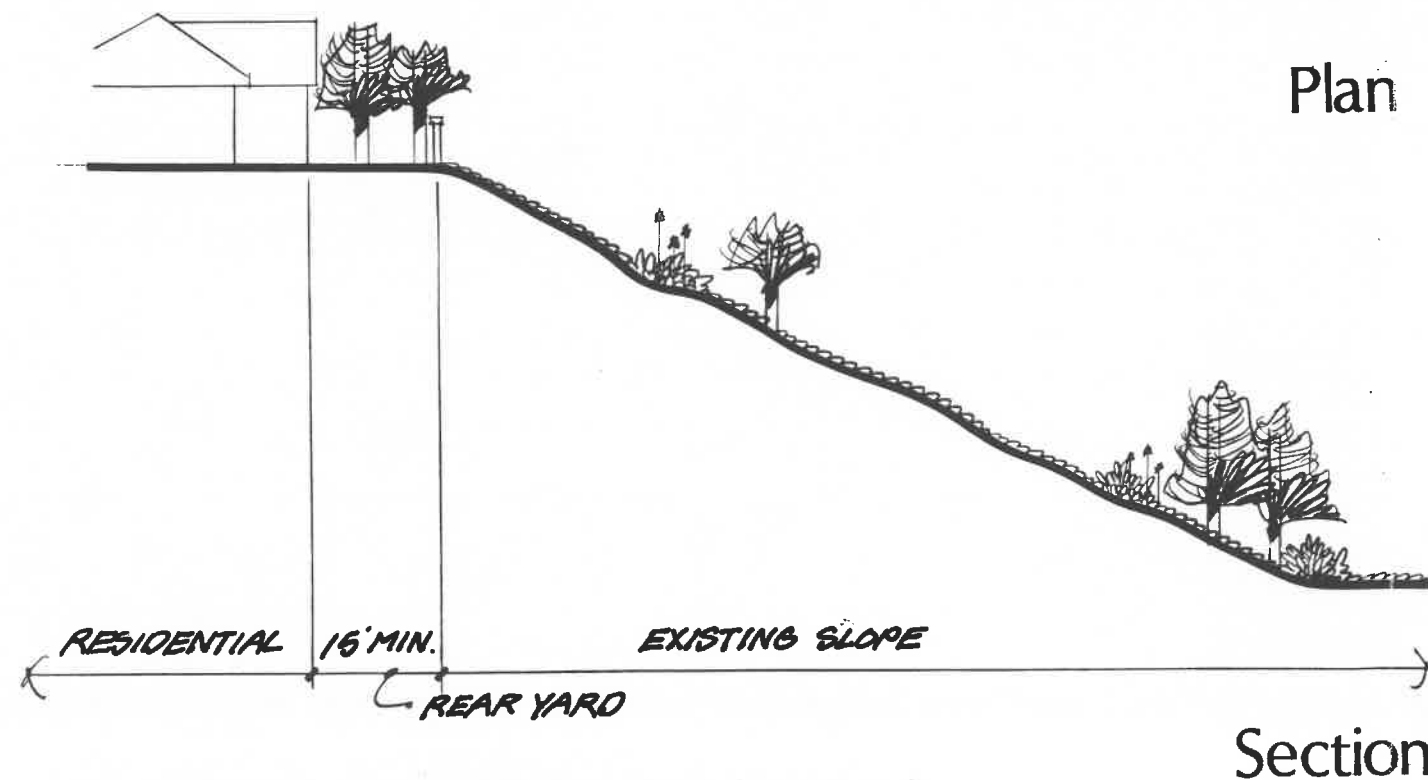
COSCAN / STEWART PARTNERSHIP

FREEWAY EDGE



Plan

ADJACENT PROPERTY:
MARSHAL CREEK WASH



THREE RINGS RANCH

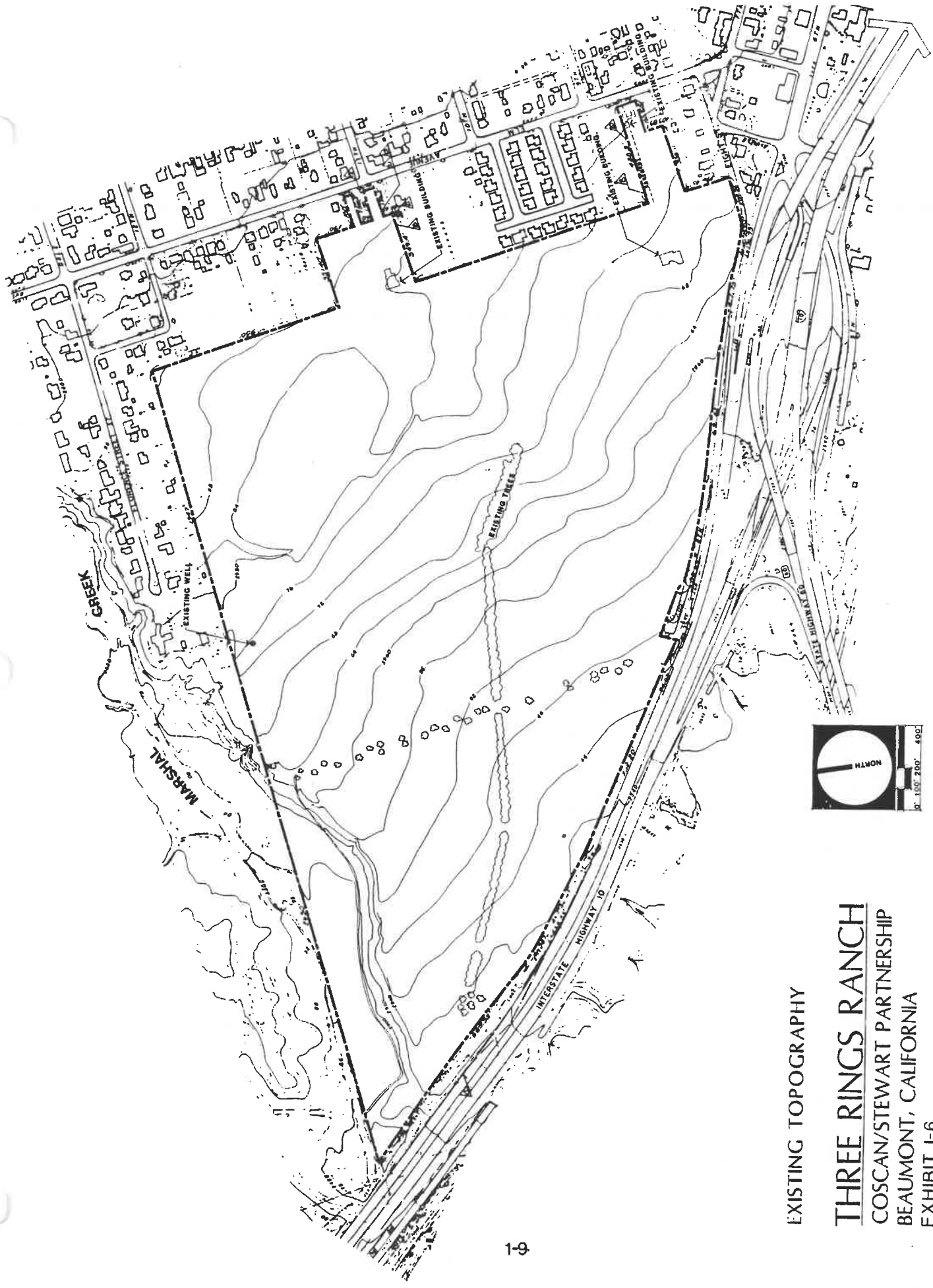
COSCAN / STEWART PARTNERSHIP

COMMUNITY PARK / PASSIVE OPEN SPACE

C. Natural Features

1. Landform - Elevations on the site range from a low of approximately 2480 in the northwest corner of the site to a high of 2590 in the north east corner. Generally speaking, the natural fall across the gently sloping site from north to south ranges from 1 1/2% to 4% and averages about 2%. A sizable natural slope parallels the northern property line across the western portion of the site. This slope averages from 40 to 50 feet in height and is the south edge of Marshall Creek (see Exhibit I-6).
2. Views - Open space and distant mountain views occur to the north. Distant mountain views also occur to the south, however the existing tree rows and the freeway may tend to obstruct southerly views for a substantial portion of the site.
3. Vegetation - The existing vegetation on the ranch consists primarily of introduced grasses, which were utilized for grazing and pastureland. Trees have been planted along some of the drives and fencelines and adjacent to some of the structures. A densely planted olive orchard is located in the south eastern portion of the site. See Exhibit I-4 for a summary of the site conditions.

A more complete description of the natural features of the site is contained within the Environmental Impact Report. Refer to that section for more detailed information.



EXISTING TOPOGRAPHY

THREE RINGS RANCH
COSCAN/STEWART PARTNERSHIP
BEAUMONT, CALIFORNIA
EXHIBIT I-6

**SECTION III
DEVELOPMENT PLAN**

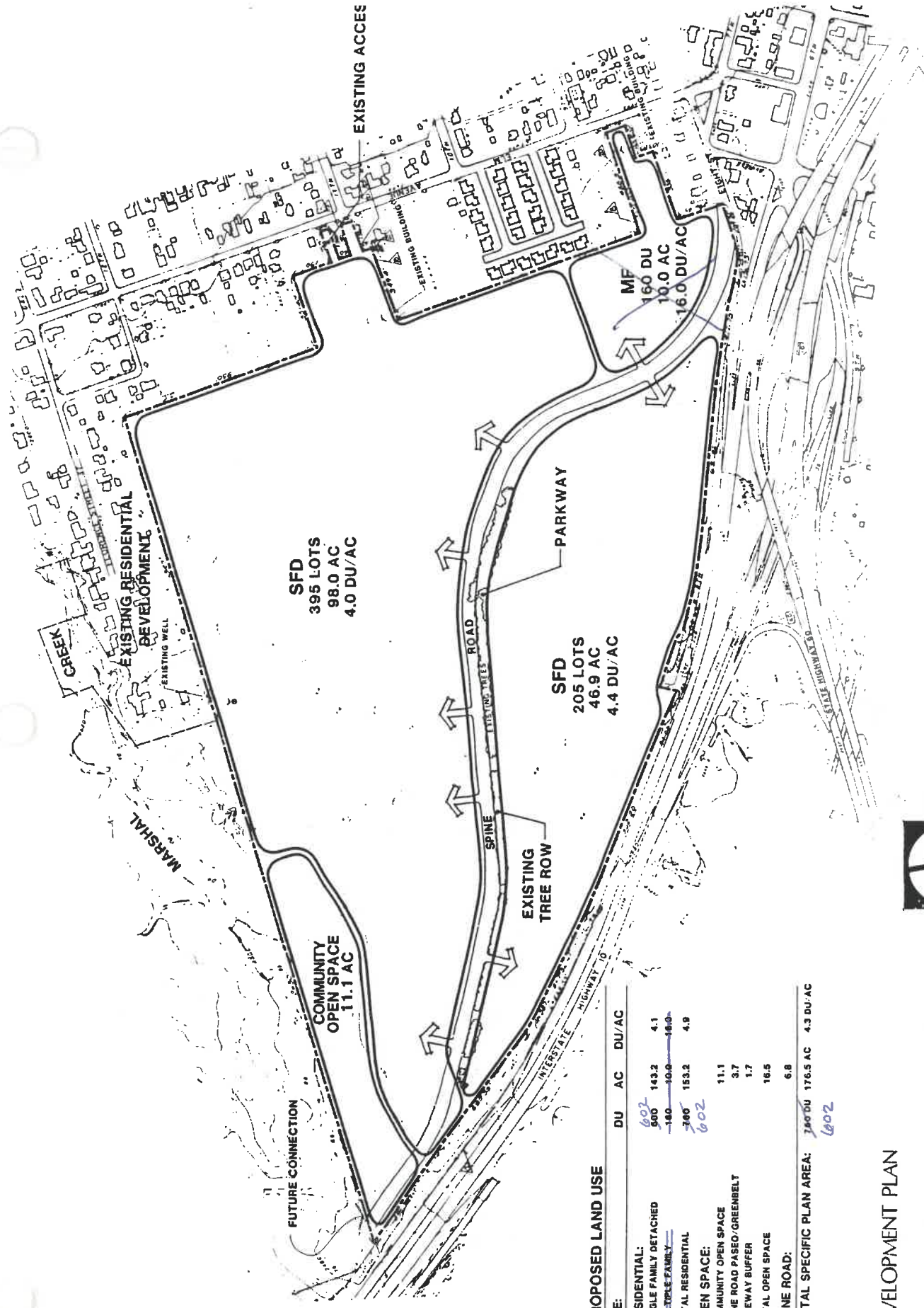
III. Development Plan

A. Community Design and Development Concept

1. The design and development concept for Three Rings Ranch envisions a series of residential enclaves clustered along a central east-west corridor or spine. This central corridor or spine includes a roadway and linear greenbelt which links the entry to the open space. The linear greenbelt is a parkway, expanded to include and preserve the major existing tree row. Special attention will be paid to the treatment and buffering of project edges, particularly adjacent to existing development and the freeway. This concept would develop a primary detached residential community, with single family lots adjacent to the majority of existing development.

