

Sunny-Cal Specific Plan

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1.0 INTRODUCTION

On September 26, 2006, the Planning Commission (Commission) of the City of Beaumont (City) held a public hearing on the Sunny-Cal Specific Plan (Specific Plan), North Brookside Community Plan, Sphere of Influence Amendment, and Annexation to the City of Beaumont. After the conclusion of the public testimony, the Commission closed the public hearing and continued the Project to November 14, 2006, at which time the Commission requested refinements to the Specific Plan and took action to recommend City Council approval of the Project.

On July 17, 2007 the City Council of the City of Beaumont held a public hearing on the Project. At the conclusion of the public testimony the City Council closed the public hearing and after consideration of the Project requested elimination of the North Brookside Community Plan component of the Project and a revision to the Sphere of Influence Amendment to include only that territory within the boundaries of the Specific Plan. This document incorporates the Planning Commission's recommendations and the City Council's direction

1.1 ORGANIZATION OF THE SPECIFIC PLAN DOCUMENT

The Specific Plan consists of six main sections, the contents of which are summarized below.

Section 1 – Introduction	This section presents the background and purpose of the Specific Plan, a summary of the project, and a brief summary of the actions to adopt the Specific Plan.
Section 2 – Development Plan	This section presents a discussion of the land use plan including conceptual master plans for drainage, water, sewers, grading, phasing, landscape, open space, and walls and fences.
Section 3 – Planning Areas and Development Standards	This section identifies, for each planning area, the land use and development standards including permitted uses, minimum lot areas, setbacks, and parking requirements.
Section 4 – Architecture and Landscape Design Guidelines	The design guidelines are intended to establish a rural character for the project so that development within the Specific Plan will be sensitive to and compatible with the surrounding areas.
Section 5 – Implementation	This section presents the implementation program for the Specific Plan.
Section 6 – Conformance with the Beaumont General Plan	This section presents an analysis of the Specific Plan's consistency with the City of Beaumont's General Plan.

1.2 BACKGROUND

The Sunny-Cal Specific Plan (Specific Plan or Project), sets forth the design, development, and land use standards for approximately 200 acres located east of Interstate 10, north of Brookside Avenue, south of Cherry Valley Boulevard, between the cities of Beaumont and Calimesa (Property or Project Site) (Figure 1-1). The Project Site is the Sunny-Cal Egg and Poultry Ranch, which operated from 1964 to 2005. The Project Site, which is within the unincorporated area of the County of Riverside (County), is in the process of being annexed to the City of Beaumont and the Beaumont-Cherry Valley Water District as discussed later in this section.

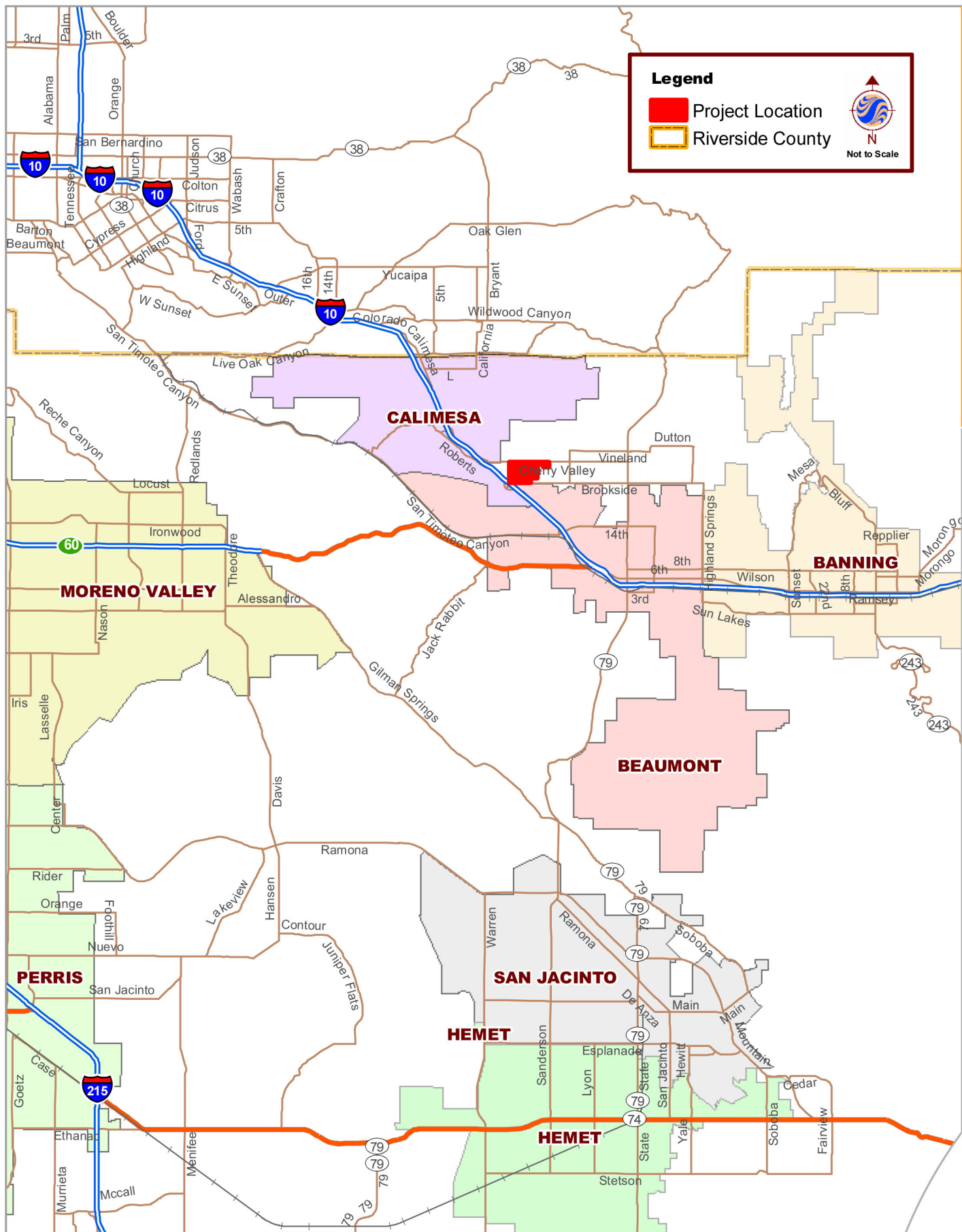
Factors influencing the development and design of the Sunny-Cal Specific Plan include the existing land use designation per the Riverside County Integrated Plan (RCIP), the potential for annexation to the City of Beaumont, the potential for annexation to the Beaumont-Cherry Valley Water District, the regional setting in which the Project is located, the need for new housing and open space, and the economic viability of egg production in California.

1.2.1 Transition of Property

The poultry industry in California is experiencing financial pressures that are making egg production economically unviable. Competition from out of state egg ranches, which are closer to grain sources and have lower land prices, has been keeping the price of eggs low while operating expenses for California producers continue to increase. Consequently Sunny-Cal Egg and Poultry Ranch ceased operations in 2005 and the Property Owners have undertaken preparation of the Specific Plan to plan for a logical transition from the previous use of the Project Site as an egg ranch to residential land uses compatible with the surrounding area.

1.2.2 Land Use Designation per the Riverside County Integrated Plan (RCIP)

The Specific Plan proposes land uses based, in part, on the existing land use designation of the Project Site. The Project Site is within the Community Development Foundation Component (as defined in the Land Use Element of the Riverside County General Plan, adopted October 7, 2003). This component is intended to identify those locations in the County to be developed with urban or suburban uses. The County General Plan Land Use Element designates the Project Site as "Very Low Density Residential," which allows residential densities of 0.4 – 2.0 dwelling units, and "Commercial Retail." The Project is also located within the "Cherry Valley Gateway Policy Area" of the County General Plan. The Cherry Valley Gateway Policy Area encourages development with a rural character and clustering of residential development to preserve open space.



Inclusion of the Project Site in a Community Development Foundation Component is significant, in that the Specific Plan could be processed through the County with a General Plan Amendment (GPA) and change of zone. GPA's and the associated changes to land use designations within the Community Development Foundation Component are processed by the County four times a year. In addition to the GPA and change of zone, implementation of the Specific Plan under County jurisdiction would require annexation to the Beaumont-Cherry Valley Water District and extension of sewer service by the City of Beaumont to the Project Site. It should be noted, however, that the City's present policy precludes sewer service to development projects outside its corporate boundaries.

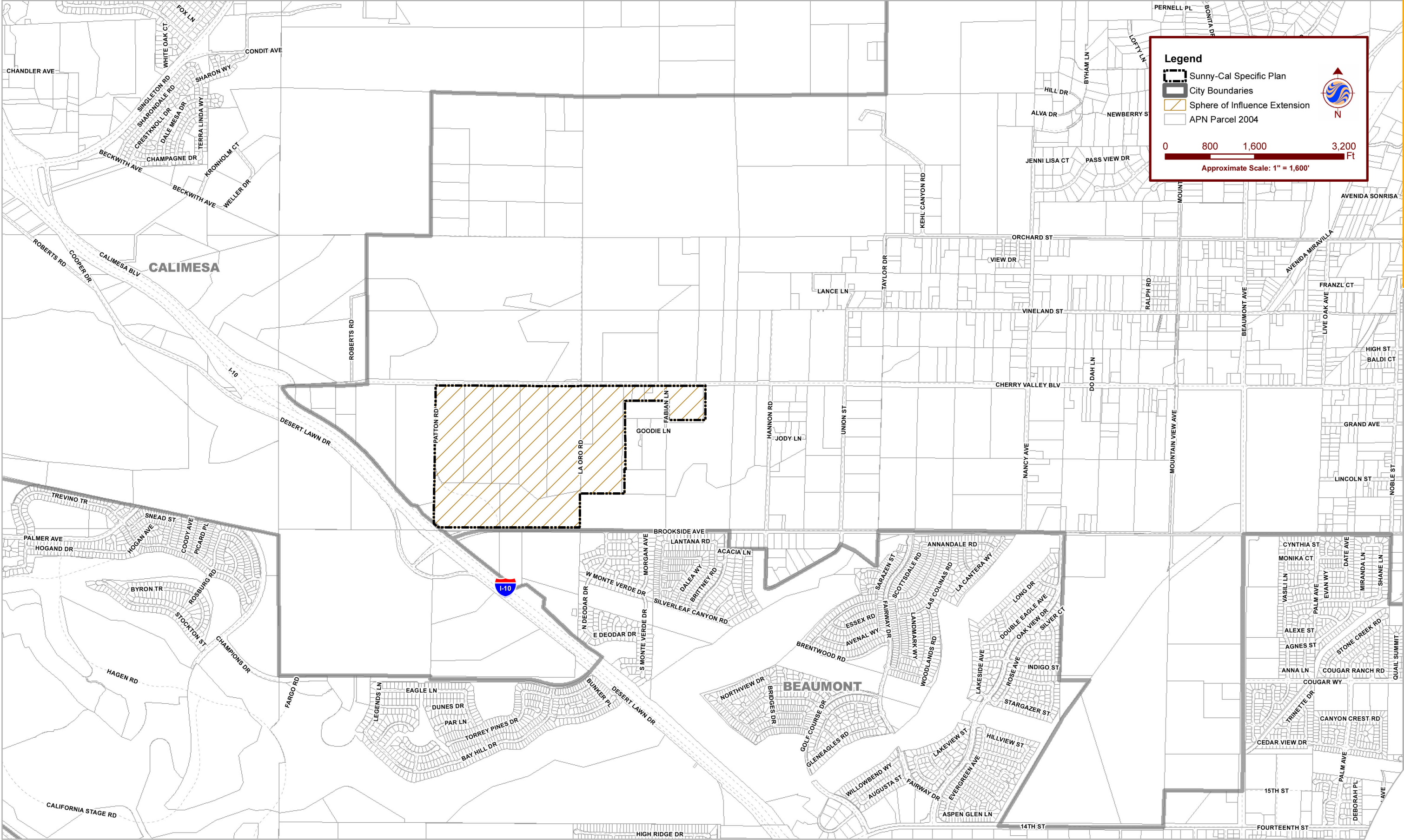
Although the Specific Plan could be processed through the County, the Property Owners have elected to propose annexation to the City of Beaumont due to the quality of municipal services the City offers and the resulting quality of life the Project's future residents will enjoy as discussed in Section 1.2.3.

1.2.3 Annexation to the City of Beaumont

The Specific Plan site is immediately north of the corporate limits of the City of Beaumont (City) (Figure 1-2**Error! Reference source not found.**). The City has successfully planned for and implemented recent land use changes and improvements to community infrastructure and the built environment in this area. The City has the ability to provide a number of services that would benefit future residents of the Specific Plan such as: operation and maintenance of parks, organization of community activities and events, public safety (fire and police), transit, maintenance of public works, sanitary sewers, and trash collection.

Additionally, the residents of the Specific Plan will benefit from a strong connection to neighboring developments and the creation a common community identity. In order for these benefits to be available to future Project residents, the Property Owners have submitted an annexation application to the City. Annexation to the City allows the residents of the Specific Plan access to local political representation and increased opportunities to be part of the decision making process.

The Project Site is not within the City's Sphere of Influence (SOI), therefore a SOI amendment is required to extend the boundaries of the City's SOI. Figure 1-2**Error! Reference source not found.** illustrates the boundaries of the proposed Sphere of Influence (SOI) amendment and annexation. The boundaries of the proposed SOI amendment, which extend beyond the Project boundaries, represent a logical extension of the City's SOI.



Specific Plan - Figure: 1-2

Proposed Addition to Sphere of Influence

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This map may contain data from Riverside County GIS. Imagery from Photomapper flown 1st quarter, 2005. This map is not intended to replace a survey by a Lic. California Surveyor. Stantec does not certify the accuracy of the data. This map is for reference only and should not be used for construction.

22690 Cactus Ave., Suite #300 Moreno Valley, CA 92553 Phone 951.697.8300 Fax 951.653.5308



1.2.4 Annexation to the Beaumont-Cherry Valley Water District

The Sunny-Cal property is within the SOI of the Beaumont-Cherry Valley Water District (BCVWD). On November 9, 2004, the BCVWD Board of Directors approved annexation to BCVWD to run concurrent with the City's SOI amendment and annexation.

Water Supply

On February 4, 2004, the Riverside County Superior Court entered a stipulated judgment in the case of San Timoteo Watershed Management Authority v. City of Banning, Beaumont-Cherry Valley Water District, et al., Riverside County Superior Court Case No. RIC 389197 (Judgment).

The Judgment adjudicated the groundwater rights of those persons and entities which produce more than 10 acre feet of water per year from the Beaumont Groundwater Basin (Beaumont Basin). Among the parties awarded water rights under the judgment were the Property Owners.