B. Project Objectives

1. Create a cohesive community concept with an overall architectural and landscape theme.
2. Create strong community and neighborhood entry statements to enhance image and identity of the community.
3. Provide the opportunity for a variety of lifestyles and housing types throughout all phases of development.
4. Provide quality housing affordable to a wide range of market and income segments.
5. Create a safe and efficient circulation system which provides the hierarchy and streetscene necessary to reinforce the overall community design.
6. Preserve access opportunities to the northwest.
7. Formulate a development program which will construct or improve the required public facilities and infrastructure with a minimum of inconvenience and cost to existing city residents.
8. Carefully orient and buffer development adjacent to Interstate Route 10 and existing residential areas.
9. Where possible, orient development to take advantage of surrounding mountain views.
10. Where possible, retain or transplant large existing trees in parkways, buffers, paseos, or greenbelts.
11. Retain the major natural slope and adjacent flood plain area, in the northern portion of the Specific Plan Area as open space.

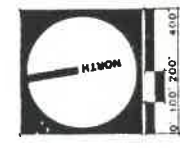


1-11

| PROPOSED LAND USE | | | |
|-----------------------------|--------|----------|-----------|
| USE: | DU | AC | DU/AC |
| RESIDENTIAL: | | | |
| SINGLE FAMILY DETACHED | 602 | 143.2 | 4.1 |
| MULTIPLE FAMILY | 180 | 10.0 | 18.0 |
| TOTAL RESIDENTIAL | 782 | 153.2 | 4.9 |
| OPEN SPACE: | | | |
| COMMUNITY OPEN SPACE | | 11.1 | |
| SPINE ROAD PASSEO/GREENBELT | | 3.7 | |
| FREEWAY BUFFER | | 1.7 | |
| TOTAL OPEN SPACE | | 16.5 | |
| SPINE ROAD: | | 6.8 | |
| TOTAL SPECIFIC PLAN AREA: | 780 DU | 176.5 AC | 4.3 DU/AC |

DEVELOPMENT PLAN

THREE RINGS RANCH
COSCAN/STEWART PARTNERSHIP
BEAUMONT, CALIFORNIA
EXHIBIT 1-7



NOTE: Final street designation / level of service to be determined during development of tentative tract map

C. Land Use

Residential uses comprise the major component of the land uses being considered within the Specific Plan Area. Conventional detached lot programs of 6,000 square feet maximum will be developed over an estimated 143 residential acres. Ten (10) acres of the residential area have been designated for multiple family development. The remainder of the Specific Plan Area will be utilized for the central spine road or open space, as shown in the table below:

| <u>Proposed Land Use</u> | | | |
|---------------------------------|-----------------|-----------------|------------------|
| <u>USE</u> | <u>D.U.</u> | <u>ACRES</u> | <u>DU/AC.</u> |
| <u>Residential</u> | | | |
| Single Family | 600 | 143.2 | 4.1 |
| Multiple Family | <u>160</u> | <u>10.0</u> | <u>16.0</u> |
| Residential Total | 760 | 153.2 | 4.9 |
| <u>Open Space</u> | | | |
| Community Open Space | | 11.1 | |
| Spine Road Paseo/Greenbelt | | 3.7 | |
| Freeway Buffer | | <u>1.7</u> | |
| Open Space Total | | 16.5 | |
| <u>Spine Road</u> | | 6.8 | |
| TOTAL SPECIFIC PLAN AREA | 760 D.U. | 176.5 AC | 4.3 DU/AC |

NOTE: The above averages and figures are approximate and subject to change.

The quantities and types of uses proposed within the Specific Plan Area have been based upon anticipated development, population and housing trends identified by regional forecasts, the general plan and independent studies.

The arrangement of the land uses within the Specific Plan Area included, but was not limited to the following considerations:

- o Locate single family lots adjacent to existing residential areas.
- o Utilize the major existing tree row as some type of landscape buffer or edge.
- o Preserve natural slope and adjacent area to the north as open space.
- o The highest traffic generating uses should be closest to the community entry.

The architecture within Three Rings Ranch will most likely reflect traditional and ranch styles. The major elements of these styles include a predominance of asymmetrical single story structures, simple rooflines with shallow to moderate pitches, pronounced roof overhangs and front or entry porches.

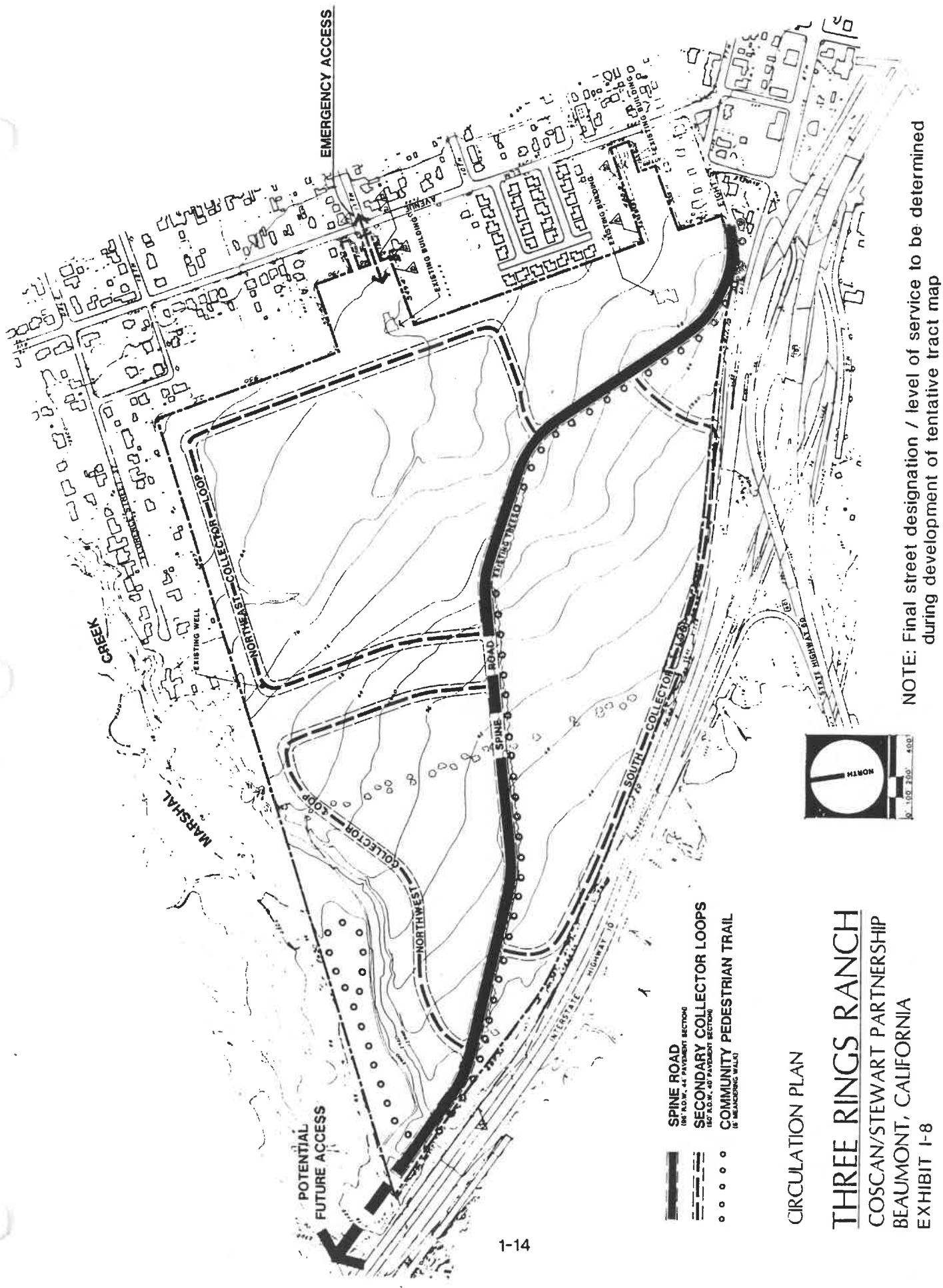
D. Circulation




The community circulation concept for the Specific Plan Area would develop a central east-west spine road which would serve as a community collector as it traverses the site. Development would not have direct access to the spine road. North and south loop streets will serve as secondary collectors, which will have units fronting and accessing directly. The central spine road, loop roads and all local streets within that portion of the Specific Plan Area designated for single family development will be built to the appropriate public standard and dedicated. Streets and drives within the multiple family area may be built to private street standards and owned and maintained an owners' association. Exhibits 1-12, 1-5 and 1-16 include right-of-way and pavement sections for all public road proposed within the Specific Plan Area.

In addition to the development to the community circulation system, a number of off-site traffic improvements are proposed. The following improvements are proposed for the intersection of Viele Avenue and 6th Street:

1. Modification of the eastbound approach to provide one left turn lane and one through lane.
2. Widen the west bound approach to allow two through lanes and one right turn lane.
3. Widen the south bound approach to allow one through/left turn lane and one right turn lane.
4. Installation of signal as traffic volume warrants.

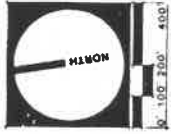
Please refer to the Circulation section of the E.I.R. and the traffic study contained within the Appendix for further details.



-  **SPINE ROAD**
(16' R.O.W., 4' PAVEMENT SECTION)
-  **SECONDARY COLLECTOR LOOPS**
(16' R.O.W., 10' PAVEMENT SECTION)
-  **COMMUNITY PEDESTRIAN TRAIL**
(6' MEANDERING WALK)

CIRCULATION PLAN

THREE RINGS RANCH
 COSCAN/STEWART PARTNERSHIP
 BEAUMONT, CALIFORNIA
 EXHIBIT I-8



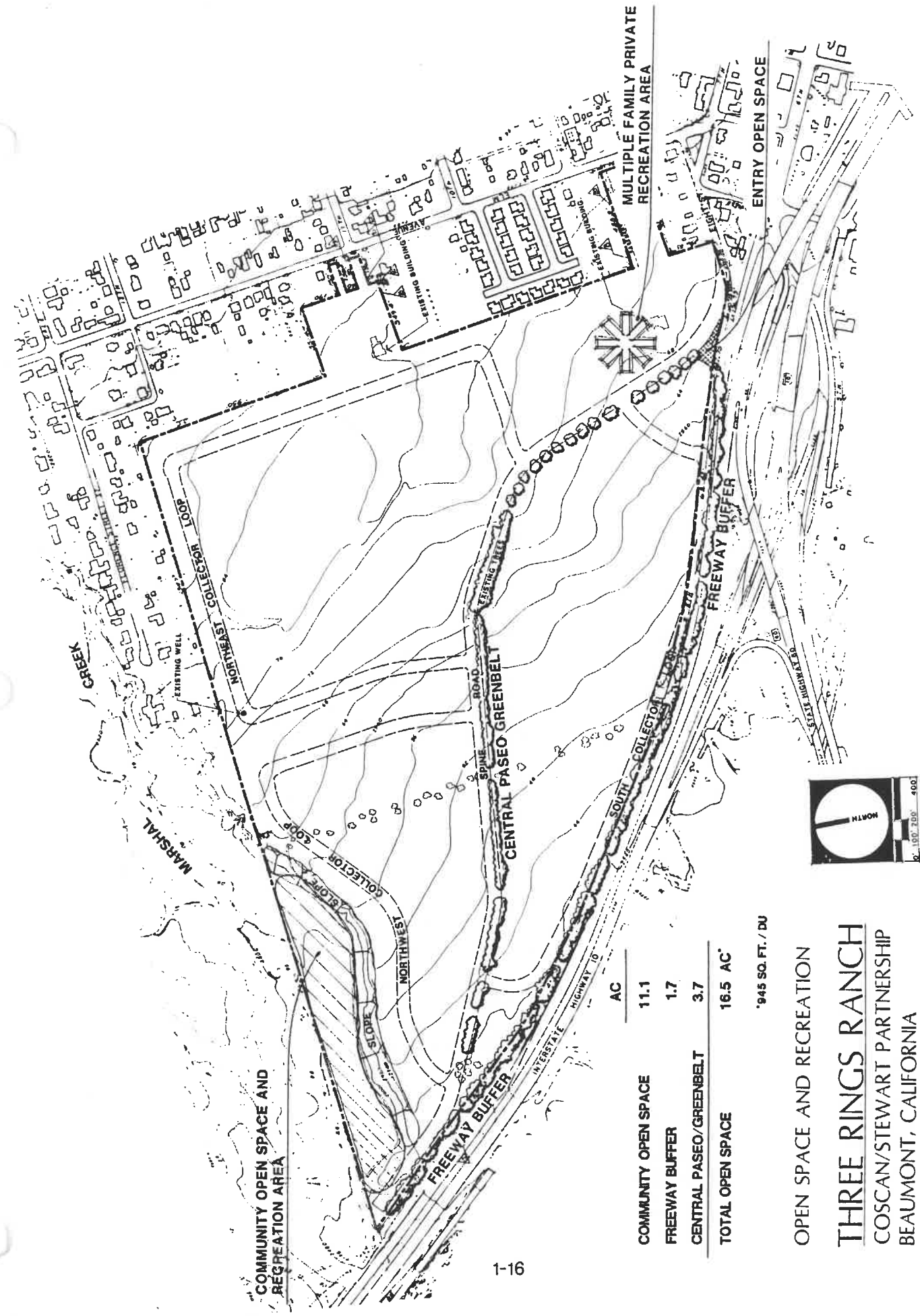
NOTE: Final street designation / level of service to be determined during development of tentative tract map

E. Open Space and Recreation

The open space system is an integral component of the overall community design concept for Three Rings Ranch. The central paseo/greenbelt corridor forms the spine of the system, which links the open space area in the north west, with the major community entry in the south eastern portion of the specific plan area. This system encompasses approximately 14.8 acres of the 16.5 acres of open space designated within the specific plan area. The estimated 14.8 acres provides a little more than 840 square feet of community open space for each of the 760 planned dwelling units, well in excess of the prevailing requirement of 500 square feet per dwelling unit under the Planned Unit Development zoning provisions.