Under the judgment, the Property Owners were awarded 1,439.5 acre feet of overlying water rights from the Beaumont Basin. The Judgment also has a provision whereby, the Property Owners have the right to forego the use of up to 1,439.5 acre feet of their adjudicated water rights to supply the Project. The Judgment also obligates BCVWD to earmark an equivalent volume of water to serve the Project that has foregone its Overlying Water Right. The projected water demand for the project is approximately 531 acre-feet per year.¹ Since the amount of the Property Owners' adjudicated water rights is greater than the projected demand, BCVWD will be able to serve the entire project.

1.2.5 Regional Setting

The San Gorgonio Pass Area is located between the Coachella, San Jacinto, and Moreno Valleys and includes the incorporated cities of Banning, Beaumont, and Calimesa as well as the unincorporated communities of Cherry Valley, Cabazon, and Banning Bench. The San Gorgonio Pass is a desirable area in which to live, work, and enjoy recreation. Not only are home prices less expensive than in Orange and Los Angeles Counties, the area contains beautiful natural features. The desirability of the Pass Area combined with the historic and projected increases in population has created a regional need for new housing.

A number of master planned communities are in various stages of planning or implementation in the vicinity of the project as shown in Figure 1-2 and summarized in Table 1-1.

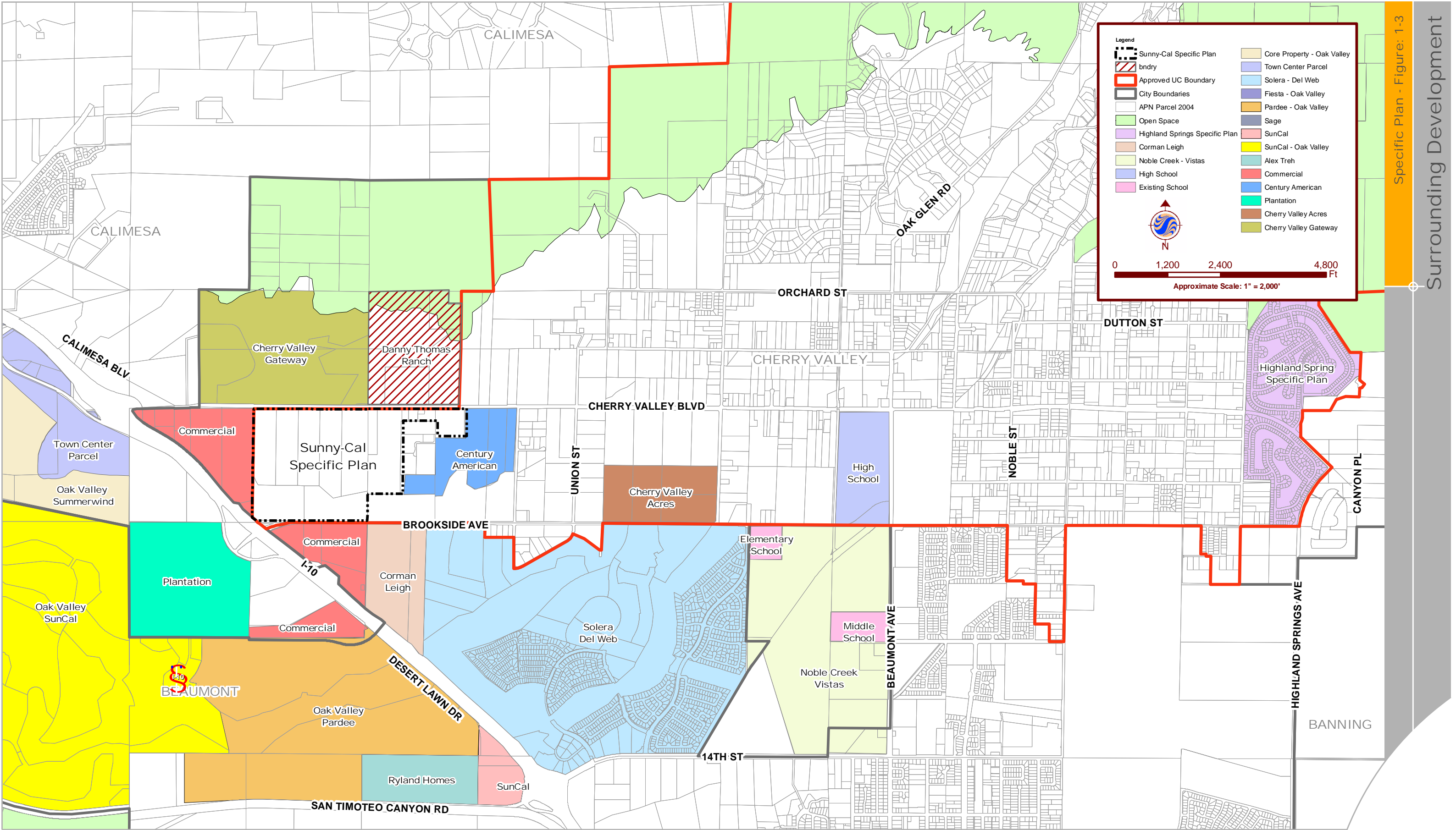
¹ Based on BCVWD's demand factors of 0.66 acre feet/year for lots 10,000 SF or less and 0.71 acre feet per year for lots greater than 10,000 SF and 5 acre-feet/year/acre for the neighborhood park, pocket parks, paseos, and landscaped berms (31.6 acres in total)

Table 1-1 Development Surrounding the Sunny-Cal Specific Plan

Project	Description	Project Status/Notes
Town Center (Oak Valley)	Planned commercial	Project is in the City of Calimesa
Oak Valley – Summerwind	Residential with approximately 3,600 dwelling units	Project is in the City of Calimesa
Plantation	Residential with approximately 500 existing dwelling units	Built out
Oak Valley – Suncal	Residential with approximately 3,566 dwelling units	Specific Plan Approved; Tent. Map filed and approved; homes being constructed.
Oak Valley – Pardee	Residential with approximately 1,094 dwelling units	Tract 30748 under construction
Shadow Creek (Tract No. 30891)	Residential with approximately 241 dwelling units	Under construction
Corman Leigh	Residential with approximately 237 dwelling units	Under construction
Solera at Oak Valley Greens (Del Web)	Residential with approximately 1,290 dwelling Units	Specific Plan Approved; Tent. Map filed and approved; homes being constructed.
Noble Creek Vistas	Residential with approximately 956 dwelling units	Specific Plan and annexation approved by the City. Annexation pending
Century American (east of Sunny-Cal Specific Plan)	Residential (unit count not known at this time)	Century American is in the planning phase of this project
Cherry Valley Gateway	Residential development with approximately 574 dwelling units on 5,000, 6,000, and 7,200 square foot lots.	Tentative Tract Map and Annexation Agreement are being processed in the City of Calimesa
Cherry Valley Acres	Residential with approximately 223 dwelling units	Application for Tentative Map and annexation submitted to the City of Beaumont
Albor Properties III, LP	122 acre proposed residential	Project is in the planning phase.

Cherry Valley Unincorporated Community

The Sunny-Cal property is situated at the western edge of the Cherry Valley Unincorporated Community (Figure 1-3). The majority of the Cherry Valley Community lies to the east and northeast of the Specific Plan. Cherry Valley hosts a mixture of residential styles and density; from rural residential that comprises much of the community to the Highland Springs Specific Plan in the southeastern corner which provides opportunities for residential development on small lots.



Most of Cherry Valley's residents live on either side of Beaumont Avenue and Oak Glen Road, north of Cherry Valley Boulevard, or in the southeast section of the community bounded by Noble and Dutton Streets (Figure 1-3).

While many Cherry Valley residents value rural character and lifestyle, a mixture of residential densities are present in the community. The Sunny-Cal land use plan and design guidelines (Sections 2.0 and 4.0 of the Specific Plan) are sensitive to and compliment the rural character of the area. The residential development permitted in the Specific Plan provides a mix of housing opportunities with lot sizes ranging from 20,000 square foot lots along Cherry Valley Boulevard transitioning to lots with a minimum size of 7,000 square feet. These lots will be significantly larger than those in Highland Springs (4,000 to 7,000 square feet) located within the Cherry Valley Unincorporated Community.

1.2.6 Site Conditions

The Project Site encompasses a former poultry ranch,² isolated residences, and vacant land. Most of the structures supported operation of the poultry ranch. The site topography slopes towards the southwest.

1.3 PROJECT SUMMARY AND DESCRIPTION

The Sunny-Cal Specific Plan provides for the development of residential housing products and parks as shown on the Comprehensive Land Use Plan (Figure 2-1). The Comprehensive Land Use Plan proposes 560 residential units on approximately 200 acres, with an overall gross density of 2.8 dwelling units per acre.

Single family residential development in the Specific Plan includes residential neighborhoods of one and two-story single-family detached homes on 20,000 square foot (SF) lots, 8,500 SF lots, 8,000 SF lots, and 7,000 SF lots. Open space and recreational amenities include a neighborhood park site and two pocket parks connected by a system of paseos. A 50 foot-wide landscaped berm will buffer the Specific Plan site from the surrounding development as well as provide area for enhanced landscaping including a sidewalk and meandering paseo which may be used by equestrians.

1.4 PURPOSE

The Sunny-Cal Specific Plan will serve as the design, development, and use standards for approximately 200 acres located within the County of Riverside which, as previously discussed, is in the process of being annexed to the City of Beaumont and Beaumont Cherry-Valley Water

² Operations ceased in 2005

District. As described in Section 2.0, the Specific Plan includes land use designations allowing for approximately 560 single family dwelling units, parks, paseos, and open space (Figure 2-1).

The Sunny-Cal Specific Plan contains all components required by State law, as well as other components, design concepts, guidelines, and standards required by the City. Many important issues were examined and considered during the preparation of the Specific Plan, including City General Plan goals (Section 6), compatibility with surrounding development, engineering feasibility, market acceptance, and economic viability.

The Specific Plan will establish the type, location, intensity, and character of development as well as identify the infrastructure needed to serve such development including open space. The Specific Plan proposes land uses responsive to the physical constraints and environmental sensitivities of the site, coordinates land use transitions and buffers, and provides guidelines for grading, circulation, and drainage. Flexibility in specific design is intended to be left for the ultimate project designer(s) and decision makers at the tentative map, plot plan, and design review stage.

In order to promote a high quality development, as well as the functional integrity, economic viability, environmental sensitivity, and positive aesthetic impact of the Project, specific planning and development objectives for the Specific Plan were identified. With these objectives in mind, the Sunny-Cal Specific Plan:

- Provides appropriate buffers with the surrounding development through the use of landscaped berms, and placement of one-care lots along Cherry Valley Boulevard
- Provides a comprehensive land use plan that designates the distribution, location, and extent of land uses
- Provides for the recreation and open space needs for the Project residents and surrounding community by incorporating a neighborhood park, two pocket parks, and a paseo system
- Provides for connectivity between residential neighborhood and recreational areas through a network of pedestrian sidewalks paseos, and on- and off-street bicycle trails
- Provides a land use plan that is sensitive to the environment, aesthetically pleasing, and places compatible land uses and facilities in an appropriate location
- Establishes a circulation system that contributes to local and regional transportation needs and accommodates transit
- Provides a system of infrastructure that includes public and private transportation, sewer, water, drainage, solid waste disposal, energy, and other essential facilities to serve the needs of Project residents

- Provides access patterns that minimize traffic conflicts
- Develops community identity through the identification of project design elements such as architecture, landscaping, walls, fencing, signage, and entry treatments
- Provides housing opportunities that respond to market demands, and provide a reasonable return on investment
- Develops a project that promotes the public's health, safety and welfare

1.5 AUTHORITY FOR SPECIFIC PLAN

The authority to prepare, adopt and implement specific plans is granted to the City of Beaumont by the California Government Code (Section 65450 et seq.) and Section 17.14.015 of the Beaumont Municipal Code, which states:

"Specific Plans and amendments thereto, shall be adopted according to the provisions of this title and of section 65450 et seq. of the Government Code, as now written or hereafter amended. All uses established pursuant to an applicable specific plan shall be subject to all conditions and restrictions set forth in the Specific Plan regardless of the underlying zone, including but not limited to density and intensity of use, setbacks, heights, area, and open space."

The City Planning Commission must conduct a properly noticed public hearing before it can recommend adoption of the Specific Plan. The City Council would then hold a public hearing to consider adoption of the Specific Plan by resolution.³

1.6 ADOPTION AND ADMINISTRATION OF SPECIFIC PLAN

The Sunny-Cal Specific Plan will be adopted by a resolution of the City Council, with "SPA" zoning established for the Project Site by ordinance. Adoption of the Specific Plan resolution defines land use and development standards for the project area, which will supersede any current zoning regulations. The City will enforce the provisions of the Sunny-Cal Specific Plan and City Zoning and Subdivision Codes for all projects located within the Specific Plan. The implementation plan for Sunny-Cal Specific Plan is provided in Section 5.0.

All regulations, conditions, and programs contained herein shall be deemed separate, distinct, and independent provisions of the Sunny-Cal Specific Plan. In the event that any provision is held invalid or unconstitutional by a State or Federal Court of competent jurisdiction, the validity of the remaining provisions of this Specific Plan shall not be affected.

1.7 APPROVALS AND ENTITLEMENTS

Actions and entitlements to implement the Specific Plan include:

³ Beaumont Municipal Code §17.14.025.5

- a. Amendment of the Sphere of Influence and Annexation to the City of Beaumont
- b. Detachment from the Cherry Valley Unincorporated Community by LAFCO
- c. Annexation to Beaumont-Cherry Valley Water District
- d. City of Beaumont General Plan Amendment
- e. Rezoning
- f. Development Agreement (optional)
- g. Parcel Map (optional)
- h. Tentative Tract Map(s)
- i. Environmental Impact Report
- j. Grading and Improvement Plans
- k. Final Map Review, Approval, and Recordation
- l. Discretionary Approvals

1.7.1 Amendment to the Sphere of Influence and Annexation to the City of Beaumont

As previously discussed, the Project proposes an amendment to the City's Sphere of Influence and annexation to the City (Figure 1-2). A Plan of Services, prepared pursuant to Sections 56800 and 56653 of the California Government Code, describes the extent to which the following services will be provided to the Project Site: police protection, fire protection, animal control, street maintenance/sweeping, traffic signals, drainage improvements, parks and recreation, libraries, schools, waste water (sewer), landscape and slope maintenance, street lighting, solid waste disposal, electric power, natural gas, telecommunications, cable, medical services, and habitat conservation.

An annexation application along with the accompanying Plan of Services and fiscal impact analysis will be submitted to the Riverside County Local Agency Formation Commission (LAFCO).

1.7.2 Detachment from the Cherry Valley Unincorporated Community

Concurrent with annexation to the City, the Project Site will be detached from the Cherry Valley Unincorporated Community.

1.7.3 Detachment from the Riverside County Waste Management Resources District

Concurrent with annexation to the City, the Project Site will be detached from the Riverside County Waste Management District.

1.7.4 Annexation to the Beaumont-Cherry Valley Water District

As previously discussed, concurrent with the annexation of the property to the City, the property will be annexed to the Beaumont-Cherry Valley Water District (BCVWD) for water service. A Water Supply Assessment to meet the requirements of Senate Bill 610/221 and a Plan of Services per Government Code Sections 56800 and 56653 have been prepared for the Project by BCVWD.

1.7.5 General Plan Amendment and Rezoning

The various uses and regulations of the Sunny-Cal Specific Plan must be compatible with the objectives, policies, general land uses, and programs specified in the City's General Plan. As part of the annexation to the City, a General Plan Amendment will designate a General Plan land use designation for the Project Site as "Specific Plan (SP)" with an underlying land use classification of low density residential. Rezoning will change the zoning on the site to "Specific Plan (SP)." These actions will be concurrent with the adoption of the Sunny-Cal Specific Plan.

1.7.6 Development Agreement

The City and Sunny-Cal intend to negotiate a Development Agreement, pursuant to Sections 65864 - 65869.5 of the California Government Code to be adopted concurrent with the Specific Plan.

1.7.7 Tentative Parcel Map (TPM)

A tentative parcel map for the Project area may be processed after the approval of the Specific Plan.

1.7.8 Tentative Tract Map (TTM)

One or more tentative tract maps for the Project Site will be processed after the approval of the Specific Plan.

1.7.9 Environmental Impact Report

Pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) has been prepared for the Specific Plan, Annexation, and Sphere of Influence Amendment. The City of Beaumont will act as the Lead Agency under CEQA and certify the Final EIR prior to approval of the Specific Plan.

The EIR evaluates potential impacts associated with development of the Project and identifies, where possible, measures to mitigate the impacts. As part of the preparation of the Specific

Plan, an effort was made to determine the relevant opportunities and constraints for the Project, so that, when completed, the Project will be sensitive to the environmental constraints of the site.

1.7.10 Grading and Improvement Plans

A mass grading plan consistent with the Specific Plan conceptual grading plan (Figure 2-10) will be submitted for approval by the City. Approval of the mass grading plan by the Director of Public Works will allow grading of the site for development of the Project Site. The mass grading plan will be closely tied to the phasing plan in an attempt to balance earthwork across the entire site. A National Pollution Discharge Elimination System (NPDES) approval contingent on the developer obtaining a Notice of Intent and preparation of a Storm Water Pollution Prevention Plan will be required prior to approval of grading plans.

Improvement plans, such as street, water, sewer, and drainage plans, will be submitted to the City and other affected agencies (e.g. Beaumont-Cherry Valley Water District) for review and approval prior to recordation of final maps.

1.7.11 Final Map Review, Approval, and Recordation

The final parcel map and any final tract maps will be submitted to the City for approval prior to recordation with the County of Riverside.

1.7.12 Discretionary Approvals

Various land use permits (Plot Plans, Conditional Use Permits, Sign Programs, Minor Changes, and Variances) will be submitted to the City for review and approval. All applications will comply with the approved Specific Plan. If the Specific Plan is silent on an issue, the City's Development Code shall prevail. However, if the Specific Plan conflicts with the City's Development Code then the Specific Plan shall prevail.

2.0 DEVELOPMENT PLAN

As stated in the Introduction, this document reflects the revisions to the Specific Plan based on the Planning Commission's recommendations of November 17, 2006 and the City Council direction of July 17, 2007

2.1 CONCEPTUAL LAND USE MASTER PLAN

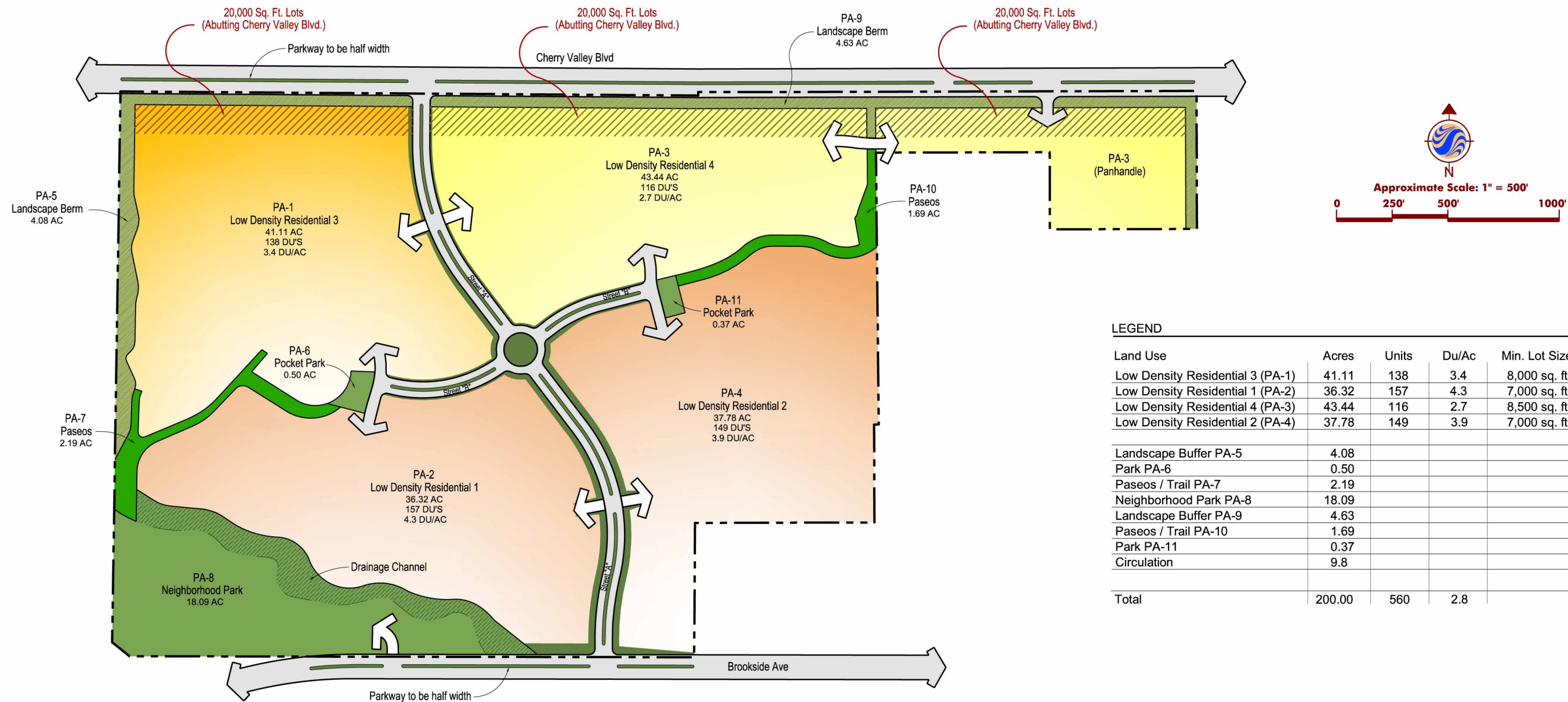
2.1.1 Purpose and Intent

The purpose of the Sunny-Cal Specific Plan is to direct the development of the property through development regulations and design guidelines. The Specific Plan provides regulations and guidelines for the developer(s) and the City of Beaumont (City) by identifying development criteria for the Specific Plan and providing for amenities with descriptive text and exhibits that establish the basis for the overall master development of the Project Site. The components addressed in this section are further defined for each Planning Area through the development regulations contained in Section 3.0 - Planning Areas and Development Standards.

The development plan has been derived from studies prepared by civil engineers, traffic engineers, land planners, landscape architects and other consultants. Consultations with City staff have guided the content and character of this plan. As a result, the plan addresses development-related issues in the form of proposed physical improvements, guidelines for future development, technical data, implementation procedures, and regulations.

2.1.2 Planning Areas

The Specific Plan encompasses approximately 200 acres, and allows for 560 dwelling units with an overall gross density of 2.8 dwelling units per acre (Figure 2-1, Table 2-1). The Specific Plan includes a total of 116 Low Density Residential (LDR) 4 lots with 20,000 square foot lots adjacent to Cherry Valley Boulevard and a minimum lot size of 8,500 square feet for the remainder of Planning Area 3, 138 LDR 3 lots with 20,000 square foot lots adjacent to Cherry Valley Boulevard and a minimum lot size of 8,000 square feet in the remainder of Planning Area 1, 306 LDR 1 and LDR 2 lots with a minimum lot size of 7,000 square feet (Planning Areas 2 and 4 respectively). The Specific Plan also includes 18 acres designated for open space/park, which will contain 12 net acres of improved park (Planning Area 8), two 0.5 and 0.37 acre pocket parks (Planning Areas 6 and 11), and 3.9 acres of paseos (Planning Areas 7 and 10) connecting the residential areas with the parks.



LEGEND				
Land Use	Acres	Units	Du/Ac	Min. Lot Size
Low Density Residential 3 (PA-1)	41.11	138	3.4	8,000 sq. ft.
Low Density Residential 1 (PA-2)	36.32	157	4.3	7,000 sq. ft.
Low Density Residential 4 (PA-3)	43.44	116	2.7	8,500 sq. ft.
Low Density Residential 2 (PA-4)	37.78	149	3.9	7,000 sq. ft.
Landscape Buffer PA-5	4.08			
Park PA-6	0.50			
Paseos / Trail PA-7	2.19			
Neighborhood Park PA-8	18.09			
Landscape Buffer PA-9	4.63			
Paseos / Trail PA-10	1.69			
Park PA-11	0.37			
Circulation	9.8			
Total	200.00	560	2.8	



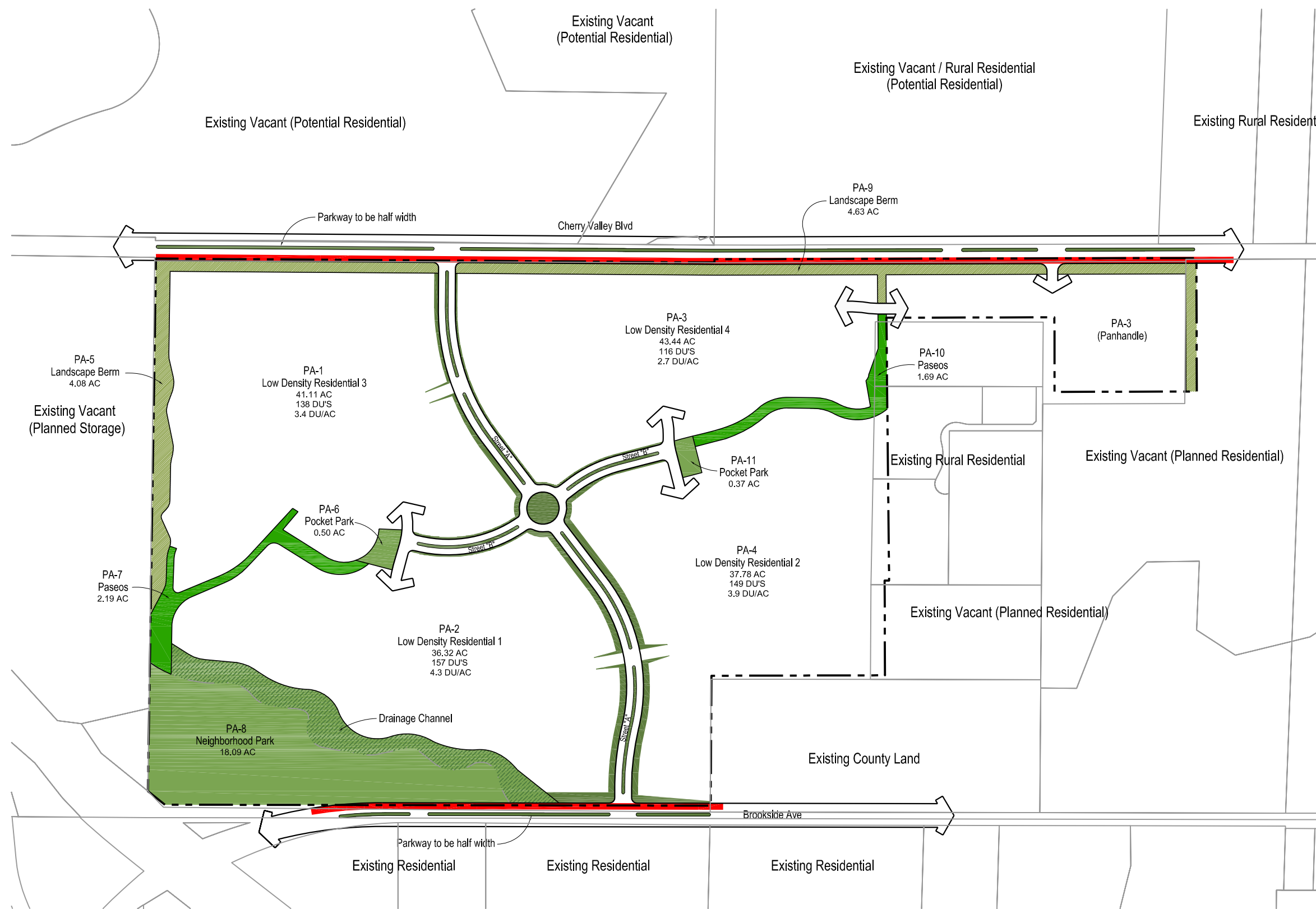
The low density residential designation minimum lot sizes of the Specific Plan are consistent with the development south of Brookside Avenue.

Table 2-1 Land Use Master Plan Summary

Planning Area	Specific Plan Designation	Minimum Residential Lot Size	Acreage	Dwelling Units	Density DU/AC
Planning Area 1	Low Density Residential 3	20,000 SF abutting Cherry Valley Blvd., 8,000 SF in remainder of Planning Area	41.11	138	3.4
Planning Area 2	Low Density Residential 1	7,000	36.32	157	4.3
Planning Area 3	Low Density Residential 4	20,000 SF abutting Cherry Valley Blvd., 8,500 SF in remainder of Planning Area	43.44	116	2.7
Planning Area 4	Low Density Residential 2	7,000	37.78	149	3.9
Planning Area 5	Landscaped Berm		4.08	0	0
Planning Area 6	Pocket Park		0.50	0	0
Planning Area 7	Paseo		2.19	0	0
Planning Area 8	Neighborhood Park		18.09 (12 net acres improved)	0	0
Planning Area 9	Landscaped Berm		4.63	0	0
Planning Area 10	Paseo		1.69	0	0
Planning Area 11	Pocket Park		0.37	0	0
Circulation	Circulation		9.8	0	0
TOTALS			200.00	560	2.8

2.1.3 Land Use Edges

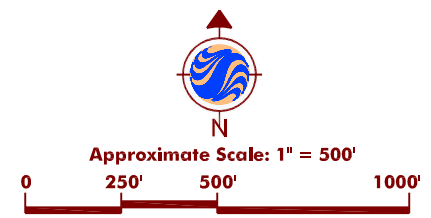
To preserve the visual character of the surrounding region a combination of parks, landscaped edges, and 20,000 SF lots along Cherry Valley Boulevard are incorporated in this plan, providing enhanced landscaping and effective buffering of the Project (Figure 2-2).