The eleven acre open space provides recreational opportunities on the community level. As currently conceived, this area would be limited to passive uses, such as picnic and barbeque areas, paths and walks, open play and seating areas, etc. A more complete description is included in the Community Landscape Plan and shown on Exhibit 1-14.

A small, private recreation area will be developed in conjunction with the multi-family area. This area would be maintained and operated by the owners of this development and use would be limited to residents and their guests.



1-16

| | AC |
|-------------------------|---------|
| COMMUNITY OPEN SPACE | 11.1 |
| FREEWAY BUFFER | 1.7 |
| CENTRAL PASEO/GREENBELT | 3.7 |
| TOTAL OPEN SPACE | 16.5 AC |

'945 SQ. FT. / DU

OPEN SPACE AND RECREATION

THREE RINGS RANCH

COSCAN/STEWART PARTNERSHIP

BEAUMONT, CALIFORNIA

EXHIBIT 1-9

F. Community Landscape Plan

The landscape program for Three Rings Ranch will play an important role in establishing project design themes while emphasizing the distinctive character of the community. Thematic landscape treatments shall define hierarchy in circulation, provide adequate visual and noise buffers and serve as a focal element, establishing a quality appearance enhancing the overall value of the community.

1. Landscape Development Standards shall:

- o Incorporate a strong landscape theme utilizing a rich variety of colors, forms and textures through the use of walls, berms and a variety of trees, shrubs and groundcover.
- o Where possible, utilize native/naturalized plant species to increase drought tolerance and decrease maintenance. (Refer to Plant Palette.)
- o Incorporate a strong landscape concept to dominate the freeway buffer edge.
- o Where possible, integrate existing trees into the community landscape plan.
- o Provide an internal spine road with strong landscape definition.
- o Detailed landscape plans shall be prepared by a qualified landscape architect for review by city staff and/or appropriate decision-making agencies.

2. Specific landscape development shall focus on the following areas: (See Landscape Plan for more detail).

- o Major project entry
- o Theme Intersection/Spine Road
- o Landscape Buffers
- o Community Park/Open Space

a. Major Project Entry (See Exhibit 1-11)

Access from 8th Street shall serve as a "front door" to the Three Rings Ranch community. Entry monumentation shall provide the initial opportunity for project identification featuring a theme wall or fence, signage and extensive landscaping. The theme wall or fence and signage shall exhibit architectural character and detail consistent with the community architectural theme.

Plant materials shall enhance the entry structure and will be utilized to define spatial limits of the entry, to serve as a visual backdrop and to provide a variety of colors and textures for seasonal interest.

b. Theme Intersection/Spine Road (See Exhibit 1-12.)

Theme intersections along the spine road shall define neighborhood entries and are intended to serve as a visually unifying element within the community. The designed features of the intersection shall be consistent in theme with the project entry enhanced by the use of thematic wall treatments and distinctive landscape materials.

The spine road shall serve as the major internal collector for Three Rings Ranch community. As intended, an existing row of mature trees shall dominate the streetscene along the south edge; providing a significant landscape easement allowing pedestrian circulation and generous setbacks for the adjacent residential neighborhood.

The landscape character within the spine road parkway will be informal in nature. Masonry walls shall provide a noise and visual buffer to adjacent residential neighborhoods. Vertical/theme tree clusters, low and medium height shrubs and groundcover shall provide color, form and textural contrast to unify the streetscene.

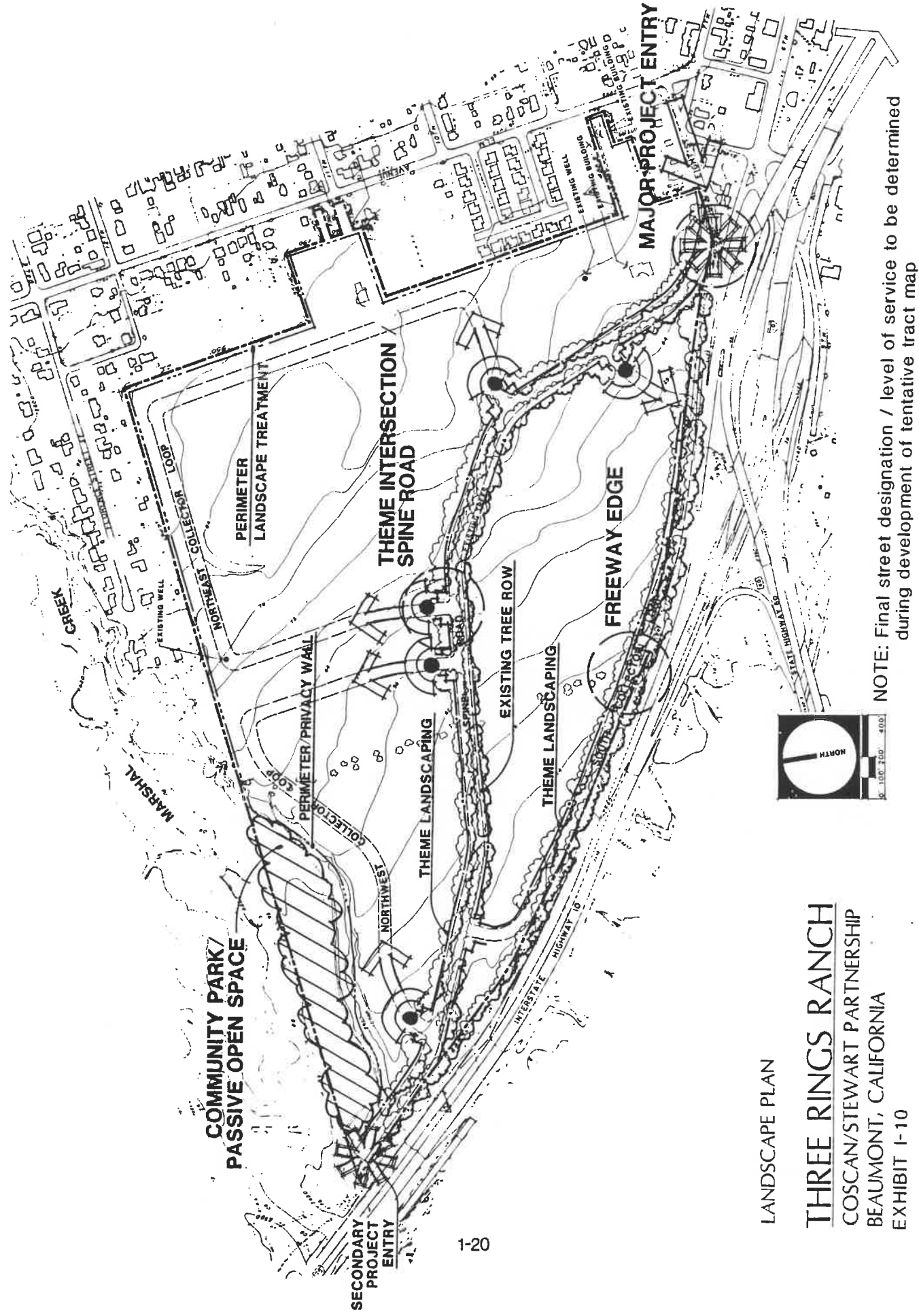
c. Landscape Buffer

Freeway Buffer - Interstate Highway 10 lies adjacent to Three Rings Ranch along the south edge. The existing freeway right-of-way shall be separated from the residential neighborhood by a minimum 25' landscape area (including a 15' landscape easement) and community frontage road. This edge shall be characterized by meandering berms, and informal landscape treatment. Vertical theme trees, low and medium height shrubs and groundcover shall be massed in informal clusters along the edge to serve as a significant noise and visual buffer. It is anticipated that existing olive trees in the southern portion of the property shall be transplanted and utilized along the freeway edge to compliment the landscape theme. (See Exhibit 1-13.)

Community Perimeter Treatment - To insure privacy and security for its residents, the perimeter of the community shall be adequately screened from all adjacent properties through the thematic use of walls, fences and plant materials. Existing landscape features shall be integrated into the perimeter concept where possible. (See Landscape Plan for more detail.)

d. Community Park Passive/Open Space (See Exhibit 1-H.)

A significant open space/park area shall provide passive recreational opportunities on the community level. In order to optimize existing natural site features, it is anticipated that a majority of the open space shall be preserved and maintained in its natural condition. However, a large irrigated community lawn area will be provided for open play and shall include a tot-lot, shade structure, Bar-b-que areas and seating along the perimeter walk. The plant palette shall include canopy trees and a variety of shrubs and groundcover to provide shade and to enhance the transition to the existing natural landscape features. Community parking for the park shall also be incorporated into the open space plan.

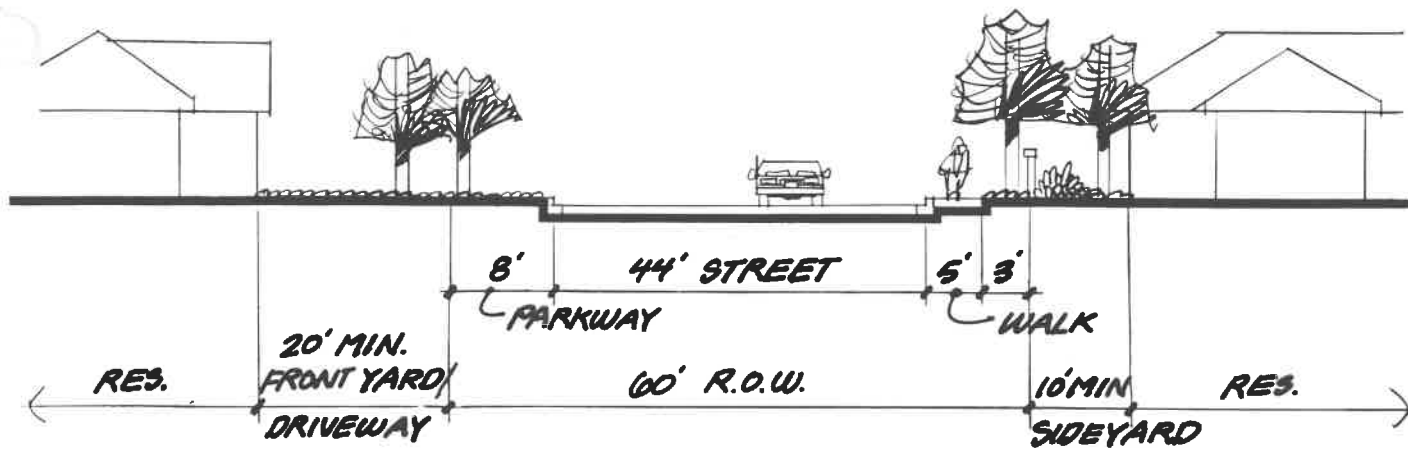


LANDSCAPE PLAN

THREE RINGS RANCH

COSCAN/STEWART PARTNERSHIP
BEAUMONT, CALIFORNIA
EXHIBIT I-10

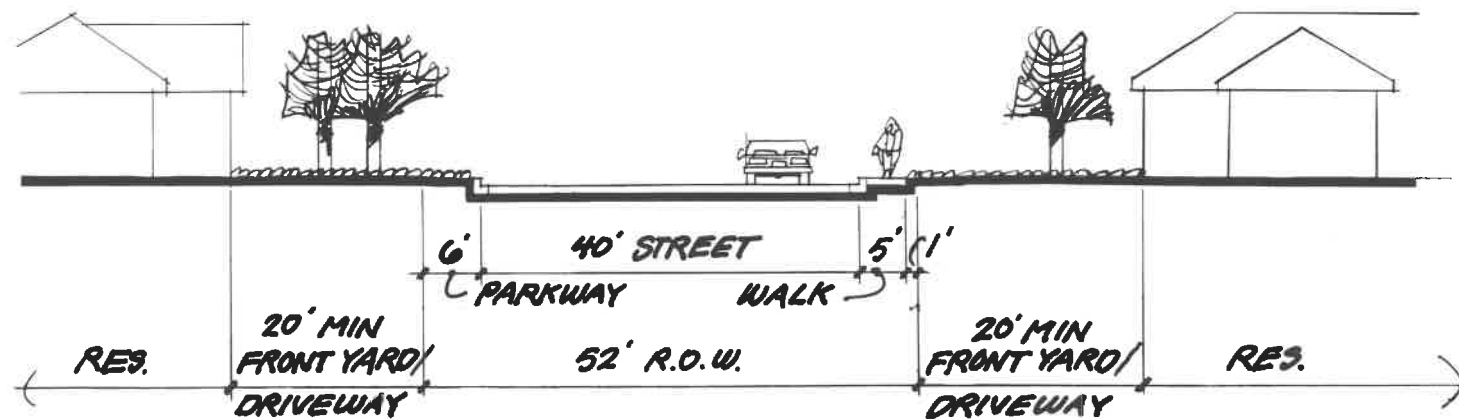
NOTE: Final street designation / level of service to be determined during development of tentative tract map



LOOP COLLECTOR

EXHIBIT F-15

NOTE: LOCATION OF SIDEWALKS (ONE SIDE) AS PER DEVELOPMENT PLAN



INTERIOR STREET / CUL-DE-SAC

EXHIBIT F-16

NOTE: LOCATION OF SIDEWALKS (ONE SIDE) AS PER DEVELOPMENT PLAN

3. Plant Palette

This plant palette shall serve as a guide to assist Landscape Architects, contractors and the residents within the community in the thematic landscape development of Three Rings Ranch. The materials contained in the plant list have been selected for their adaptability to climatic conditions with special concern for drought tolerance and long term cost effective maintenance.

In order to encourage creative design and individuality and to allow flexibility and diversity in the streetscene, each homeowner shall be responsible for front yard landscape installation and maintenance.

This palette has been compiled from the Riverside County Guide to Trees, Shrubs and Groundcovers (a supplement to Ordinance 348, Section 18.12, Parking and Landscaping). Refer to this guide for more specific landscape criteria which includes additional information outlining plant growth habits, soil conditions and general characteristics.

THREE RINGS RANCH PLANT LIST

(D) Deciduous (E) Evergreen

15-17 Crown Diameter Trees

| <u>Botanical Name</u> | <u>Common Name</u> |
|----------------------------|--------------------|
| Cercis occidentalis (D) | Western Redwood |
| Maytenus boaria (E) | Mayten Tree |
| Pyrus kawakamii (E) | Evergreen Pear |
| Rhus lancea (E) | African Sumac |
| Prunus blireiana (D) | Flowering Plum |
| Prunus c. thundercloud (D) | Flowering Plum |
| Juniperis virginiana (E) | Eastern Red Cedar |
| Vitex (E) | Chaste Tree |

20' - 25' Crown Diameter Tree

| <u>Botanical Name</u> | <u>Common Name</u> |
|--------------------------------------|---------------------|
| Carpinus betulus (D) | European Hornbeam |
| Eucalyptus sideroxylon (E) | Red Iron Bark |
| Eucalyptus polyanthemos (E) | Silver Dollar Gum |
| Eucalyptus leucoxylon (E) | White Iron Bark |
| Geijera parvifolia (E) | Australian Willow |
| Laurus nobilis (E) | Sweet Bay |
| Malus ssp. (D) | Flowering Crabapple |
| Melia azedarach(D) | Chinaberry |
| Melia a. umbraculiformis (D) | Texas Umbrella Tree |
| Prunus ceracifera "atropurpurea" (D) | Purple Leaf Plum |
| Zizyphus jujuba (D) | Chinese Date |

25' - 30' Crown Diameter Tree

| <u>Botanical Name</u> | <u>Common Name</u> |
|------------------------------------|---------------------------|
| <i>Ceratonia siliqua</i> (E) | Carob Tree |
| <i>Eucalyptus nicholii</i> (E) | Willow Leafed Peppermint |
| <i>Fraxinus velutina</i> (D) | Arizona Ash |
| <i>Fraxinus ornus</i> (D) | Raywood |
| <i>Koelreuteria paniculata</i> (D) | Golden Raintree |
| <i>Morus alba</i> (D) | White Mulberry |
| <i>Pinus brutia</i> (E) | Calabrian Pine |
| <i>Pinus canariensis</i> (E) | Canary Pine |
| <i>Pinus eldarica</i> (E) | Mondell Pine |
| <i>Pinus halepensis</i> (E) | Allepo Pine |
| <i>Pinus thumbergia</i> (E) | Japanese Black Pine |
| <i>Prunus serrulata</i> (D) | Japanese Flowering Cherry |
| <i>Prunus yedoensis</i> (D) | Flowering Cherry |
| <i>Pyrus calleryana</i> (D) | Bradford Pear |

30' - 40' or Greater Crown Tree

| <u>Botanical Name</u> | <u>Common Name</u> |
|--------------------------------------|--------------------|
| <i>Acacia baileyana</i> (E) | Bailey Acacia |
| <i>Brachychiton populneus</i> (E) | Bottle Tree |
| <i>Calocedrus decurrens</i> (E) | Incense Cedar |
| <i>Casuarina cunninghamiana</i> (E) | River She-Oak |
| <i>Cedrus deodora</i> (E) | Deodar Cedar |
| <i>Celtis australis</i> (D) | European Hackberry |
| <i>Celtis occidentalis</i> (D) | Common Hackberry |
| <i>Eucalyptus camaldulensis</i> (E) | Red Gum |
| <i>Eucalyptus citriodora</i> (E) | Lemon Scented Gum |
| <i>Eucalyptus rudis</i> (E) | Desert Gum |
| <i>Fraxinus moraine</i> (D) | Moraine Ash |
| <i>Fraxinus raywoodi</i> (D) | Raywood Ash |
| <i>Ginkgo biloba</i> (D) | Maidenhair Tree |
| <i>Magnolia grandiflora</i> (E) | Southern Magnolia |
| <i>Pistache chinensis</i> (D) | Chinese Pistache |
| <i>Platanus acerifolia</i> (D) | London Plaintree |
| <i>Quercus agrifolia</i> | Coast Live Oak |
| <i>Quercus coccinea</i> (D) | Scarlet Oak |
| <i>Quercus lobata</i> (D) | Valley Oak |
| <i>Quercus rubra</i> (D) | Red Oak |
| <i>Ulmus pumila</i> (D) | Siberian Elm |
| <i>Umbrellularia californica</i> (D) | California Laurel |
| <i>Zelkova serrata</i> (D) | Sowleaf Selkova |

3' - 15' Crown Diameter Shrubs

| <u>Botanical Name</u> | <u>Common Name</u> |
|-----------------------------|-------------------------|
| Acer palmatum (D) | Japanese Maple |
| Buxus microphylla (E) | Japanese Boxwood |
| Chaenomeles speciosa (D) | Common Flowering Quince |
| Chamoerops humilis (E) | Mediterranean Fan Palm |
| Cortaderia selloaria (E) | Pampas Grass |
| Cotoneaster franchetii (E) | Franchet Cotoneaster |
| Cycas revoluta (E) | Sago Palm |
| Euonymus alata (D) | Winged Euonymus |
| Euonymus japonica (E) | Evergreen Euonymus |
| Hibiscus syriacus (D) | Rose of Sharon |
| Lagerstroemia indica (D) | Crape Myrtle |
| Leucophyllum frutescens (E) | Texas Ranger |
| Ligustrum japonicum (E) | Japanese Privot |
| Ligustrum lucidum | Glossy Privot |
| Olea europea (E) | Olive |
| Photinia fraseri (E) | Fraser's Photinia |
| Pittosporum tobira (E) | Pittosporum |
| Pyracantha coccinea (E) | Scarlet Firehorn |
| Raphiolepis indica (E) | Indian Hawthorn |
| Yucca aloifolia (E) | Spanish Bayonet |

Groundcovers

| <u>Botanical Name</u> | <u>Common Name</u> |
|----------------------------------|-------------------------|
| Bacharis pilularis (E) | Coyote Bush |
| Bacharis pilularis (E) | Dwarf Coyote Bush |
| Carpobrotus (E) | Ice Plant |
| Cotoneaster glaucophyllus (E) | Bright Bead Cotoneaster |
| Drosanthemum floribundum (E) | Rosea Ice Plant |
| Hedera helix (E) | English Ivy |
| Juniperis horizontalis "vitonii" | Blue Carpet Juniper |
| Juniperis sabina "buffalo" (E) | No name |
| Lamprantus spectabilis (E) | Trailing Ice Plant |
| Malephora crocea (E) | Ice Plant |
| Osteospermum fruticosum (E) | African Freeway Daises |

G. Hydrology and Drainage

1. Existing Condition

The property constituting the 176± acre Three Rings Ranch is essentially triangular in shape having boundary lines on the north, the east and the southwest.

The property is situated on an elevated plateau overlooking the floodway and floodplain of Marshall Creek. Immediately north of the Marshall Creek floodplain is the floodplain and floodway of Noble Creek. According to data obtained from the Riverside County Flood Control and Water Conservation District, the 100-year flow rate for Noble Creek is 13,500 cfs at Brookside Avenue, approximately a mile and half upstream of Three Rings Ranch and the 100-year flow rate for Marshall Creek is 2,780 cfs at 14th Street, approximately 0.8 miles upstream of Three Rings Ranch. The Marshall Creek floodplain encroaches onto the subject property in the extreme northwestern corner of property for a length of approximately 1,800 feet and an average width of 250 feet. Substantial bridge and reinforced concrete box culvert structures pass the flows from Noble and Marshall Creeks under Interstate 10, which together, with Little San Geronio Creek, form the headwaters of San Timoteo Canyon Creek.

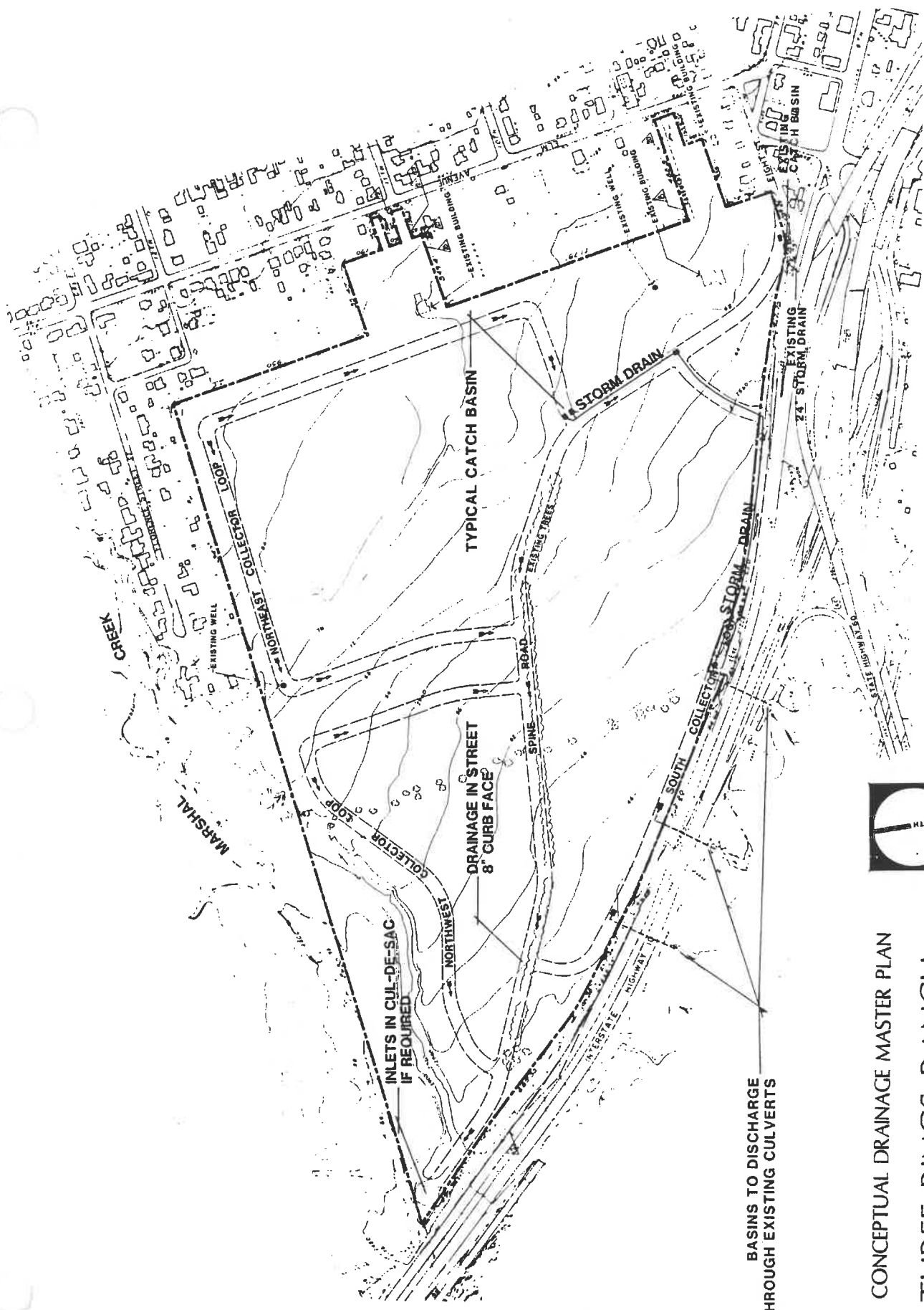
The subject property itself slopes downward principally toward the west with a southerly trend and thus drains toward the southwest boundary, a common boundary with the Caltrans right-of-way for Interstate 10.