LEGEND

- Landscape Buffer
- Parks (See Figures 4-21 thru 4-25)
- Rural Street Treatment (See Figures 4-16 and 4-17)
- Parkway Greenbelt
- Paseos / Trails
- Drainage (See Figure 2-7)
- Neighborhood Entrance

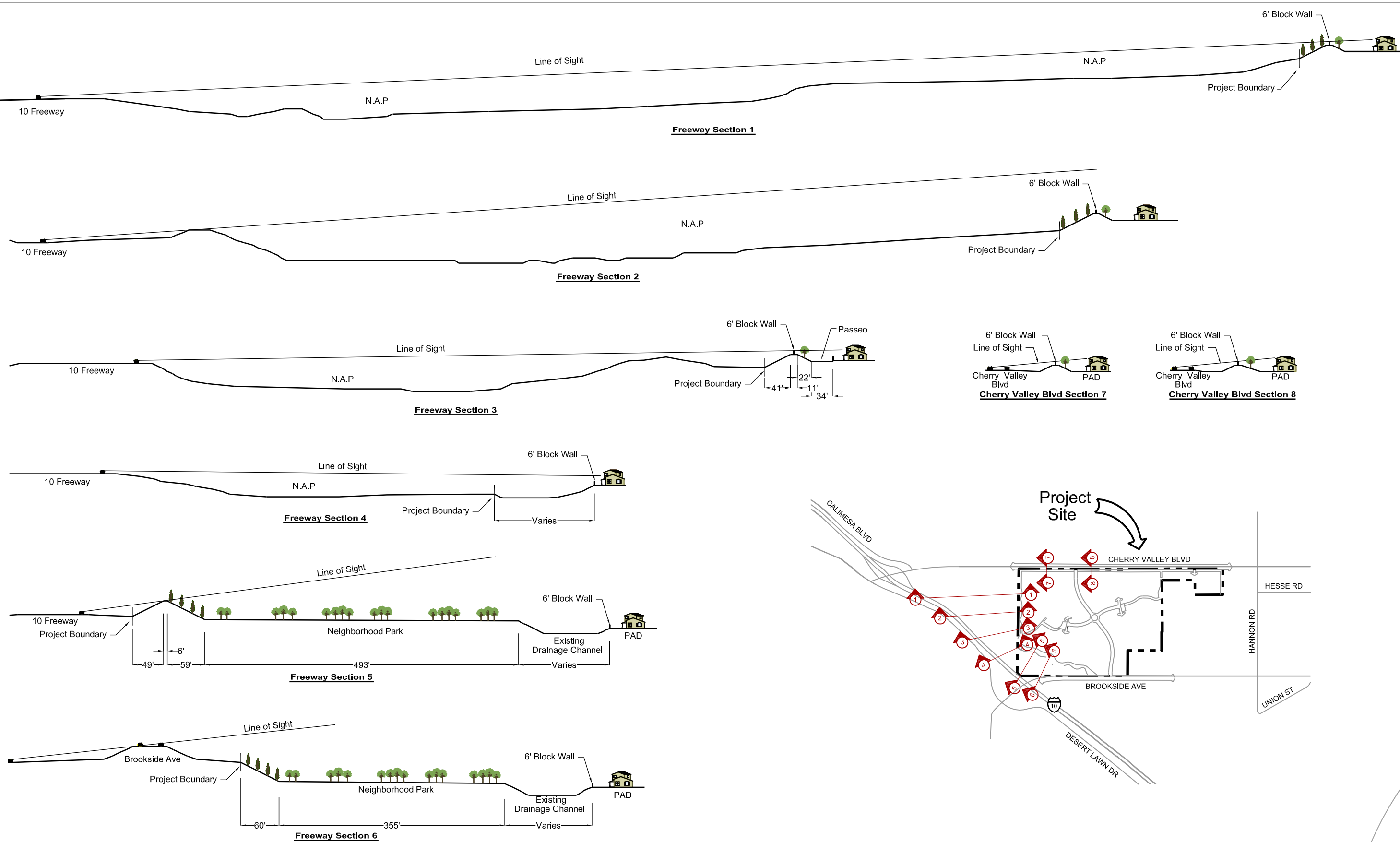
INFORMATION
In-tract streets are designated as Local Roads



Along Cherry Valley Boulevard, the Specific Plan will preserve the rural character with an extensively landscaped berm, rural street treatments (i.e. equestrian fencing and landscaping), and 20,000 SF lots. On the northern and western edge of the Specific Plan, a minimum 50 foot wide landscaped berm (Planning Areas 5 and 9) will minimize the visual impact of the Project from adjacent properties, Cherry Valley Boulevard, and Interstate 10. Section 4.6 details the landscaped berm design. Additionally, adjacent to Interstate 10 is the largest of the Specific Plan's parks, which will also contribute to the rural appearance of the Project when viewed from the highway.

The southern edge of the plan, adjacent to Brookside Avenue, consists of rural street treatments, and a park; with low-density residential development visible beyond the street treatment and park. Twenty (20) to 30 feet of parkway and landscaped walkways will separate Brookside Avenue from residential development. The southeast edge of the plan is adjacent to vacant county-owned land and vacant private land and will be developed with single family residential lots.

To minimize the visual impact on views from Interstate 10, of the planned residential development (Planning Areas 1 and 2) a landscaped berm (Planning Area 5) is included along the western edge of the Plan. Figure 2-3 displays the visibility of the plan's proposed residential construction from six viewpoints located along Interstate 10. Cross-sections of each viewpoint are provided, displaying the viewpoint (a passenger car), the ground, a line-of-sight from the viewpoint to the Project, and Project features such as houses, walls, berms, and landscaping. From Viewpoint 1 to Project Location 1, people in passing cars on the interstate look across 2,300 feet (more than a quarter mile) to view the trees of the Project's proposed landscaped berm and some homes through the trees. From Viewpoint 2 the Project's proposed homes are not visible due to obstructions in the foreground. From Viewpoint 3 to Project Location 3, people in passing cars on the interstate look across 1,200 feet (almost a quarter mile) to view the trees on the landscaped berm and some of the proposed homes through the trees. From Viewpoint 4 to Project Location 4, people in passing cars on the interstate look across 800 feet to view the trees of the Project's proposed landscaped berm, the Project park, and some of the proposed homes through the trees. As drivers on Interstate 10 pass Viewpoint 4 in a south-bound direction, they will need to look out the vehicle at close to a 90 degree direction relative to the direction of travel. From Viewpoints 5 and 6 the Project's proposed homes are not visible due to obstructions in the foreground such as the proposed landscaped berms and the Brookside Avenue overpass. A combination of distances, topography, Project features (i.e. landscaped berms, trees, and parks) minimize the visual impact of the proposed Project as viewed from Interstate 10.



2.1.4 Land Use Development Standards

In order to ensure the orderly development of the Sunny-Cal Specific Plan, land use development standards have been created. These specific standards, discussed in Section 3.0 - Planning Areas and Development Standards, will assist in accommodating the proposed development and provide adequate transitions to neighboring land uses.

In addition to the specific standards outlined in Section 3.0, project-wide development standards for the Specific Plan have been prepared to complement the standards for each individual Planning Area. These general standards are:

1. A written request from the developer for transfer of units between planning areas, may be submitted to the Planning Department for review and approval that meets the following criteria:
 - a. Transfer of dwelling units may occur between planning areas, except the transfer of units shall not be allowed into Planning Areas 5, 6, 7, 8, 9, 10, and 11
 - b. Unit transfers are permitted only if the property development standards set forth in Section 3 (e.g. minimum lot size) for the planning area receiving the transferred units are met.
 - c. Any proposed transfer of density will require a revised land use plan submitted to the City for approval.

Transfer of dwelling units may increase the density of a planning area above the density identified in the Specific Plan Land Use Plan. However, a transfer of dwelling units shall not result in an increase in the number of units within a Planning Area by more than 10% of the number of units as shown in the Specific Plan Land Use Plan.

2. Minor deviations to development standards, street locations, and other similar project features/components as approved in the Sunny-Cal Specific Plan may be allowed subject to the approval of the Planning Director.
3. Concurrent with the Specific Plan, annexation to the City, a General Plan amendment, and a change of zone for the 200 acre project site will need to be approved to make the project consistent with the City General Plan.
4. Development of the property will be in accordance with the mandatory requirements of all City ordinances, State laws, and will conform substantially to the Sunny-Cal Specific Plan and any amendments as filed in the City.

5. All single family lots within the Specific Plan project boundary will be in conformance with the development standards of this Specific Plan.
6. All development within the Specific Plan will comply with the architectural and landscape design guidelines (Section 4.0).
7. Construction of the proposed project, including recordation of final subdivision maps, may be done progressively in stages, provided vehicular access, public facilities, and infrastructure are constructed to adequately serve the dwelling units, or as needed for public health and safety, in each stage of development, and further provided that such phase of development conforms substantially with the intent and purpose of the Specific Plan.
8. The applicant/developer shall be responsible for paying all development fees and charges.

2.2 VEHICULAR CIRCULATION MASTER PLAN

2.2.1 Vehicular Circulation Master Plan Description

The main objective of the Vehicular Circulation Master Plan is to provide direct and convenient access to individual residential neighborhoods, and the parks through a safe and efficient vehicular circulation network. Roadway designs respond to the criteria set forth by the City. Potential access road alignments and access points are depicted on the Vehicular Circulation Master Plan (Figure 2-4). The road network surrounding the Specific Plan is depicted in Figure 2-5.

2.2.2 Existing Roadways

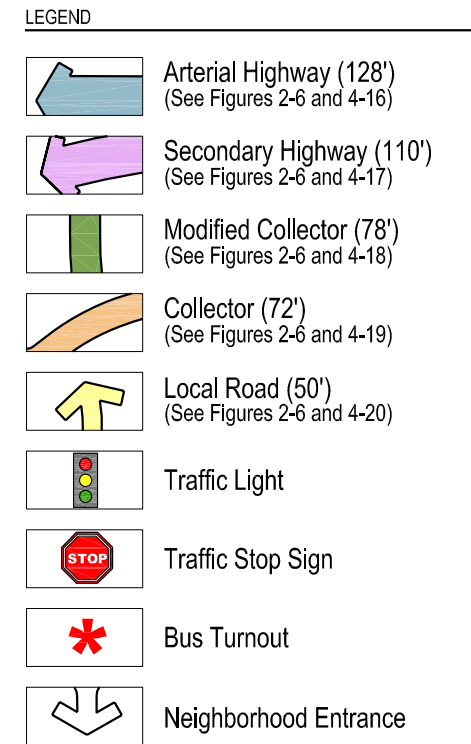
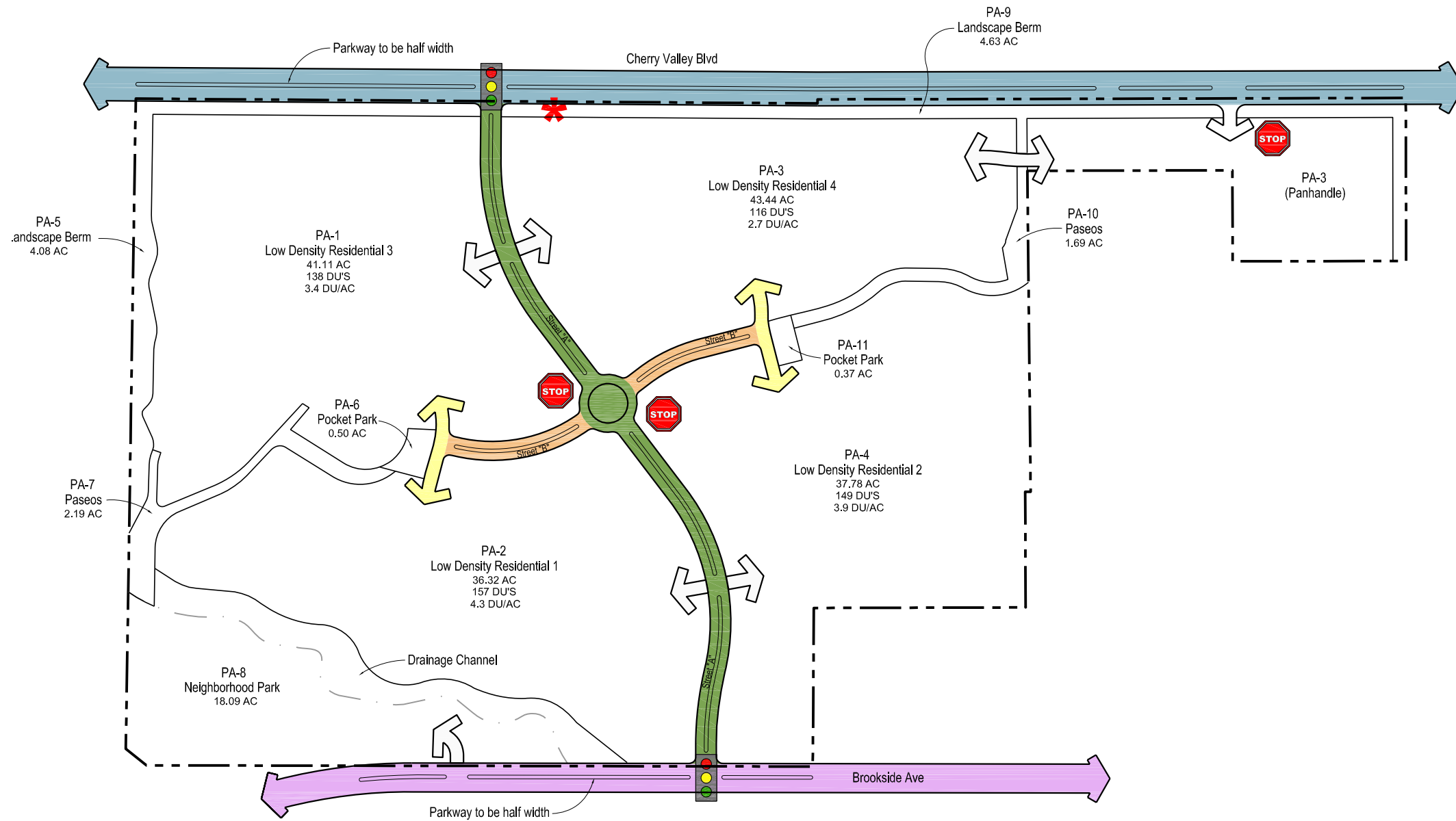
The Project Site is a former egg ranch with a variety of surfaces (including trails, tracks, driveways, yards, parking areas, and roads) used for internal circulation of people and vehicles. Major roadways exist adjacent to the Project Site, including the following:

Cherry Valley Boulevard: Arterial Highway (128' Right-of-way)

Cherry Valley Boulevard is designated a County Arterial Highway in the Riverside County General Plan and runs from Interstate 10 near west of the Project Site to Beaumont Avenue in the unincorporated community of Cherry Valley.

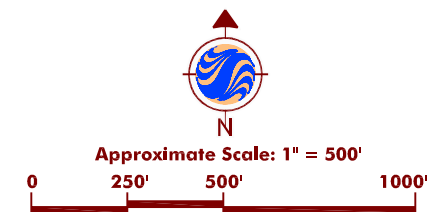
Brookside Avenue: Secondary Highway (110' Right-of-way)

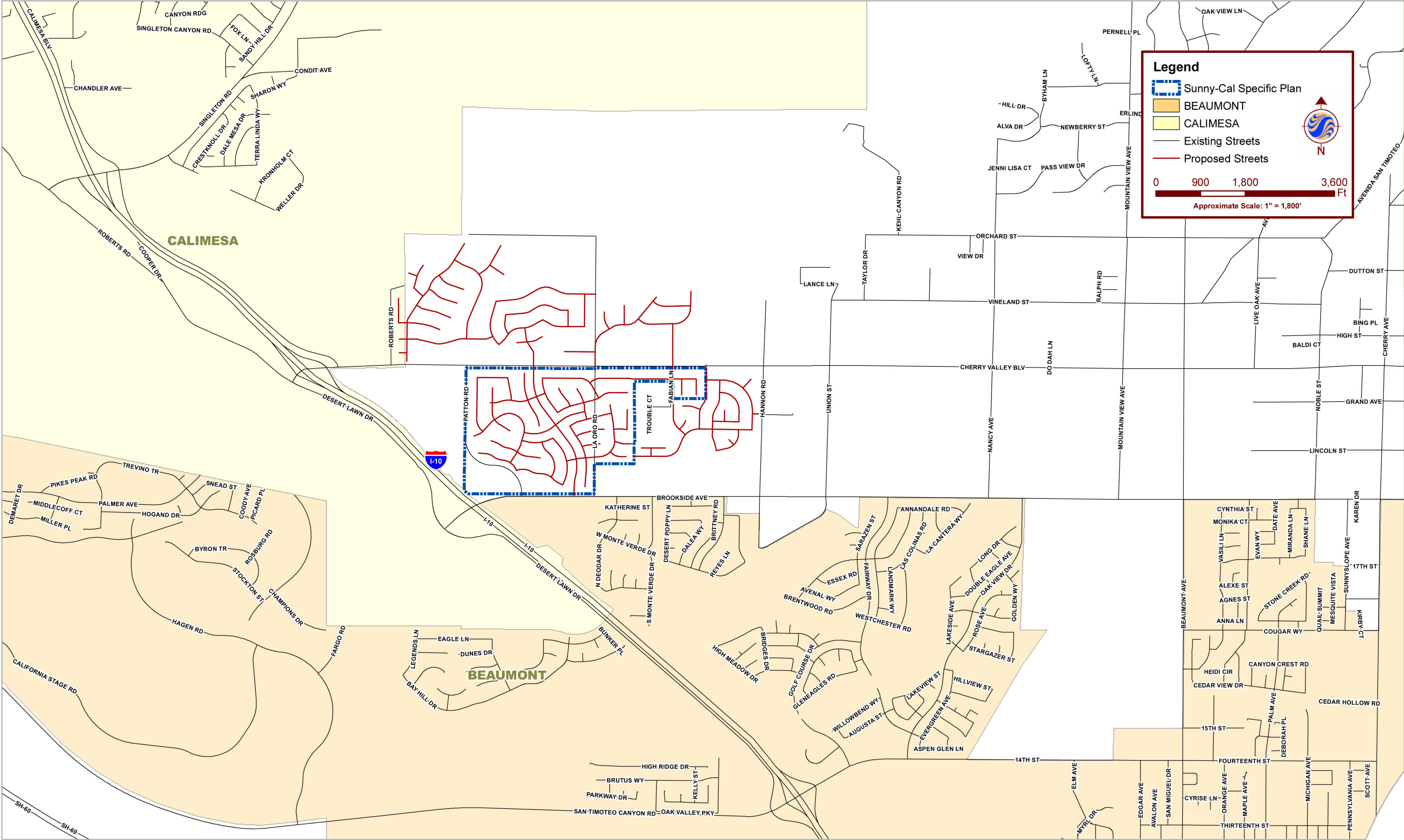
Brookside Avenue is designated a Secondary Highway in the Riverside County General Plan and runs from Interstate 10 near west of the Project Site through the unincorporated community of Cherry Valley to Highland Springs Avenue.



INFORMATION

In-tract streets are designated as Local Roads





Legend

- Sunny-Cal Specific Plan
- BEAUMONT
- CALIMESA
- Existing Streets
- Proposed Streets

0 900 1,800 3,600 Ft

Approximate Scale: 1" = 1,800'



Interstate 10

Interstate 10 provides regional access to the Project Site. Interstate 10 is adjacent to Planning Area 6 of the Specific Plan. This east-west-oriented freeway provides access between Redlands and San Bernardino to the northwest, and Beaumont and the Coachella Valley to the southeast. There will be no direct access to the Interstate from the Specific Plan. Access ramps exist from Cherry Valley Boulevard and the west of the Project and at Oak Valley Parkway to the South of the Project.

2.2.3 Project Design Features

The Project proposes a series of roadways that provide adequate interior vehicular circulation as well as connections to existing and proposed roadways consistent with the City's and the County's Master Plan of Arterial Highways. The Vehicular Circulation Master Plan (Figure 2-4) includes construction or modifications of the following roadways:

- Cherry Valley Boulevard: Arterial Highway – 128' right-of-way (R/W)
- Brookside Avenue: Secondary Highway – 110' R/W
- Street "A" Collector Street – 78' R/W
- Street "B" Collector Street – 72' R/W
- Local Roads – 50' R/W

Onsite traffic signage and striping, including signals, should be implemented in conjunction with detailed construction plans for the Project Site. Based on the traffic study prepared by Kunzman Associates (dated January 26, 2006), traffic signals are warranted at the intersection of Cherry Valley Boulevard and Street "A" and at Brookside Avenue and Street "A". Additionally, stop signs are warranted at the intersection of Street "B" and Street "A" and the exit of Planning Area 3 to Cherry Valley Boulevard.

Access road alignments and access points are conceptual in nature and will be determined at the Tentative Map stage. Street intersections and access points into the project area will be designed in conformance with the County of Riverside's Countywide Design Standards and Guidelines, as approved by the City.

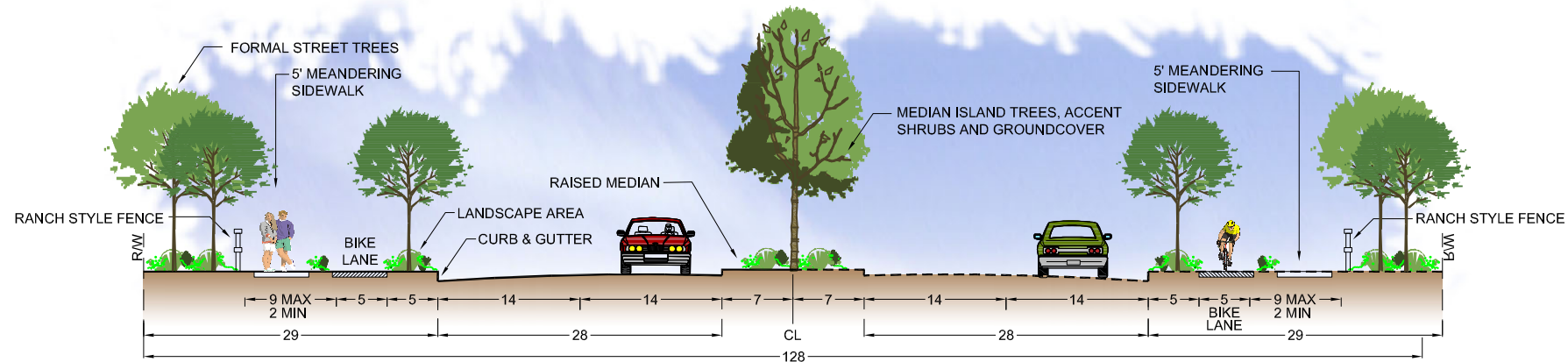
Bus Turnouts

Bus turnouts are planned on Cherry Valley Boulevard north of Planning Area 3, as requested by the Riverside Transit Agency (RTA). These turnouts will serve future residents with safe access to transit, minimizing the impacts on traffic flow. Turnouts will be constructed by the City or Riverside Transit Agency (RTA). If the City, RTA, or other bus service has no plans to use the planned turnouts at the time of road construction, the turnouts need not be constructed. If

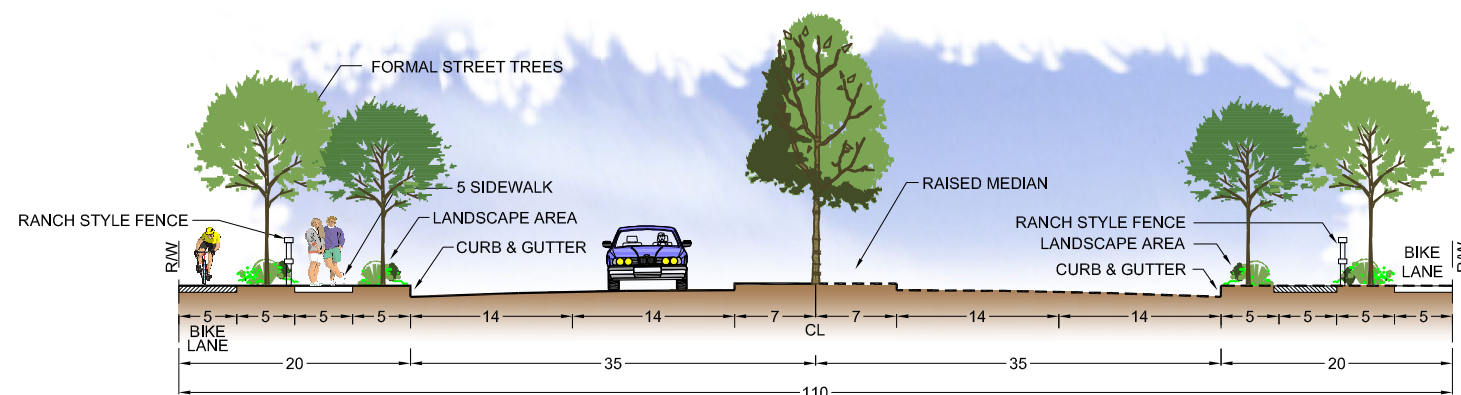
turnouts are not constructed, then the planned turnouts will be landscaped in a manner consistent with the landscape design standards (Section 4.0).

2.2.4 Vehicular Circulation Master Plan Development Standards

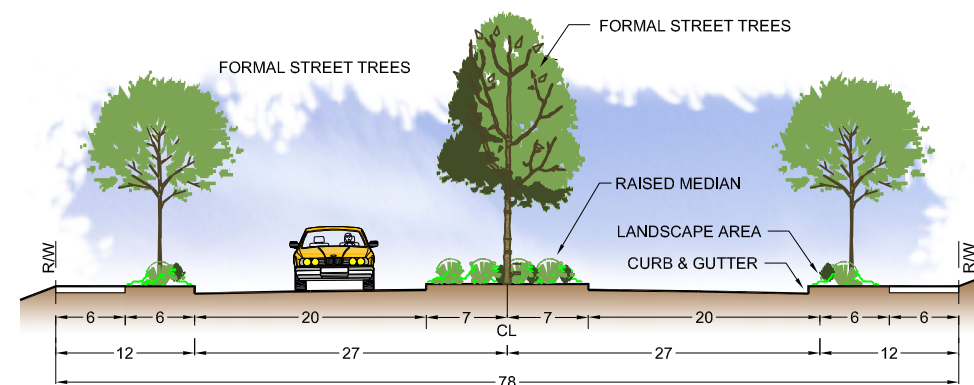
1. All tentative tract maps shall comply with the on-site and off-site street improvement recommendations as stated in the Sunny-Cal Specific Plan. The off-site improvements associated with each tentative tract map shall be coordinated with the overall road improvement-phasing plan.
2. To ensure that offsite roadway improvements are provided in conjunction with each development phase, the following development monitoring requirements will be followed:
 - a. Traffic impact reports shall be required with the submittal of the tentative tract map(s).
 - b. The required format for the traffic impact report will include the evaluation of peak hour conditions at each phase of development.
 - c. If an impacted intersection is estimated to exceed the City Level of Service (LOS) standards, then an appropriate link and intersection improvements shall be provided.
 - d. The improvements needed to maintain the City LOS standards will need to be in place or fully funded and scheduled for construction prior to the occupancy of a relevant development phase.
3. Each subdivision shall comply with the on-site and off-site street improvement recommendations and mitigation measures outlined in the subsequent traffic studies for each individual project.
4. Driveways/access points – no driveways or access points as shown in the Specific Plan area are approved. All access points shall conform to City Public Works Department standard access spacing, depending upon the street classification.
5. Any landscaping within public road right-of-way will require approval by the City Planning Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism as approved by the City.
6. Cherry Valley Boulevard and Brookside Avenue shall have restricted access to provide better flow of traffic. Driveway locations to commercial, park, and residential areas, shall be approved at the tentative tract map stage.
7. The sidewalks shall be safe and efficient as illustrated in Figure 2-6.



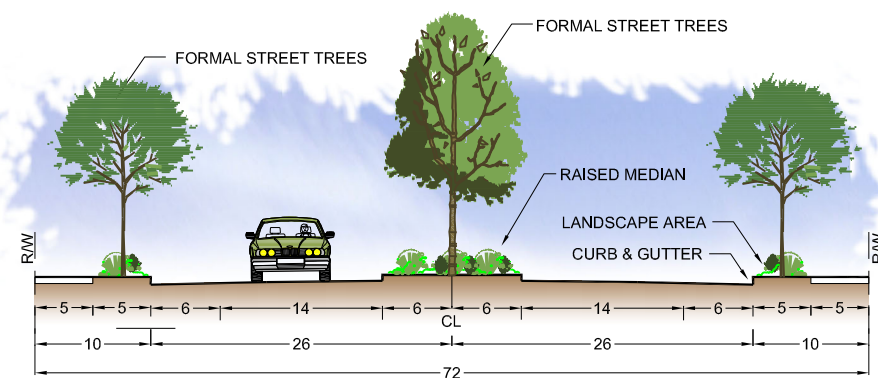
TYPICAL SECTION 128'
ARTERIAL HIGHWAY - (CHERRY VALLEY BOULEVARD)



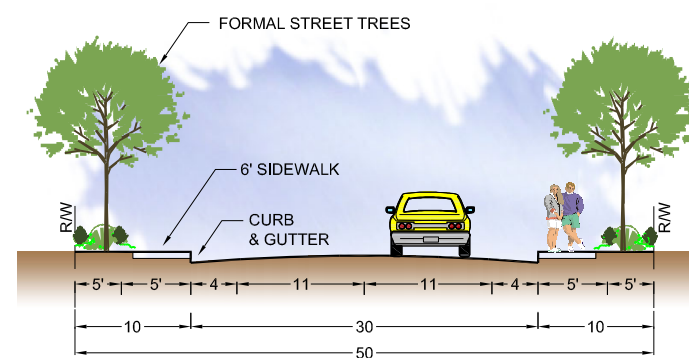
TYPICAL SECTION 110'
SECONDARY HIGHWAY - (BROOKSIDE AVENUE)



STREET "A" (78' ROW)



STREET "B" (72' ROW)



TYPICAL SECTION 50'
GENERAL LOCAL STREET

8. Roadway landscaping shall be in accordance with the typical roadway landscape treatments as illustrated in Figure 4-16 meeting the following minimum standards:

Cherry Valley Boulevard.