Along this southwestern boundary, 8th Street extends westerly as a frontage road from the east property line approximately 2,200 feet, about half the distance toward the northwest corner. There are several small catch basins along the length of 8th Street picking up runoff from Three Rings Ranch. The runoff is conveyed by means of connector pipes to a concrete ditch parallel with 8th Street on the south side of 8th Street. At the westerly terminus of 8th Street the concrete ditch empties into the entrance of a large culvert crossing under Interstate 10. Approximately one-third of the land within Three Rings Ranch presently drains into 8th Street.

The remainder of the property drains southwesterly toward a series of culverts crossing under Interstate 10 between the end of 8th Street and the northwestern corner of the property.

2. Developed Condition

In the developed condition, the Three Rings Ranch property will continue to drain toward the southwestern boundary. The anticipated runoff peak flow rates for the 100-year frequency storm for the developed condition will be about one-third higher than for the undeveloped condition. The increase in peak flow rates are a result of a) higher coefficient of runoff caused by street paving, driveway and



1-30

BASINS TO DISCHARGE
THROUGH EXISTING CULVERTS

CONCEPTUAL DRAINAGE MASTER PLAN
THREE RINGS RANCH
 COSCAN/STEWART PARTNERSHIP
 BEAUMONT, CALIFORNIA
 EXHIBIT I-17



building roofs and b) shorter times of concentration because the runoff travels faster to points of concentration faster on paved street surfaces.

The runoff will be conveyed to the existing highway culverts by means of storm drain systems extending into the subject property (See Exhibit I-20, Schematic Drainage Concept). About 60 percent of the storm runoff in the developed condition will be picked up and conveyed in the proposed storm drain system toward the northwest corner of the property to be disposed of into the wide flood plain of Marshall Creek. Development of residential homesites in the northwest corner of the project will be set back out of the existing Marshall Creek floodplain, which provides space for disposal of storm runoff.

Approximately 30 percent of the runoff will be conveyed by means of the proposed storm drain system to the concrete ditch on the south side of 8th Street. The remainder of the storm drain runoff for the developed condition will be directed to existing culverts under Interstate 10.

The proposed storm drain systems for the Three Rings Ranch project will be designed in accordance with City of Beaumont and Riverside County Flood Control and Water Conservation District criteria and standards. Specifically, the storm drain system will provide that (a) all building pads will be free from flood hazard for the 100-year frequency storm and (b) depths of flow in the streets will not exceed top of curb elevations for the 10-year frequency storm.

Although development will significantly increase the storm runoff flow rates from the project, because the runoff is being disposed of directly into Marshall Creek and subsequently into San Timoteo Canyon Creek, the need for mitigation measures such as retention basins are not anticipated. Also, because the project site is essentially a mildly sloping plateau, graded slopes particularly in excess of three feet will be minimal. As a consequence, erosion control measures are not a foreseen requirement.

H. Grading

Grading of the site is necessary in order to develop the street pattern and provide the building pads for the future homes. However, because the existing terrain has such a mild natural slope, grading will be minimal. It is anticipated not more than 500 C.Y. per lot of cut and fill will be required to achieve proper drainage control of a balanced earthwork operation.

Boundary topographic conditions are such that it is expected slopes along the periphery of the project will be on the order of less than two feet. Interior slope heights will generally be very small, less than three feet, except a few very limited cases where lots back up to each other. In these instances slopes may reach five feet in height.

I. Water and Sewerage Facilities

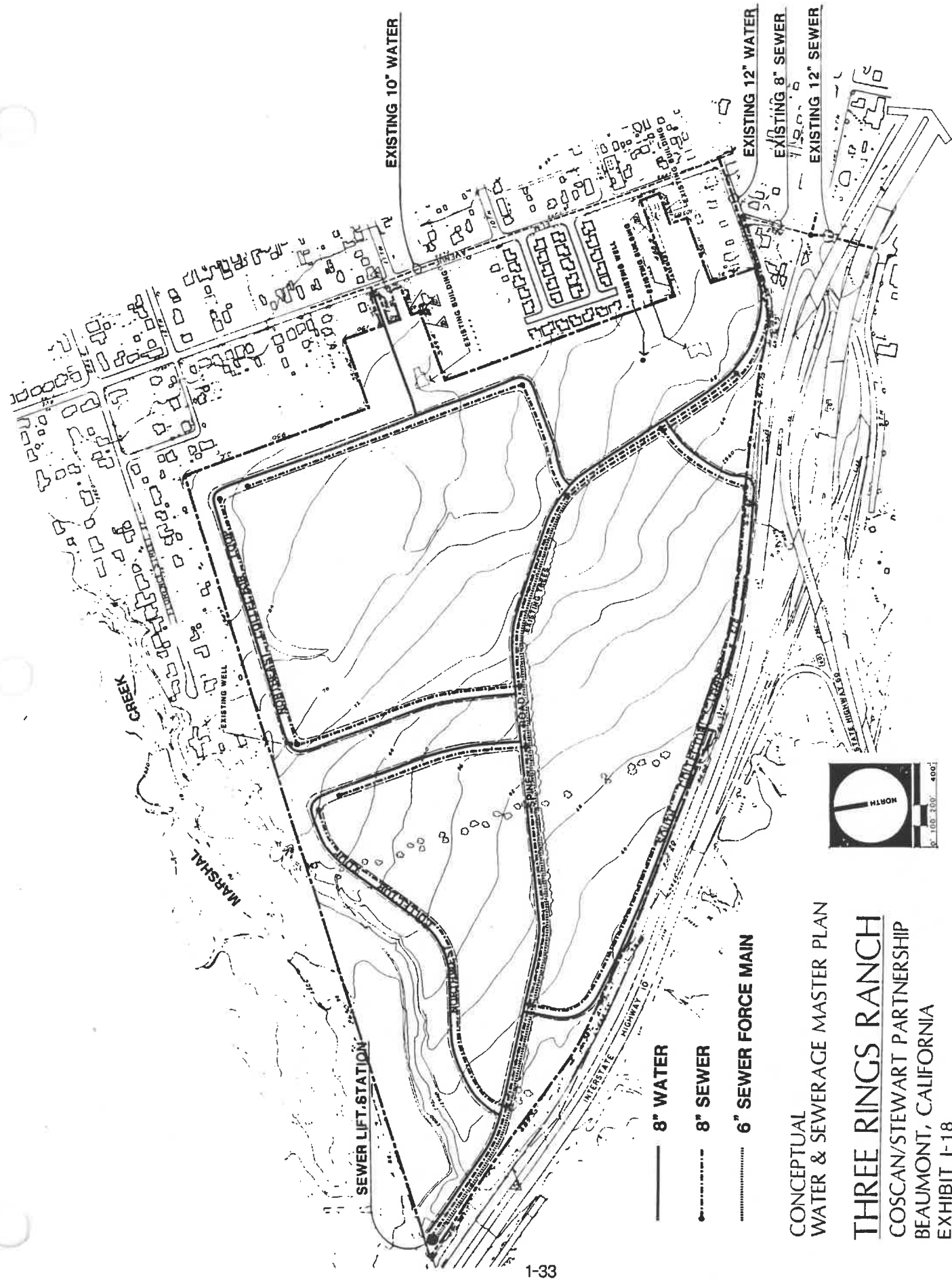
1. Water Facilities

Water on the project site is currently provided by two wells on the property. However, water service for the Three Rings Ranch Specific Plan Area for domestic and fire needs will be provided by the Beaumont-Cherry Valley Water District (B-CVWD). An application has been filed for annexation of the project area into the B-CVWD.

Connection to B-CVWD existing facilities, a 10 inch water main in Elm Street and a 12 inch water main in West 8th Street at Viele Avenue, will provide service to the project area.

Preliminary analysis, based on working pressures in the existing water mains and free flow demands, indicates the entire project area can be served with a network of 8 inch water lines as shown on Exhibit I-21, Master Plan of Water and Sewerage. The anticipated average daily flow for domestic use is 410,400 gallons per day, based on a projected population of 2052 persons (2.7 persons per d.u.) and a per capita flow rate parameter of 200 gallons per day.

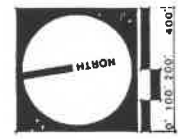
Any obligation incurred regarding development of source transmission or storage facilities will be met through the payment of fees, such as annexation fees and facilities fees. Annexation fees for B-CVWD are \$1,600 per acre which will amount to \$270,000 for Three Rings Ranch. Facilities fees at the rate of \$1,000 per dwelling unit will amount to \$760,000.



- 8" WATER
- 8" SEWER
- 6" SEWER FORCE MAIN

CONCEPTUAL
WATER & SEWERAGE MASTER PLAN

THREE RINGS RANCH
COSCAN/STEWART PARTNERSHIP
BEAUMONT, CALIFORNIA
EXHIBIT I-18



2. Sewerage Facilities

Wastewater services including collection and treatment will be provided by the City of Beaumont. The Three Rings Ranch project area is currently being annexed into the City of Beaumont.

The existing sewer line is located at West 8th Street and Viele Avenue, approximately 400 feet from the south-easterly, under the freeway (I-10) to the existing treatment plant.