- a. Landscaped parkways between curb and sidewalk shall be 5' minimum (including curb).
- b. Landscaped parkways between the 5' sidewalk and 5' meandering paseo system will be a minimum of 4'.
- c. The paseo system within the right-of-way will meander in an irregular fashion, not a continuous repetition of reverse curves and shall be constructed of a soft permeable bonded surface such as decomposed granite with 4" concrete liners on both sides of the paseo.
- d. Theme fencing will be located in the back of landscaped parkways between conventional sidewalk systems and the meandering paseo system to prevent cross over and degradation of landscape parkway plant material.
- e. There will be a 4' minimum flat landscaped parkway area between the meandering paseo and the landscaped buffer toe of slope.
- f. Landscape medians will be designed with a decorative 18" landscape maintenance strip along the edges of the 6" curb and along median areas that are less than 2' in width near turning lanes that matches entry monumentation theming. The purpose of this decorative maintenance strip is to protect landscape maintenance workers from on-coming traffic, to assist in preventing irrigation overspray onto adjacent roadway systems and to carry the thematic elements of entry monumentation into the landscape.
- g. Landscape medians will drain towards the center of the landscape median to prevent excess overland irrigation runoff from spilling into roadways. Area drains will be located at strategic points within this center drainage and connected to the storm water drainage system.
- h. All utilities will be located under street paving and not under landscape medians to allow for street tree planting within landscape medians. Utility crossings may occur but, no utilities will be located beneath landscape medians in a continuous linear fashion.

Brookside Avenue

- a. Landscaped parkways between curb and sidewalk shall be 5' minimum (including curb).
- b. Landscaped parkways between the 5' sidewalk and 5' parallel paseo system will be a minimum of 4'.

- c. The paseo system within the right of way will be offset parallel from the conventional sidewalk and shall be constructed of a soft permeable bonded surface such as decomposed granite with 4" concrete liners on both sides of the paseo.
- d. Theme fencing will be located in the back of landscaped parkways adjacent to sidewalk between conventional sidewalk systems and the parallel offset paseo system to prevent cross over and degradation of landscape parkway plant material.
- e. There will be a 2' minimum flat landscaped parkway area between the offset parallel paseo and adjacent land uses.
- f. Landscape medians will be designed with a decorative 18" landscape maintenance strip along the edges of the 6" curb and along median areas that are less than 2' in width near turning lanes that matches entry monumentation theming. The purpose of this decorative maintenance strip is to protect landscape maintenance workers from on-coming traffic, to assist in preventing irrigation overspray onto adjacent roadway systems and to carry the thematic elements of entry monumentation into the landscape.
- g. Landscape medians will drain towards the center of the landscape median to prevent excess overland irrigation runoff from spilling into roadways. Area drains will be located at strategic points within this center drainage and connected to the storm water drainage system.
- h. All utilities will be located under street paving and not under landscape medians to allow for street tree planting within landscape medians. Utility crossings may occur but, no utilities will be located beneath landscape medians in a continuous linear fashion.

Street A

- a. Landscaped parkways between curb and sidewalk shall be 5' minimum (including curb).
- b. There will be a 2' minimum flat landscaped parkway buffer area between the sidewalk and adjacent rear yard walls.
- c. Landscape medians will be designed with a decorative 18" landscape maintenance strip along the edges of the 6" curb and along median areas that are less than 2' in width near turning lanes that matches entry monumentation theming. The purpose of this decorative maintenance strip is to protect landscape maintenance workers from on-coming traffic, to assist in preventing irrigation overspray onto adjacent roadway systems and to carry the thematic elements of entry monumentation into the landscape.
- d. Landscape medians will drain towards the center of the landscape median to prevent excess overland irrigation runoff from spilling into roadways. Area drains will be located

at strategic points within this center drainage and connected to the storm water drainage system.

- e. All utilities will be located under street paving and not under landscape medians to allow for street tree planting within landscape medians. Utility crossings may occur but, no utilities will be located beneath landscape medians in a continuous linear fashion.

Street B

- a. Landscaped parkways between curb and sidewalk shall be 4 1/2' minimum (including curb).
- b. There will be a 2' minimum flat landscaped parkway buffer area between the sidewalk and adjacent rear yard walls.
- c. Landscape medians will be designed with a decorative 18" landscape maintenance strip along the edges of the 6" curb and along median areas that are less than 2' in width near turning lanes that matches entry monumentation theming. The purpose of this decorative maintenance strip is to protect landscape maintenance workers from on-coming traffic, to assist in preventing irrigation overspray onto adjacent roadway systems and to carry the thematic elements of entry monumentation into the landscape.
- d. Landscape medians will drain towards the center of the landscape median to prevent excess overland irrigation runoff from spilling into roadways. Area drains will be located at strategic points within this center drainage and connected to the storm water drainage system.
- e. All utilities will be located under street paving and not under landscape medians to allow for street tree planting within landscape medians. Utility crossings may occur but, no utilities will be located beneath landscape medians in a continuous linear fashion.

Local Roads

- a. Along local roads, sidewalks shall be contiguous with the adjacent curb with a minimum 5' landscape buffer between the sidewalk and front or side yard property line.
9. All roads will be constructed as:
- a. Cherry Valley Boulevard: Arterial Highway (128' R/W) (half-width). Half-width will consist of one side of the right-of-way plus the entire width of the landscape median for purposes of providing landscaping for the entire median.
 - b. Brookside Avenue: Secondary Highway (110' R/W) (half-width). Half-width will consist of one side of the right-of-way plus the entire width of the landscape median for purposes of providing landscaping for the entire median.

- c. Street "A": Collector Street (78'R/W)
 - d. Street "B": Collector Street (72'R/W)
 - e. Local streets: Local Street (50' R/W)
10. All typical road cross-sections (Figure 2-6) shall be as approved by the City.

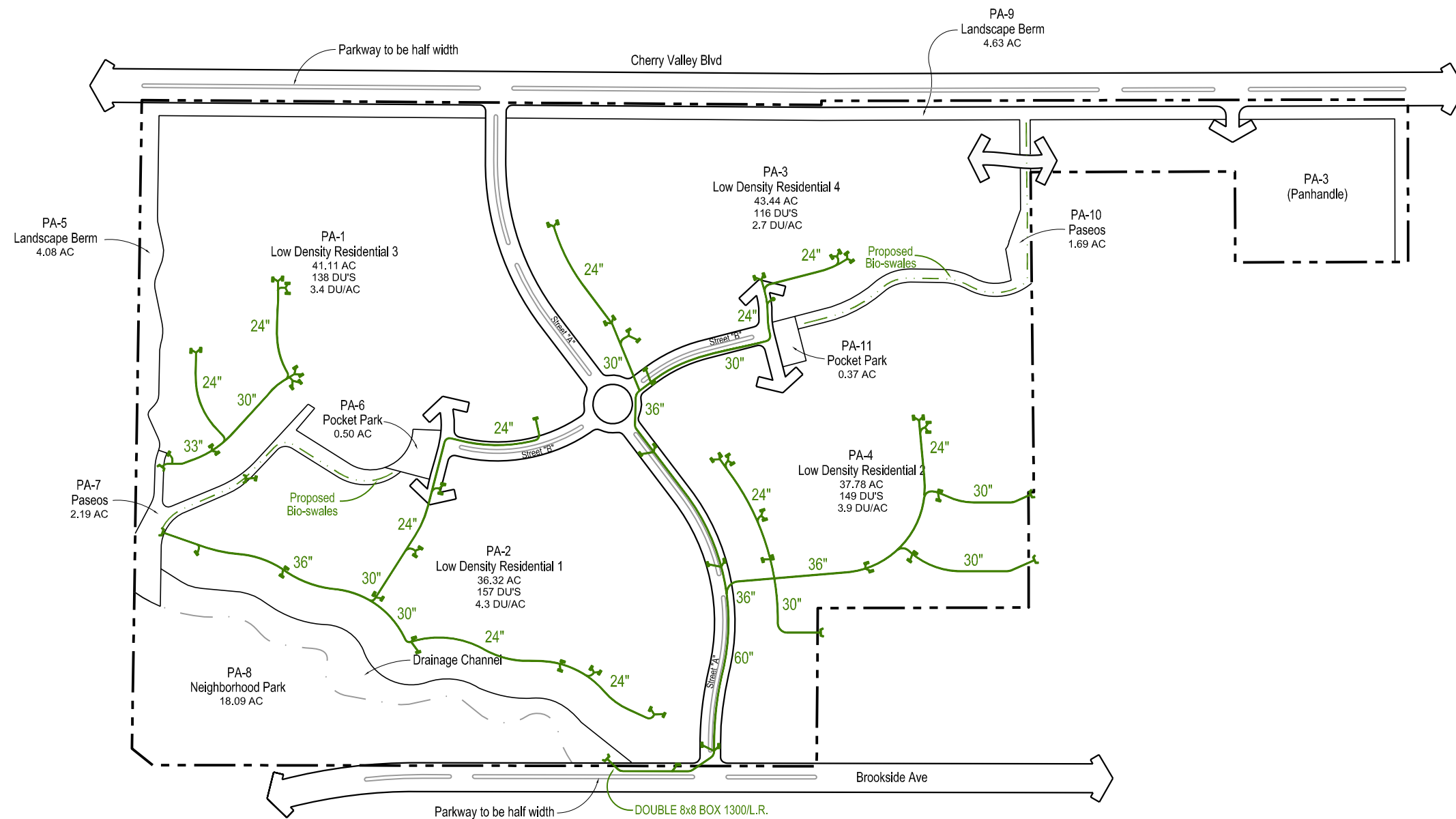
2.3 DRAINAGE MASTER PLAN

2.3.1 Drainage Master Plan Description

One stream crosses the area of the Specific Plan. The stream passes from Brookside Avenue across the southwest corner of the property (Figure 2-7). A series of storm drains ranging from 30 to 60 inches in diameter, two bioswales, and the Project gutter system convey runoff through the Project. Along the eastern edge of the Project runoff from off-site is collected and channeled into the Project's storm drain system.

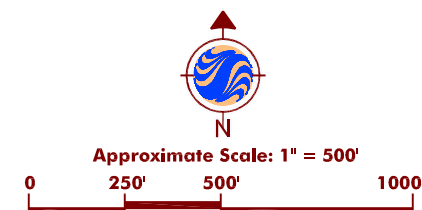
A detention basin will be located in Planning Area 8 capable of handling the flow for a 10 year 24 hour storm flow. The detention basin will be located in the existing drainage channel that forms the northern boundary of Planning Area 8. Bioswales will be incorporated into the paseos (Planning Areas 7 and 10). These Bioswales will use plants and permeable soils to absorb and filter storm water while maintaining an esthetically pleasing landscape appearance. Bioswales will be designed to meander naturally through the linear parks in both length and cross section of the bioswale rather than being straight linear channels.

A pedestrian access will cross the stream channel along the western property edge (Planning Area 8). This crossing will consist of an earthen berm/earthen dam with a culvert with freestanding sidewalls along the top edge of both sides of the crossing to provide a faux bridge appearance using materials consistent with monumentation and landscape theme elements. This crossing will provide an opportunity to control velocities and provide a water quality basin and provide access from the adjacent linear park and neighborhood park.



LEGEND

- Proposed Storm Drain
- Bioswale



2.3.2 Drainage Master Plan Development Standards

1. Storm drain outlets will be constructed with reinforced concrete dissipaters, with nuisance flows and first flush flows directed to dry wells.
2. All storm drain facilities shall be designed in accordance with Beaumont Public Works Department design standards to provide protection from a 100 year storm event.
3. All drainage and storm drain facilities shall be maintained by the Beaumont Public Works Department, a community service financing mechanism such as a Community Facilities District (CFD), or homeowners association. Maintenance of drainage and storm drain facilities shall be established prior to the issuance of a grading permit within the Specific Plan area.
4. All Project proposed construction activities including cleaning, grubbing, grading, or excavation, that result in the disturbance of at least one (1) acre total land area or activity which is a part of a larger common plan of development of one (1) acre or greater shall comply with the appropriate National Pollutant Discharge Elimination System (NPDES) construction permit. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the City to implement the NPDES program. Mitigation measures may include, but are not limited to: on-site retention, covered storage of all outside storage facilities, vegetated swales, and monitoring programs.