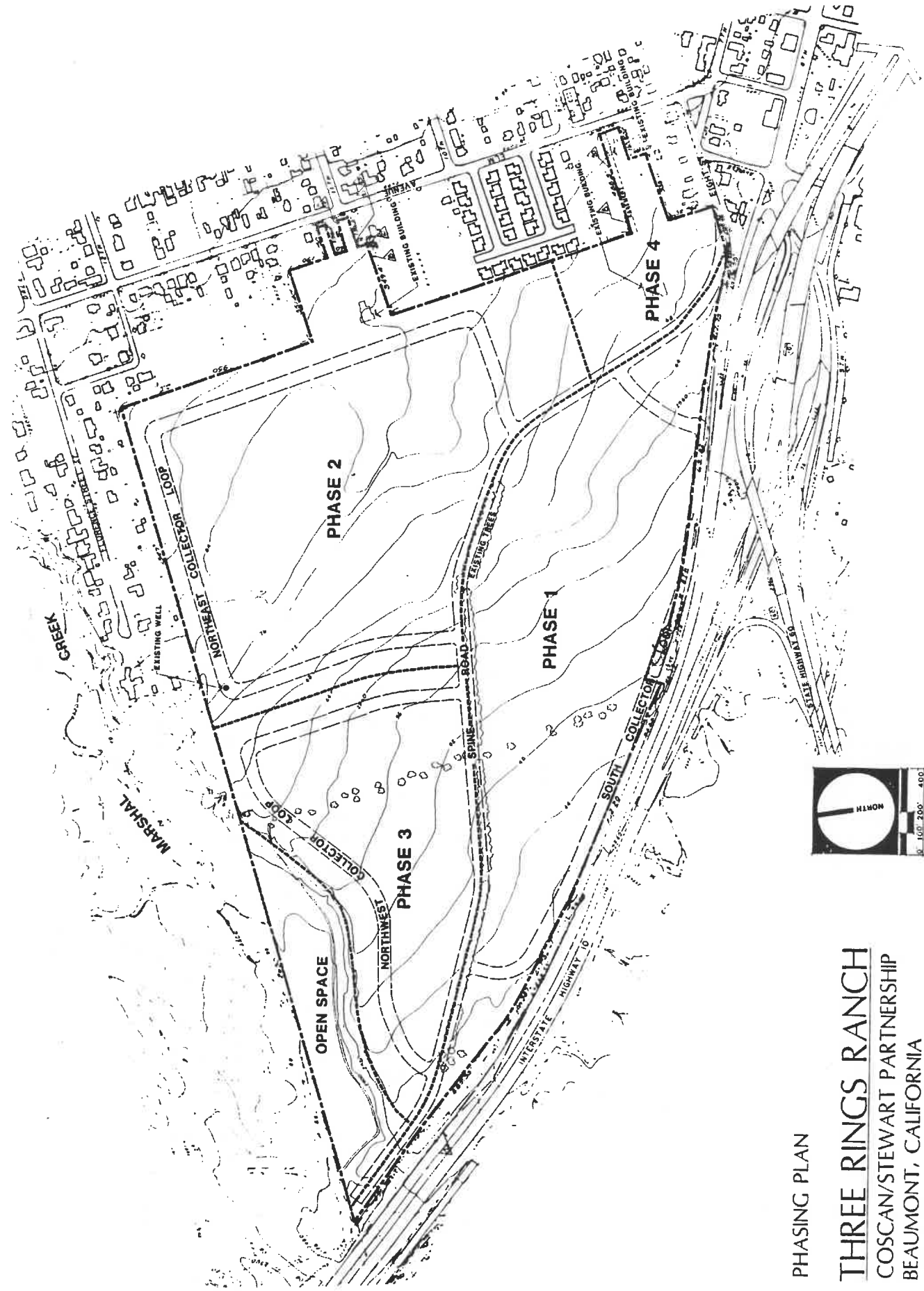
The proposed sewage collection system for the Three Rings Ranch Specific Plan project area will consist of a network of 8-inch sewer mains draining generally southerly and westerly to a proposed lift station at the northwest corner of the project, as shown on Exhibit I-21, Master Plan of Sewerage. Based on a sewage generation factor of 300 gallons per day, per housing unit, average daily flow, the project will generate 228,000 gallons of sewage per day.

The proposed lift station will pump the sewage from the northwest corner approximately 4,000 feet through the project and join a gravity sewer main to the City trunk sewer at the corner of West 8th Street and Viele Avenue. This existing trunk sewer has limited capacity as does the existing wastewater treatment plant.

Preliminary engineering studies are currently underway by others to upgrade the City's sewage collection and treatment facilities including construction of relief trunk sewers, lift stations and a new wastewater treatment plant. Also being considered at this time are alternative sources of funding for the needed facilities. Methods of financing being considered are formation of community facilities districts or assessment districts, development fees and governmental grants.

J. Phasing

Development of the Three Rings Ranch Specific Plan Area has been designed to take place in four major increments or phases, as shown in Exhibit I-22. It is important to recognize that the phase designations may not reflect the actual sequence of development or improvement of infrastructure. Each phase or increment is expected to be completed in 1 1/2 to 2 years, however there could be some development overlap between phases which could shorten the buildout schedule.



PHASING PLAN

THREE RINGS RANCH

COSCAN/STEWART PARTNERSHIP
BEAUMONT, CALIFORNIA
EXHIBIT I-19

SECTION IV
GENERAL PLAN CONFORMANCE

SECTION IV
GENERAL PLAN CONFORMANCE

GOAL

A. HAZARDS ELEMENT

Mitigation and eventual elimination, where economically feasible, of all natural and man-made hazards to life and public safety within the City of Beaumont.

IMPLEMENTATION STUDY

- o The city shall identify areas of environmental concern (e.g., steep slopes, flood prone areas, geologic hazards, archaeological/historic sites, etc.) and require special development review and controls before approval of any new construction therein is granted.
- o Hillside areas in the southern portion of the city's sphere of influence shall be targeted as a zone of special environmental concern.

Geological/Seismic

- o The city's disaster preparedness plan shall include emergency procedures for earthquake situations.
- o Existing structures which are seismically unsound shall be identified and programmed for mitigation or removal where necessary to protect the public safety. Cultural and historic significance of buildings shall be considered in this program.

Flood

- o Flood hazard areas of the city and sphere of influence shall be identified. Special development standards shall be applied to any new construction and/or change in land use within these areas.
- o Relief of existing flooding problems in developed areas shall have priority in the City's capital improvements program over construction of new flood control systems to permit new development.
- o The city shall coordinate flood control efforts with appropriate jurisdictions (i.e., City of Banning and Riverside County).

PROJECT CONFORMANCE ASSESSMENT

Areas identified as being of environmental concern within the specific plan area, as well as appropriate mitigation measures are contained within the environmental impact report. Both the specific plan and planned unit development requirements include review processes and development standards which will serve to implement both the appropriate mitigations and the general plan or the project.

Although the majority of the Specific Plan Area is relatively flat, the "hillside" or sloping portion of the site is included within the community open space system.

Any of the existing structures within the Specific Plan Area which are identified as seismically unsound, will be removed.

The Specific Plan Area does include an area identified as "flood hazard", i.e., within the 100-year floodplain of Marshall Creek. The portion of the site which lies within the floodplain is entirely contained within the open space area designated in the northwestern corner of the site.

GOAL

Mitigation and eventual elimination, where economically feasible, of all natural and man-made hazards to life and public safety within the City of Beaumont.

IMPLEMENTATION POLICY

Fire

- o The disaster preparedness plan shall include emergency procedures for fire situations.
- o Existing structures which tend to increase fire hazard shall be identified and programmed for mitigation or removal where necessary to protect the public safety. Historic/Cultural significance of buildings shall be considered.

Hazardous Materials

- o Transporters of hazardous materials (e.g., the Southern Pacific Railroad and trucking companies), through the City of Beaumont shall make adequate provision for the safety of workers and residents in the vicinity. This shall include notification of police and fire protection agencies.
- o Unlicensed dumping of toxic or hazardous materials into the ground or water in Beaumont shall be prohibited.
- o Storage of industrial chemicals and other potentially hazardous substances shall meet all applicable fire prevention regulations.
- o Disposal, storage and use of potentially hazardous materials within the City shall be subject to continuous review. This will include a survey of the entire City coordinated with the Fire Department, not less than once every three months.

PROJECT CONFORMANCE ASSESSMENT

Any of the existing structures within the Specific Plan Area identified as being fire hazards, shall be removed.

Development within the Specific Plan Area is not anticipated to generate or require significant amounts of hazardous materials. Any hazardous materials will be transported, handled and disposed of in accordance with prevailing local, state and federal regulations.

| GOAL | IMPLEMENTATION POLICY | PROJECT CONFORMANCE ASSESSMENT |
|---|--|---|
| <p>Mitigation and eventual elimination, where economically feasible, of all natural and man-made hazards to life and public safety within the City of Beaumont.</p> | <p>Safety Hazards</p> | <p>The Specific Plan, Planned Unit Development and subdivision requirements all include review processes and development standards to minimize the potential creation of hazardous or unsafe conditions as the project is developed.</p> |
| | <ul style="list-style-type: none"> o The city shall adopt, annually review and adequately publicize a city disaster preparedness plan. This plan will include policies for coordination between the various city department, Riverside County agencies, public utilities and special districts (e.g., the Beaumont/Cherry Valley Water District). | |
| | <ul style="list-style-type: none"> o The general plan will include provisions for coordination with police and fire services, as well as the city's public works department and the Beaumont/Cherry Valley Water District, to insure adequate staffing and location of facilities to protect the community. | |
| | <ul style="list-style-type: none"> o Traffic safety shall be emphasized through careful review of development plans. | |
| | <p>Noise Hazards</p> | |
| | <ul style="list-style-type: none"> o Future development within noise impact areas shall be carefully reviewed prior to city approval to ensure the best possible environmental quality for residents, workers and shoppers. | <p>The location of the Specific Plan Area with respect to the existing freeways indicates that the site is noise impacted. A detailed acoustical analysis and recommended mitigation measures are contained in the project E.I.R. The Specific Plan includes a freeway edge treatment, which will serve to implement the mitigation measures necessary to attenuate the sound to an acceptable level.</p> |
| | <ul style="list-style-type: none"> o New residential construction in areas impacted by noise shall include adequate sound insulation. | |
| | <ul style="list-style-type: none"> o Federal regulations pertaining to aircraft noise generation should be strictly enforced. | |
| | <p>Dust/High Wind Hazards</p> | <ul style="list-style-type: none"> o Any major development as well as agricultural activity peripheral to developed portions of the community should mitigate hazardous wind conditions. |
| | | <p>Grading plans and operations will include appropriate dust and erosion control procedures, in accordance with the project E.I.R., to minimize wind erosion and dust hazards during development.</p> |

| GOAL | IMPLEMENTATION POLICY | PROJECT CONFORMANCE ASSESSMENT |
|--|---|--|
| <p>B. NATURAL RESOURCES ELEMENT</p> | <p>Water Quality Resources</p> | <p>Development within the Specific Plan Area shall incorporate the water quality mitigation measures identified in the project E.I.R.</p> |
| <p>Conservation of energy and other critical natural resources through a comprehensive program to protect and enhance the natural environment.</p> | <p>The city shall coordinate a program to monitor the quantity and quality of water with the Beaumont/Cherry Valley Water District.</p> | |
| | <p>The reclamation of treated sewage effluent shall be encouraged (e.g., watering golf courses, cemeteries, etc.).</p> | |
| | <p>Air Quality Resources</p> | |
| | <p>The city shall promote the growth of "clean" industry which does not increase air pollution.</p> | <p>No industrial development is proposed within the Specific Plan Area.</p> |
| | <p>Energy Resources</p> | |
| | <p>Energy conservation shall be encouraged by incorporation of design standards for new development which minimize the consumption of non-renewable energy resources. Developers are specifically encouraged to present innovative techniques to the city for review and consideration.</p> | <p>The project will incorporate appropriate energy conservation measures and mitigations as specified in the Energy Resources Section of the project E.I.R. These may include, but are not limited to: increased insulation, the limiting of glazing, the use of dual pane glazing, increasing thermal massing, providing generous roof overhangs, limiting infiltration/energy loss by properly caulking, sealing and weatherstripping, the use of shading devices such as awnings and solar shades and the use of high efficiency heating and cooling equipment.</p> |
| | <p>The city shall initiate an active energy conservation program. This could be accomplished in conjunction with programs currently operated by the major utility companies. Incentives for developments which utilize conservation techniques to save energy and conserve resources would be provided.</p> | |
| | <p>The potential impact on Beaumont of wind energy generation technology in the San Geronio Pass area shall be assessed.</p> | |
| | <p>Soils/Agricultural Resources</p> | |
| | <p>Existing agricultural uses shall be permitted to remain at the owner's prerogative. Transition of agriculture to more urbanized uses is expected and is consistent with city objectives for the future.</p> | |

GOAL

C. AESTHETIC, CULTURAL AND RECREATIONAL RESOURCES ELEMENT

Enrichment of the community by optimizing the availability and usefulness of the city's aesthetic, cultural and recreational resources.

IMPLEMENTATION POLICY

Parks/Open Space Resources

- o The city shall acquire, maintain and operate park and recreation facilities which are adequate for the existing and planned population.
- o Open space shall be protected and expanded where feasible. Special consideration should be given to environmentally sensitive zones such as steep slopes and flood plains.
- o New residential development shall be encouraged to provide private recreational opportunities for its residents.

Scenic Highways/Vistas

- o Scenic resources such as windrows and street trees (e.g., trees along Beaumont Avenue) should be protected from harmful impacts and maintained as community assets.
- o Design of new development shall respect and preserve the view opportunities of existing development in the area.

Trails and Bikeways

- o Existing recreational trails and bikeways shall be protected and maintained.
- o New development under specific plan procedures shall include provision for new trails and bikeways as appropriate.

Historic/Cultural Resources

- o Historic resources of the community shall be inventoried and protected from harmful impacts.

Library Facilities

- o The city shall seek supplemental funding sources (including private support) to meet future expansion needs of the library system.

PROJECT CONFORMANCE ASSESSMENT

The community open space system is a major component of the Specific Plan. The 16 acre open space system includes the preservation of the existing major tree row which spans the site from east to west, and preservation of the site's most significant natural slope as part of a larger community open space in the northwest corner of the site, adjacent to Marshall Creek and within the floodplain.

As stated above, the major existing tree row will be preserved as part of the open space system.

Areas to the north and west of the Specific Plan Area will have the opportunity to orient toward adjacent natural drainage courses and distant mountain views.