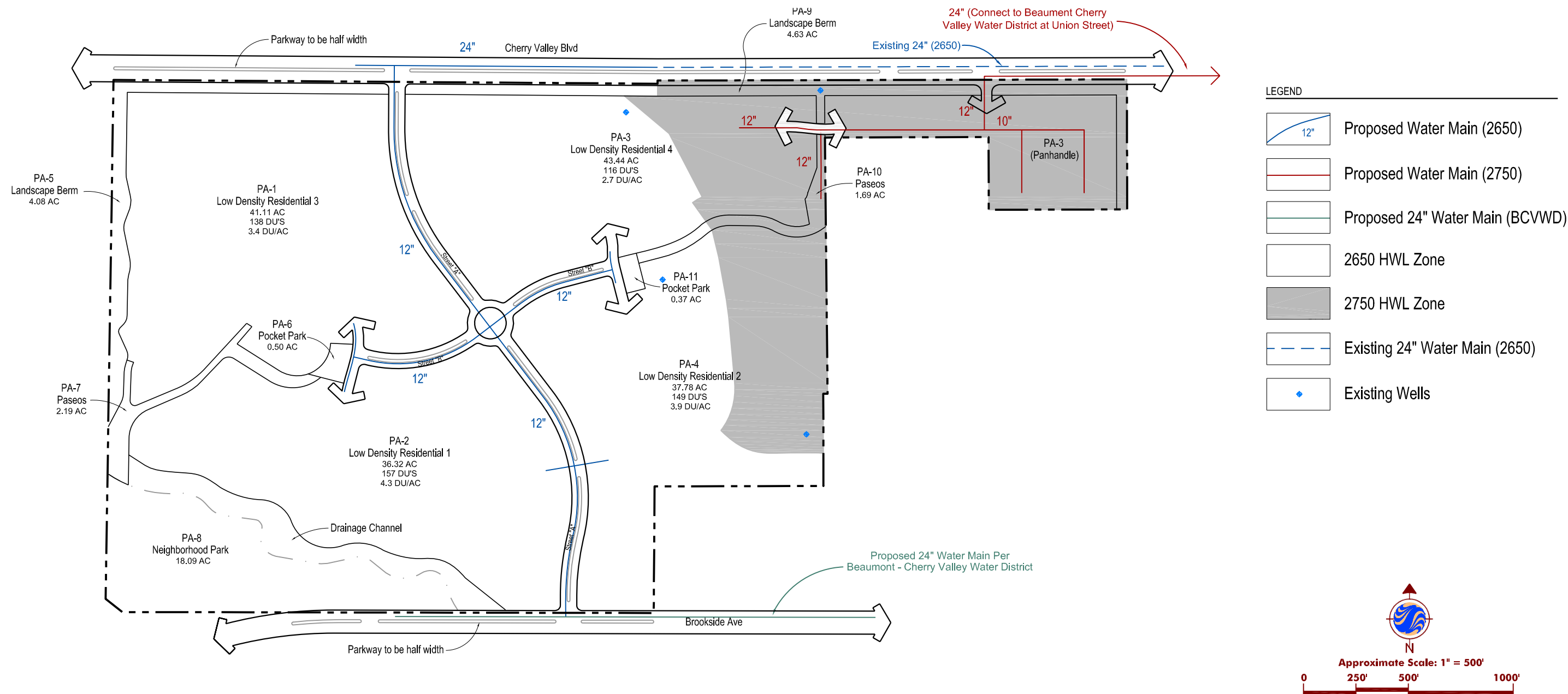
2.4 WATER AND SEWER MASTER PLAN**2.4.1 Water and Sewer Master Plan Description**

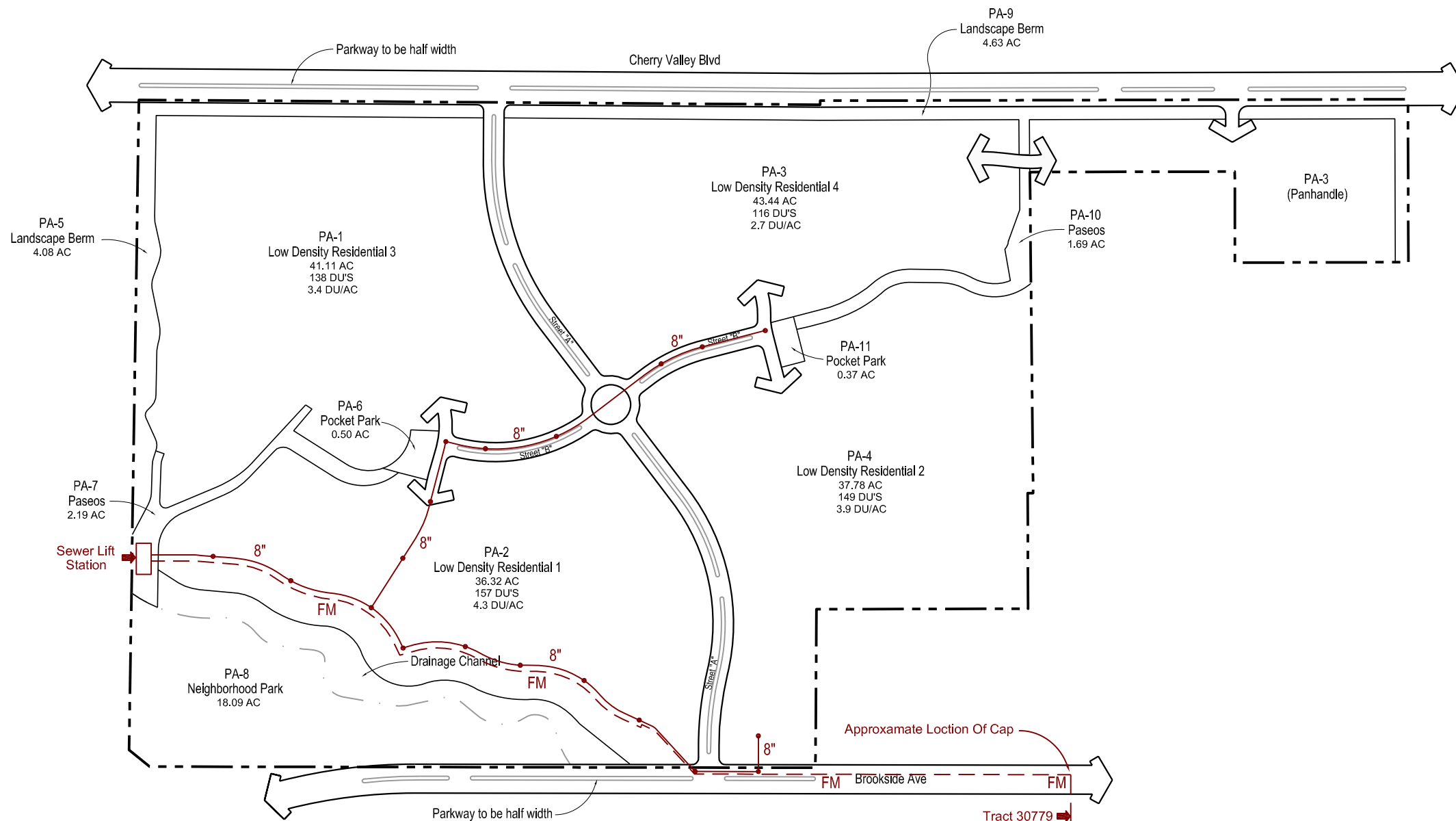
The Property will annex to the Beaumont-Cherry Valley Water District (BCVWD) for water service and the City for sewer services. As shown in Figures 2-8 and 2-9, a Water Master Plan and a Sewer Master Plan have been developed to serve the Specific Plan.

2.4.2 Water Master Plan





Domestic water will be supplied to the Specific Plan site by BCVWD. The Specific Plan's Water Master Plan is designed to provide domestic water to the future residents of the site in a manner consistent with BCVWD and City requirements.

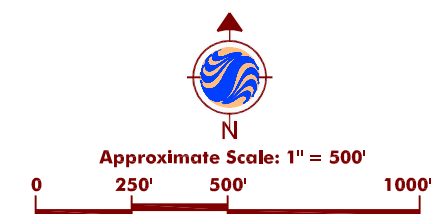
The Project Site is within the 2650 and 2750 High Water Level (HWL) pressure zones. The 2650 HWL zone will service all lots at a pad elevation of 2,545 feet or lower. Planning Areas 1, 2, 5, 6, 7, 8, and 11 and the western portions of Planning Areas 3, 4, 9, and 10 are within the 2650 Zone.





LEGEND

-  8" Proposed Sewer
-  FM Force Main
-  Sewer Lift Station
-  Proposed Sewer (Tract 30779)



The onsite water system for the 2650 HWL pressure zone is shown in blue on Figure 2-8 and will consist of backbone lines twelve (12) inches in diameter that will tie into an existing 24" line located in the Cherry Valley Boulevard right-of-way and a proposed 24" line located in the Brookside Avenue right-of-way.

Pad elevations above 2,545 feet and below 2,645 feet will be served by the 2750 HWL pressure zone. This includes the portions of Planning Areas 3, 4, 9, and 10 above 2,545 feet in elevation. The onsite water system for the 2650 HWL pressure zone is shown in red on Figure 2-8 and will consist of backbone lines twelve (12) inches in diameter that will tie into proposed 24" line located in the Cherry Valley Boulevard right-of-way and connecting to the BCVWD 2750 zone at the intersection of Union Street.

Design and inspection criteria will be under the jurisdiction of the Beaumont-Cherry Valley Water District (BCVWD), although fire flow requirements are also regulated by the City Fire Department. The location and size of facilities identified in this document are conceptual and may change, subject to the approval of BCVWD.

2.4.3 Sewer Master Plan

The Sewer Master Plan (Figure 2-9) is designed to provide sewer service to the future Project residents in a manner consistent with requirements of the City. A series of eight (8) inch lines and a sewer lift station (located in Planning Area 7) will serve the Project Site. The sewer system for the Project will be tied to a twelve (12) inch sewer line located under Brookside Avenue and running south through Tract 30779.

Interior lines servicing individual subdivisions will consist of 6 inch and 8 inch lines. Precise alignments and sizing of sewer facilities will be determined at the tentative tract map stage of development for each Planning Area. The location and size of facilities identified in this document are conceptual and may change, subject to the approval of the City.

2.4.4 Water and Sewer Master Plan Development Standards

1. The developer shall submit a water and sewer plan to the City and BCVWD at the time tentative tract maps are submitted for review and approval.
2. All water and sewer lines will be designed per BCVWD and City requirements.
3. The developer shall submit information which provides estimates of the Project's reclaimed water demand and landscape/irrigation conceptual plans at the time the tentative tract map is submitted to the City for review. At the time of the City's review, a determination shall be made regarding requirements for reclaimed water use and system improvements for the Project.

4. The developer shall furnish one copy of the water system plan to the City Fire Department for review and approval. Plans shall conform to the hydrant types, location and spacing, and the system shall meet fire flow requirements. The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency, prior to any combustible building materials being placed on the job site.
5. The developer shall design for domestic water and minimum fire flow requirements to the Project in compliance with City standards and provide hydraulic calculations for review and approval. The proposed water network shall be designed for the required volume and pressure.

2.5 GRADING MASTER PLAN

2.5.1 Grading Master Plan Description

Figure 2-10 illustrates the Grading Master Plan for the Sunny-Cal Specific Plan. Grading within the Specific Plan area will be tailored to the existing topography of the site.

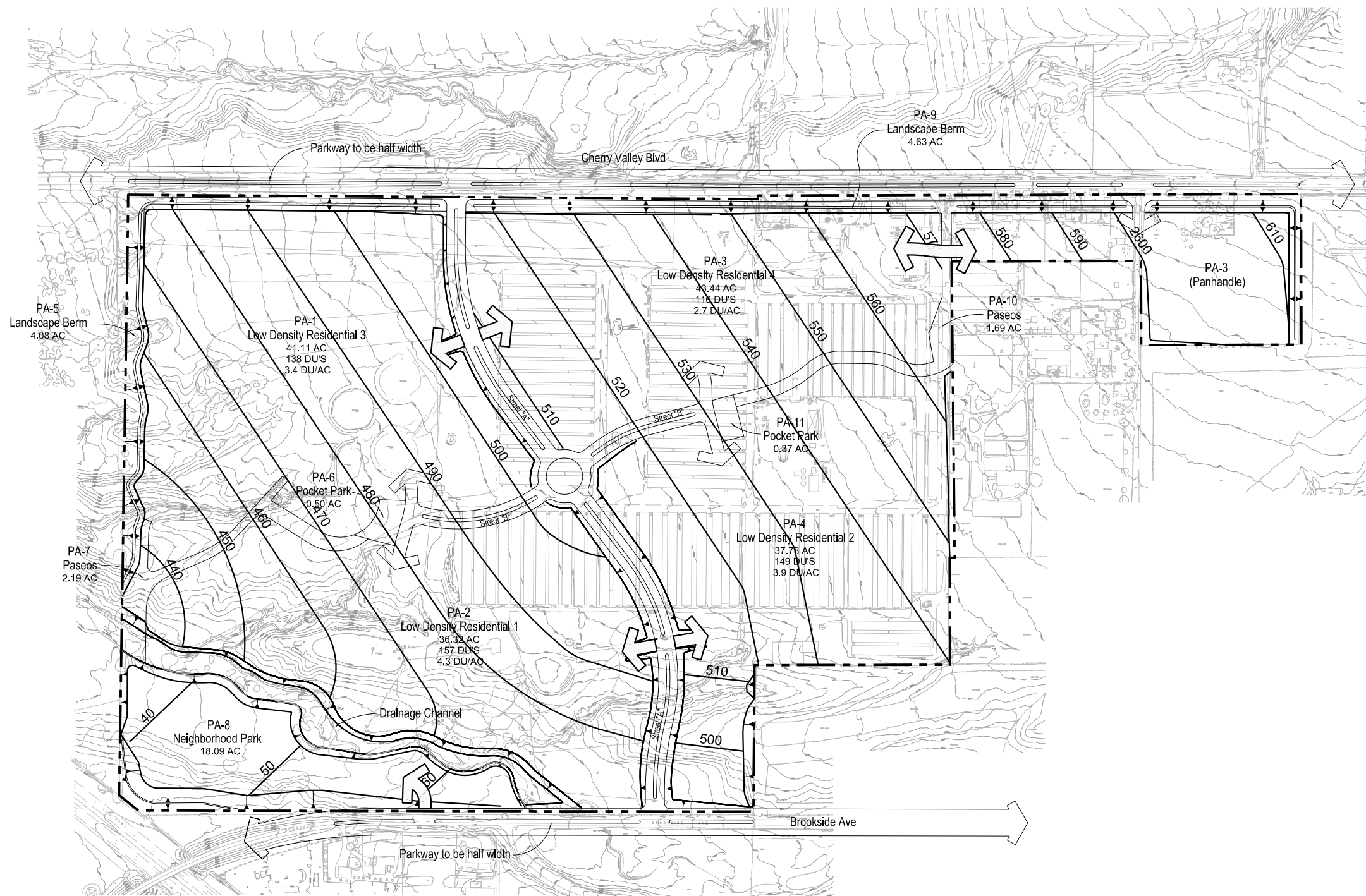
The intent of the Grading Master Plan is to balance on-site by cutting the higher areas to fill in the lower areas and achieve generally flat pads for development. Grading is expected to require approximately 800,000 cubic yards of cut, 660,000 cubic yards of fill. With 140,000 cubic yards of shrinkage/subsidence, grading will not require the import or export of dirt.

The proposed grading is expected to result in ground elevations which are typically within one to five feet of the existing grade. The building pad areas will be graded to approximately 0.5% with circulation and parking areas graded to an average of 2% to 3%.

The goals of the Grading Master Plan are to mitigate flood hazards of the site, provide stable areas for proposed land uses, provide visual buffers between the proposed community and Cherry Valley Boulevard and Interstate 10, and maintain current sedimentation rates.

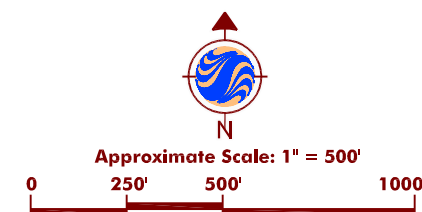
2.5.2 Grading Master Plan Development Standards

1. All grading activities within the Specific Plan area shall be in substantial conformance with the overall Grading Master Plan (Figure 2-10) and shall implement any grading related mitigation measures outlined in the Specific Plan document and EIR.