Provisions for bikeway and trail development are included as part of Central Spine Road/Paseo Greenbelt system.

| GOAL | IMPLEMENTATION POLICY | PROJECT CONFORMANCE ASSESSMENT |
|---|---|--|
| D. COMMUNITY DEVELOPMENT ELEMENT | Land Use | |
| Balanced growth which seeks to provide opportunities for a range of employment and housing, with maintenance of a healthy, diversified economy. | <ul style="list-style-type: none"> o Implementation of general plan goals shall be reviewed annually. This will include an assessment of the relationship between general plan land use designations and existing land use at the time of the review. o The city will establish a formal liaison with adjacent jurisdictions, i.e., Riverside County and the City of Banning, for the purpose of evaluating the effects of each jurisdiction's land use planning activities on contiguous areas. o Beaumont's potential role within the regional market area will be reviewed annually as an integral part of the general plan. o The "old" downtown are west of California Avenue and south of 7th Street will be targeted for revitalization. o The area north of 11th street will be given special consideration to find ways of consolidation land uses, providing adequate vehicular circulation, and eliminating land locked parcels. o New development will be encouraged in areas adjacent to urbanized portions of the community where appropriate annexation to the city shall be actively pursued. | Annexation, adoption and development of the Specific Plan Area will serve to implement this goal and policy. |
| | Residential | |
| | <ul style="list-style-type: none"> o Goal statements and specific implementation policies relative to residential land uses are included in the housing element of the general plan. | See Housing Element Section F. |

Commercial

- o Specific types of commercial development which economic analysis indicated are lacking in Beaumont should be encouraged.
- o Commercial areas adjacent to Sixth Street and Beaumont Avenue should be designated as special study areas and methods to revitalize these areas developed.
- o Property south of Sixth Street and east of Pennsylvania Avenues shall be designated for commercial use.
- o Additional freeway service-oriented commercial uses shall be encouraged. This can be facilitated through the financial and legal cooperation of local merchants/owners and the city.
- o Formation of a downtown revitalization board should be investigated. The purpose of this board would be to establish a funding mechanism whereby a percentage of revenues generated by new commercial development outside of present commercial areas would be targeted to revitalization efforts for commercial special study areas.
- o Proposed commercial development is encouraged as in-fill development within existing commercial areas rather than in undeveloped portions of the city and its sphere of influence.

No commercial development is proposed within the Specific Plan Area.

| GOAL | IMPLEMENTATION POLICY | PROJECT CONFORMANCE ASSESSMENT |
|--|---|--|
| <p>The city shall promote the development of labor intensive, light, non-polluting industry which is compatible with the present land use pattern.</p> | <p>Industrial</p> <ul style="list-style-type: none"> Only light non-polluting industrial uses shall be allowed in Beaumont. Industrially designated areas shall include specific "industrial park" type development standards and guidelines. <p>Population</p> <ul style="list-style-type: none"> The city shall continually refine population growth forecasts to insure adequate planning for anticipated increased levels of sewerage, water and other necessary community services. | <p>No industrial development is proposed within this Specific Plan Area.</p> |

GOAL

E. INFRASTRUCTURE ELEMENT

Construction, maintenance and future programming for a comprehensive system of streets, utilities and other public services necessary to the proper functioning of the city.

IMPLEMENTATION POLICY

Water System

- o Extension of city utilities, services and other facilities both within the city limits as well as to newly-annexed and undeveloped areas will be based upon an adopted city capital improvement program.
- o The city's capital improvement program will include the entire community, as well as be responsive to areas contiguous to the city's corporate boundaries in which new growth and development is likely to occur.
- o Capital improvements should be financed by means of special assessment districts consisting of all property owners to be benefited.
- o Commitment of public funds to provide necessary off-site improvements for development of vacant private property will consider the net revenue which the development will produce for the city over time.
- o The impact on Beaumont of major utility transmission facilities should be considered in relation to potential development.
- o Major new developments in vacant areas should not be approved until water and sewer master plans are completed.
- o The feasibility of creating a regional sewer system should be investigated as part of a sewer system master plan.

Circulation

- o Citywide circulation demands will be satisfied by a planned expansion of new construction of streets and highways as part of the capital improvements program.
- o Public transit will be encouraged by city participation in local and regional transit programs and by special consideration in large, new developments wherever feasible.
- o The fiscal programming of ongoing street maintenance and improvements will consider the use of special assessments to those properties which most directly benefit

PROJECT CONFORMANCE ASSESSMENT

The financing of capital improvements within the Specific Plan Area is analyzed and discussed in the fiscal analysis prepared for the project. (See Appendix)

The impacts and mitigations of project related utility extensions and transmission facilities are discussed in the Public Facilities and Services section of the project E.I.R.

Water and sewer master plans have been included as part of this Specific Plan. (See the Public Facilities section.)

The sewer master plan for the community includes accommodations for future extensions to the north and east.

Ongoing operational and maintenance costs of local streets and roads within the Specific Plan Area is discussed in the fiscal analysis prepared for the project.

GOAL

F. HOUSING ELEMENT

Housing availability and production:

The city shall support the development of a broad range of housing types so that current and future residents can live, shop and work within the community.

Housing Affordability:

Promote and encourage housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition or family size.

IMPLEMENTATION POLICY

- o Homebuilders are encouraged to suggest innovative housing techniques which meet the city's housing objectives and provide adequate housing in more efficient ways.
- o The development of second units on an existing lot shall be carefully reviewed. Such units will be limited to one story in height, be compatible with surrounding units and have adequate parking and infrastructure.
- o Manufactured housing and mobile home subdivision (i.e., own-your-own lot), will be encouraged.
- o Manufactured housing will be actively encouraged in all low-density residential areas.
- o Provisions will be made for condominium and attached unit developments.
- o Maximize the use of remaining vacant residential land in the city.
- o Assure that new residential development is appropriately located with respect to public/private services and facilities.
- o Promote the development of new housing units affordable to households of lower income, and of new dwellings affordable to those with incomes up to 130% of the county median income.
- o Pursue available housing assistance programs funded by the state and federal governments.

PROJECT CONFORMANCE ASSESSMENT

As described in the land use section, this Specific Plan provides the opportunity to develop a range of residential uses and housing types within the project area. This development is consistent with, and serves to implement the housing element of the general plan.

GOAL

Housing Condition:

To promote and encourage the re-habilitation of deteriorated dwelling units and conservation of currently sound housing stock.

IMPLEMENTATION POLICY

- o Utilize local public financing tools such as SB99 and AB13551/ to provide below market rate mortgage financing for both sales and rental units.
 - o Continue to promote the affordability of existing housing units for low and moderate-income households by capturing for the benefit of eligible city residents federal housing assistance subsidies.
 - o Continue to cooperate with Riverside County in securing funding for housing assistance programs.
 - o Continue to pursue housing rehabilitation programs offered by the State and Federal governments.
 - o Existing structures which are hazardous to public safety shall be identified and programmed for repair or removal.
 - o Promote utilization of rehabilitation assistance programs to alleviate overcrowded conditions.
 - o Encourage continued maintenance of currently sound housing through a local information and assistance program.
- 1/ SB99 authorizes issuance of tax exempt housing mortgage bonds by Redevelopment Agencies; AB 1355 authorizes issuance of such bonds by cities and counties.

PROJECT CONFORMANCE ASSESSMENT

Existing residential structures within the Specific Plan Area shall be inspected. Those structures identified as sub-standard or hazardous will be removed. Other existing residential structures will be evaluated on an individual basis or compatibility with development plans.

**SECTION V
IMPLEMENTATION**

IV. IMPLEMENTATION

A. Zoning

The The Specific Planning Area provisions of the City of Beaumont Zoning Code (Chapter 17.36) shall prevail, except as amended by this Specific Plan or Site Plan Review.

As required by the Specific Plan (Chapter 17.14) and Specific Planning Area provisions, (Chapter 17.36) a Specific Plan shall be prepared for the entire Specific Planning Area. It is anticipated that due to the scale of the project, development will occur in phases. The necessary subdivision, grading, improvement, building and landscape plans will be processed for each phase, consistent with any conditions or requirements of the Specific Plan, and/or any development agreement entered into by the City of Beaumont and the developer.

B. Residential Development Standards

1. General Development Standards. The provisions contained in Chapter 17.65 of the City of Beaumont Municipal Code shall apply, except as modified by this specific plan or amended by the site plan review.

2. Single Family Detached Development Standards.

a. Permitted Uses

- (1) Single Family Dwellings
- (2) Accessory Buildings and Structures, subject to the requirements specified in the R-SF provisions of the Municipal Code (Chapter 17.20).
- (3) Temporary Construction Office, storage and/or staging areas, for a period not to exceed six months, subject to approval of the Director of Community Development.
- (4) All other uses permitted under the R-SF provisions of the municipal code.

b. Uses Permitted Subject to Site Plan Review

- (1) Model Home complexes, including real estate sales and merchandising offices and/or mobile homes, located within a subdivision, to be used only during the original sale of the subdivision for a period not to exceed two years. The Planning Commission may grant extensions of use of a model home complex beyond two years, subject to periodic review.
- (2) Temporary construction office, storage, and/or staging areas, for a period of at least six months and only while a grading,

building, or construction permit is within full force and effect within the Specific Plan Area. The Planning Commission may grant extensions of temporary construction uses beyond the life of the permit(s) subject to periodic review.

- (3) All other uses designated as requiring plot plan or conditional use approval under the R-SF provisions.

c. Site Development Standards

- (1) Lot Area and Dimensions. Single Family lots within the Three Rings Ranch Specific Plan Area shall have a minimum width at the building line of sixty feet, a minimum depth of one hundred feet and a minimum area of six thousand square feet.

- (2) Setback and Yard Requirements:

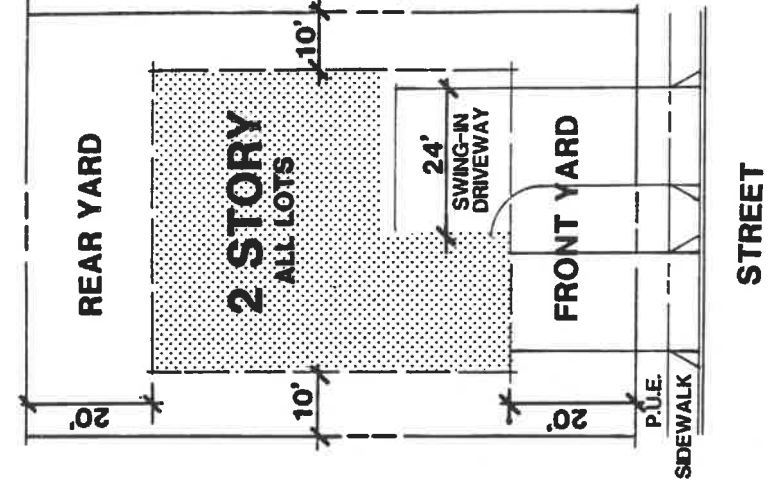
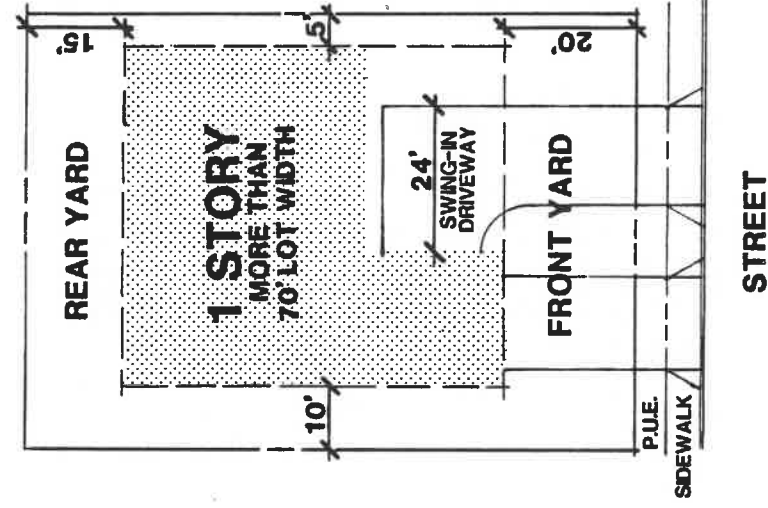
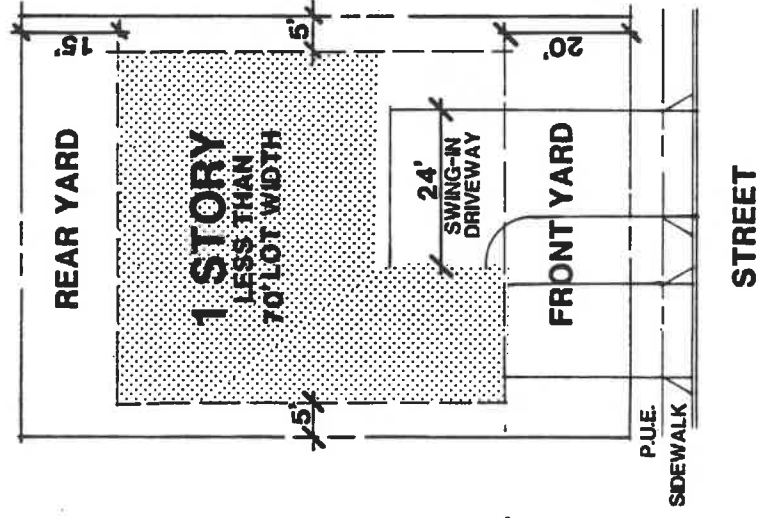
Residential Setbacks

| <u>Lot Width</u> | <u>Height</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|-------------------|---------------|--------------|-------------|-------------|
| Less than 70 feet | 1 story | 20' | 5'/5' | 15' |
| | 2 story | 20' | 10'/10' | 20' |
| 70 feet or more | 1 story | 20' | 5'/10' | 15' |
| | 2 story | 20' | 10'/10' | 20' |

Garage/Carport Setbacks

| <u>Front Type</u> | <u>Minimum Driveway Setback</u> | <u>Length</u> |
|-------------------------|---------------------------------|---------------|
| Conventional | 20' | 20' |
| Swing-in/ Side Entry | 15 | 24' |

- (3) Floor Height. No single family detached building within the Specific Plan area shall exceed thirty-five feet or two stories, whichever is lesser in height.
- (4) Building Area. A single family residential building within the Specific Plan Area shall have a floor area of not less than nine hundred (900) square feet, excluding garage and/or carport.
- (5) Off-Street Parking. Two covered off-street parking spaces shall be provided for each single family dwelling unit, in accordance with Chapter 17.55 of the Beaumont Municipal Code. All other provisions, requirements, and standards shall apply.



STREET

STREET

STREET

TYPICAL LOT LAYOUT

THREE RINGS RANCH

COSCAN/STEWART PARTNERSHIP
BEAUMONT, CALIFORNIA
EXHIBIT 1-20

3. Multi-Family Development Standards

a. Permitted Uses

- (1) Any permitted uses allowed under the Single Family Detached Development Standards of this Specific Plan, subject to the applicable procedures, requirements, and/or conditions.

b. Uses Permitted Subject to Site Plan Review

- (1) Any use requiring site plan review under the Single Family Detached Development Standards of this Specific Plan, subject to the applicable procedures, requirements and/or conditions.
- (2) Two family dwellings, multiple family dwellings, bungalow courts and apartment houses.

c. Site Development Standards

- (1) Lot Area Six thousand square feet or as established by the approved site plan.
- (2) Setbacks and Yard Requirements.

Multi-Family Residential Setbacks

| <u>Height</u> | <u>Front</u> | <u>Side</u> | <u>Minimum Distance Between Buildings</u> | <u>Rear</u> |
|---------------|--------------|-------------|---|-------------|
| Single Story | 20' | 5'/5' | 10' | 15' |
| Two Story | 20' | 10'/10' | 20' | 15' |

Garages and Carports:

Where alleys, private drives, driveways, or private streets provide access to garages and/or carports, garages and carports may be placed in the rear setback to within five (5) feet from such alley, drive, driveway or private street.

Where public streets provide access to garages or carports, a minimum setback of twenty (20) feet shall be provided from the back edge of sidewalk, or curb where there is no sidewalk to the garage or carport.

- (3) Building Height. No Multi-Family Residential building within the Specific Plan Area shall exceed thirty-five (35) feet or two stories, whichever is lesser in height.

- (4) **Building Area.** For any building containing two or more dwelling units on one lot, each dwelling unit shall meet the following area requirements:

| <u>Unit Type</u> | <u>Minimum Floor Area</u> |
|------------------|---------------------------|
| Studio | 450 Square Feet |
| 1 Bedroom | 600 Square Feet |
| 2 Bedroom | 800 Square Feet |
| 3 Bedroom | 1000 Square Feet |

- (5) **Density.** A maximum of sixteen (16) dwelling units per acre is permitted in any portion of the Specific Plan Area designated as Multi-Family.
- (6) **Site Coverage.** The area occupied by all buildings shall not exceed seventy percent (70%) of the area of any multi-family building site.
- (7) **Usable Open Space.** Usable open space shall be provided for each multiple family dwelling unit within the Specific Plan Area in accordance with the following schedule:

| <u>Unit Size</u> | <u>Minimum Usable Open Space *</u> |
|--------------------------|------------------------------------|
| 1 Bedroom | 200 Square Feet |
| 2 Bedroom | 200 Square Feet |
| 3 Bedroom | 300 Square Feet |
| Each Additional Bedroom: | 100 Square Feet |

* The definition and computation method contained in Chapter 17.20 of the Beaumont Municipal Code shall apply.

- (8) **Off-Street Parking.** Off-street parking spaces shall be provided for each Multi-Family Dwelling unit, in accordance with the following schedule:

| <u>Unit Size</u> | <u>Covered Spaces Required</u> | <u>Open Spaces Required</u> | <u>Total Spaces Required</u> |
|------------------|--------------------------------|-----------------------------|------------------------------|
| Studio | 1.0 | 1.0 | 2.0 |
| 1 Bedroom | 1.0 | 1.0 | 2.0 |
| 2 Bedrooms | 1.0 | 1.0 | 2.0 |
| 3 Bedrooms + | 1.0 | 2.5 | 2.5 |

All other provisions, requirements and standards of Chapter 17.55 of the Beaumont Municipal Code shall apply.

d. Site Plan Review

The following procedures shall apply to all applications for approval of a site plan that is required by any section of this specific plan.

- (1) Classification of site plans. Site plans are classified as follows:
- (2) Site plans, that are consistent with the specific plan and other appropriate development standards, that are not subject to California Environmental Quality Act, that are not transmitted to any governmental agency other than the Beaumont City Planning Department for review and comment, and that do not require a public hearing.
- (3) Site plans that require a public hearing to develop areas and/or uses which have been called out as requiring site plan review, to modify development standards, or transfer density in excess of 10%.
- (4) Applications.
- (5) Filing. Applications for consideration of a site plan shall be made to the Community Development Director on the forms provided by the Planning Department, shall be accompanied by that filing fee set forth in the fee schedule and shall include such information and documents as may be required by the Community Development Director, in addition to the following:
 - (1) Name and address of the applicant and all persons that own any part of the subject property, including evidence that all owners agree to the application.
 - (2) Location or address, and legal description of subject property.
 - (3) A site plan, drawn to scale, that shows the following:
 - Boundary and dimensions of property.
 - Topography of the property.
 - Location of adjacent streets, drainage structures, utilities, buildings, signs and other features that may affect the use of the property.
 - Proposed development, including planned buildings and structures, access, drainage, yards, drives, parking areas, landscaping, signs and wall or fences.

- (4) If the application requires a public hearing, a duplicate set of gummed labels of the names and addresses of all owners of real property located within 300 feet of the exterior boundaries of the property to be considered, as shown on the last equalized assessment and any update issued by the County Assessor.
 - (6) Environmental Clearance. No application that requires compliance with the Beaumont City Rules Implementing the California Environmental Quality Act shall be considered at a public hearing until all procedures required by the rules to hear a matter are completed.
- e. Requirements for approval. No site plan shall be approved unless it complies with the following standards:
 - (1) The proposed use must conform to all the requirements of the General Plan for Beaumont City and with all applicable requirements of State law and the ordinances of Beaumont City.
 - (2) The overall development of the land shall be designed for the protection of the public health, safety and general welfare, to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The plan shall consider the location and need for dedication sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.
 - (3) All city plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Beaumont City Ordinance No. 547 in such a manner that each building is located on a separate legally divided parcel.
- f. Action on site plans
 - (1) Site Plans Not Requiring Public Hearings.

The Community Development Director shall approve, conditionally, approve or disapprove a site plan based upon the specific development standards found elsewhere in this specific plan and the Site Development Standards in subsection (c) within 30 days after accepting a completed

application and give notice of the decision, including any required conditions of approval, by mail, to the applicant, Planning Commission and any other person's requesting notice.

(2) Site Plans Requiring Hearing.

The Planning Commission shall hold a public hearing on all site plans that require a public hearing. Notice shall be given by U.S. Mail, postage prepaid, to all owners of real property located within 300 feet of the exterior boundaries of the parcel of property to be considered, as shown by the last equalized assessment roll and on any updates issued by the County Assessor. Notice of the time and place of the public hearing shall also be given once in a newspaper of general circulation in the City at least 10 days before the hearing.

The Planning Commission shall make a decision on the matter within 40 days after closing the public hearing and shall approve, conditionally approve or disapprove a site plan based upon the site development standards in this Specific Plan. The Community Development Director shall give notice of decision, by mail, to the applicant and any other interested party.

g. Appeals

- (1) An applicant or any other interested party may appeal from the decision of the Planning Director by the following procedure:

Appeal to Planning Commission. Within 15 calendar days after the date of the mailing of the decision by the Community Development Director, an appeal, in writing, may be made to the Planning Commission on the form provided by the Planning Department, which shall set the matter for hearing before the Planning Commission and shall give written notice of the hearing, by mail, to the applicant and appellant. The Planning Commission shall render its decision within 40 days following the close of the hearing on the appeal.

- (2) An applicant or any other interested party may appeal from the decision of the Planning Commission by the following procedure:

Appeal to the City Council. Within 15 calendar days after the date of the mailing of the Planning Commission decision, the appellant may appeal that decision, in writing, to the City Council, on the forms provided by the Planning Department, which shall be accompanied by a filing fee as set forth in the

fee schedule. Upon receipt of a completed appeal, the City Clerk shall set the matter for hearing before the City Council not less than 5 days nor more than 30 days thereafter and shall give written notice of the hearing to the applicant, the appellant and the Community Development Director. If the original action on the site plan required a public hearing, notice of the appeal shall also be given in the same manner that notice was given for the original hearing. The City Council shall hear and decide the matter de nove; however, the documents and minutes of the hearing before the Planning Commission shall be a part of the council's record at its hearing on the matter. The Council shall render its decision within 40 days following the close of the hearing on the appeal.

h. Use of Permit

Any site plan that is granted shall be used within six (6) months from the effective date thereof, or within such additional time as may be set in the conditions of approval, which shall not exceed a total of 3 years; otherwise, the approval shall be null and void. Notwithstanding the foregoing, if a site plan is required to be used within less than 3 years, the permittee may, prior to its expiration, request an extension of time in which to use the site plan. A request for extension of time shall be made to the Planning Commission, on forms provided by the Planning Department and shall be filed with the city.

C. Density Transfer.

1. Any residential phase may be developed above or below the total number of dwelling units and density designated in the statistical summary, so long as the total number of residential dwelling units permitted by the Three Rings Ranch Specific Plan or Development Plan, and the density, is found to be consistent with the Beaumont General Plan.
2. Sub-areas within a given residential phase may be designated or developed at various densities, so long as the stipulated density range for that phase is not exceeded.
3. Density transfers of up to ten percent between adjacent residential phases may occur without any Planning Commission or City Council action, so long as stipulated density range is not exceeded.
4. Any residential phase may be developed below the stipulated density range and dwelling unit total without Planning Commission or city council approval.

5. Other density transfers may occur between residential phases provided:

- a. The transfer is approved by the Owner/applicant
- b. The transfer is approved by the Planning Commission
- c. The transfer is sanctioned by the City Council
- d. The transfer is found to be consistent with the approved final Three Rings Ranch E.I.R.

D. Specific Plan Amendments

The following procedure as outlined in California Government Code Section 65453 when adoption of an amendment to a Specific Plan is desired:

- 1. An application, with all necessary supporting documentation shall be submitted to the Community Development Director, stating the reasons for and nature of the proposed amendment.
- 2. Prior to taking an action on a proposed amendment, the Planning Commission must hold at least one public hearing. Notice for this hearing must be given at least ten days in advance and comply with the requirements specified in Section 65090 of the Government Code. Any Planning Commission hearing may be continued from time to time.
- 3. The recommended of an amendment to the Specific Plan shall be approved by a majority of the voting members of the City Council, carried by a majority of the total voting members of the Planning Commission.
- 4. The written recommendations of the Planning Commission together with additional related information and documentation shall be sent to the City Council. The reasons for rationale for the Planning Commission decision may be included in the information forwarded to the City Council.
- 5. The City Council shall hold at least one public hearing on the Specific Plan amendment, duly noticed in accordance with Section 65090 of the Government Code. The Council may approve, disapprove or conditionally approve the Specific Plan amendment. However, if substantial modification to the amendment is proposed by the Council, not previously considered by the Planning Commission during its hearings, the modified amendment shall be referred back to the Planning Commission for its recommendation. Failure of the Planning Commission to report within 45 days of the reference, or within the time set by the Council, shall be deemed a recommendation for approval.