LEGEND

- Existing Contours
- Proposed Contours
- Project Boundary
- Cut Slopes



2. Prior to any development within any Planning Area in the Specific Plan, an overall Conceptual Grading Plan for each Planning Area in process shall be submitted to the City Planning Department for review and approval. Each Grading Plan shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that Planning Area and shall include at a minimum:
 - a. Techniques employed to prevent erosion and sedimentation during and after the grading process;
 - b. Approximate time frames for grading;
 - c. Identification of areas which may be graded during higher probability rain months (January through March); and
 - d. Preliminary pad and roadway elevations.
3. Prior to initial grading activities within the Specific Plan area, a current detailed soils report and geotechnical study shall be prepared which analyzes on-site soil conditions and slope stability and includes appropriate measures to control soil erosion and dust.
4. Prior to any on-site grading for each project or group of projects within the Specific Plan, a detailed grading plan shall be prepared and submitted to the City for review and approval. A grading permit shall be obtained from the City.
5. Graded areas shall reflect natural terrain wherever practical.
6. Potential brow ditches, terrace drains or other minor swales shall be lined with natural erosion control materials as approved by the City.
7. All roads within the Specific Plan area shall have a gradient not to exceed 15%.
8. The toes and tops of slopes higher than ten (10) feet shall be rounded with curves with radii designed in proportion to the total height of the slope where drainage and stability permits such rounding.
9. Where cut and fill slopes are created higher than ten (10) feet, detailed landscaping and irrigation plans shall be submitted to the City prior to approval of any grading plan. The plans shall be reviewed for type and density of ground cover, shrubs, and trees.
10. The developer shall be responsible for maintenance of all planting and irrigation systems until such operations are the responsibilities of other parties.
11. Graded but undeveloped land within the Specific Plan shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained.

12. Soil stabilizers shall be used to control dust as required by the South Coast Air Quality Management District (SCAQMD) Rule 403.
13. If any historic or prehistoric remains are discovered in the Specific Plan area during grading, a qualified archaeologist shall be consulted to ascertain their significance in compliance with the "Sunny-Cal Specific Plan, Annexation, and Sphere of Influence Amendment EIR" (the Specific Plan EIR) and CEQA.
14. If grading is proposed in the Specific Plan area in soil known to contain fossils, a qualified paleontologist shall attend pre-grading meetings and monitor on-site grading activities to be in compliance with the Specific Plan EIR and CEQA and shall be empowered to temporarily halt or redirect grading operations if fossils are uncovered during grading.
15. Fugitive Dust PM-10 Mitigation Plan shall be submitted to the City for review and approval prior to the issuance of any grading plans and building permits.

2.6 PHASING

The Project may be built in phases or construction within all four Planning Areas may occur concurrently, in either instance, development will proceed only if improvement plans have been approved by the City.

2.6.1 Water / Wastewater

Water

Water main improvements to serve the Project Site will be installed during street construction.

Wastewater

Wastewater facilities to serve the Project include on-site piping, a lift station (in Planning Area 7), and an off-site extension of the force main connecting to the city sewer at Tract No. 30779. The on-site piping will be installed during street construction. The lift station will be constructed prior to the issuance of the first certificate of occupancy.

2.6.2 Traffic Improvements

On-site traffic improvements including signage and striping will be implemented in conjunction with detailed construction plans for the Project Site as approved by the City.

Phasing of Off-Site Traffic Improvements

To insure that off-site traffic improvements are provided in conjunction development, traffic impact reports will be required with the submittal of tentative tract maps or plot plans. These reports will evaluate peak hour conditions at intersections significantly impacted by each phase

of development. If an impacted intersection is estimated to exceed the City Level of Service standard (which is LOS "C" or better), improvements will be required to be in place, or at the City's discretion, fully funded prior to occupancy of the relevant development phase.

2.6.3 Phasing Development Standards

In compliance with the conditions of approval of any implementing development project, such as subdivisions and use permits, improvement plans for the respective landscaped areas, and/or plans to implement a mitigation measure relating to the respective stage of development, shall be submitted to the City for approval.

1. The improvement plans shall include, but not be limited to the following:

- Mass Grading Plans
- Rough Grading Plans
- Precise Grading Plans
- Erosion Control Plans
- Storm Water Pollution Prevention Plans
- Street Improvement Plans
- Storm Drain Plans
- Sewer and Water Plans
- Traffic Signal Plans
- Signing and Striping Plans
- Traffic Control Plans
- Landscaping and Irrigation Plans certified by a landscape architect
- Hardscape Plan with location, type and quantity of potential recreational amenities/facilities
- Wall/Fence Treatment Plans
- Special Treatment/Buffer Area Treatment Plans

2. Construction of the proposed Project, including recordation of final subdivision maps, may be performed progressively in stages provided vehicular access, public facilities, and infrastructure including traffic signals as warranted are constructed to adequately service the dwelling units, and/or non-residential uses or as needed for public health and safety, in each stage of development, and further provided that such phase of development conforms substantially with the intent and purpose of the Specific Plan.
3. Grading within any Planning Area may encroach into another Planning Area in order to achieve an earthwork balance. If such is the case, grading plans shall be prepared and grading shall be performed in a manner consistent with the overall

Conceptual Grading Plan for the Project. Any "off-site" grading shall adhere to all City requirements.

2.7 LANDSCAPE MASTER PLAN

2.7.1 Landscape Master Plan Description

The landscape theme is intended to support the rural character of the existing community while enhancing the character of the proposed architecture by defining the community image through preservation of natural open spaces, development of the parks, trails, and formal streetscapes that create an inviting atmosphere.

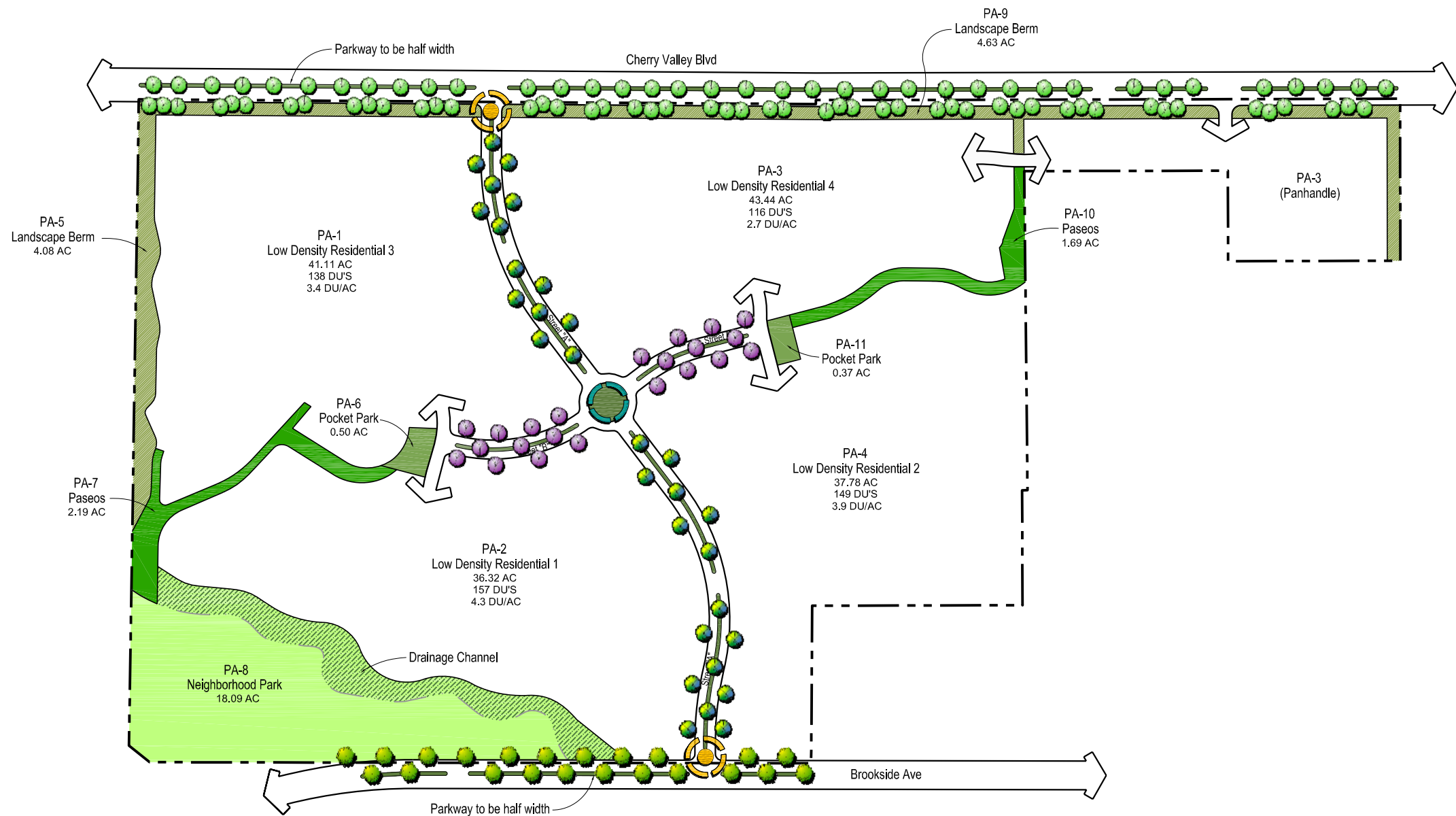
The landscape concept is presented in Figure 2-11. The areas addressed in the Landscape Master Plan are major and secondary public roadways, roadways within Planning Areas, Project monumentation signage, buffer and berm areas, and park and recreation facilities. The landscape concept is intended to unify and shape a planned community whereby the residents that live within the residential areas are linked to the surrounding neighborhood park, linear park and pocket park systems through a pedestrian paseo system that links the community into an overall whole while maintaining a thematically rural character.

Streetscapes



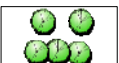

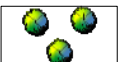

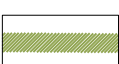

As illustrated in Figure 2-11, streetscape landscape treatments will be provided along primary roadways within the Project. The landscaping within the streetscapes will include trees, shrubs, and ground covers.

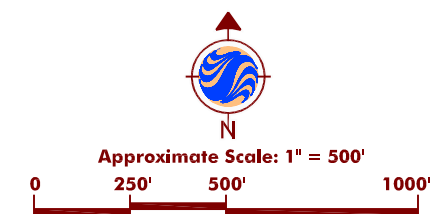
Community Entry and Perimeter Elements

Community entry and perimeter landscape treatments will be provided within the Project. The landscaping may consist of enhanced parkway, formal street trees, small flowering accent trees, thematic monumentation, wall and fence features, all of which will portray and emphasize a rural character.



LEGEND

-  Primary Project Monumentation
(See Figure 4-10)
-  Project Roundabout Monumentation
(See Figure 4-11)
-  Cherry Valley Blvd. Streetscape
(See Figure 4-16)
-  Brookside Avenue Streetscape
(See Figure 4-17)
-  Street "A" Streetscape
(See Figure 4-18)
-  Street "B" Streetscape
(See Figure 4-19)
-  Landscape Buffer Edge
(See Figure 4-27)
-  Neighborhood Entrance



Project Monumentation

Project monumentation will be located as indicated in the Landscape Master Plan (Figure 2-11) and shall include the following elements:

- Major Entry Monuments at the intersections of Cherry Valley Boulevard and Street A and at the intersection of Brookside Avenue and Street A
- Neighborhood Entry Monuments at the intersections of Local Roads for PA-1, PA-2, PA-3 and PA-4 and Street B
- Thematic Accent Monumentation within the roundabout
- Pocket Park/Trail Head Monumentation at each pocket park
- Neighborhood Park Monumentation

The above stated monumentation will consist of stonework, thematic landscaping community signage, and landscape lighting (at major entry monuments and within the roundabout).

Thematic landscaping may consist of various landscape visual elements such as:

- Stone wall and rockwork
- Vertical elements and trellis systems
- Grove plantings of trees and accent flowering trees
- Accent shrub and groundcovers
- Planting area-low shrubs, groundcover, boulders, rolling mounds – extending away from intersection and parallel to sidewalk

The neighborhood roundabout may consist of similar materials but will also include the following thematic elements to provide safety:

- Plant material selected so that sight distance is maintained
- Monument or thematic wall elements that are intended to be viewed from the perimeter of the roundabout
- Monument and/or thematic wall placement that minimizes the possibility of accidental impact from passing vehicles
- Plantings and design that discourage pedestrian use of the central island

Landscaped Edge/Berm

The landscaped berms on the north and western borders of the Specific Plan will provide a visual screen and buffer that limits the views of residential structures from outside the Specific Plan site. This landscaped buffer will be a minimum of 50 feet in width and 8 feet high. The north and west facing slopes of the berm will have landscaping installed by the master developer. These berms shall include the following elements:

- A five foot minimum Thematic Wall constructed on top of the berm that is consistent in materials with the thematic monumentation

- Planting of trees shrubs, groundcover, boulders, and rolling mounds that enhance and support the rural thematic character of the surrounding region

2.7.2 Landscape Master Plan Development Standards

1. All detailed landscaping programs for Planning Areas and roadways shall be prepared by a qualified and licensed landscape architect for review and approval by the City.
2. Project entries shall be designed with landscaping and architectural treatments acceptable to the City that project a high quality image for the community development.
3. All parkway and median landscape treatments shall be installed consistent with the Specific Plan.
4. The landscaping design for the Project Site shall include trees, shrubs and groundcover compatible with existing natural vegetation where feasible.

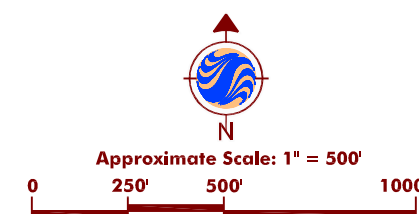
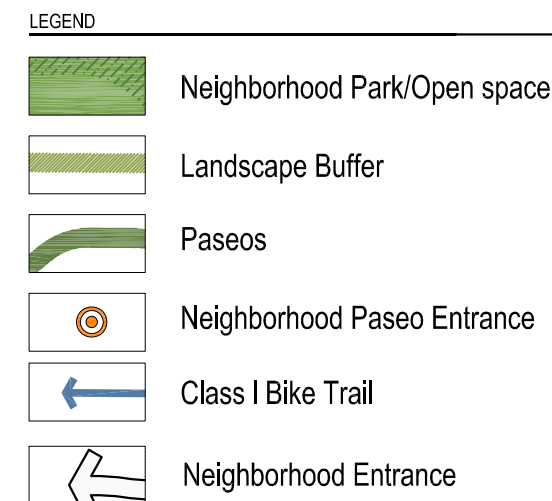
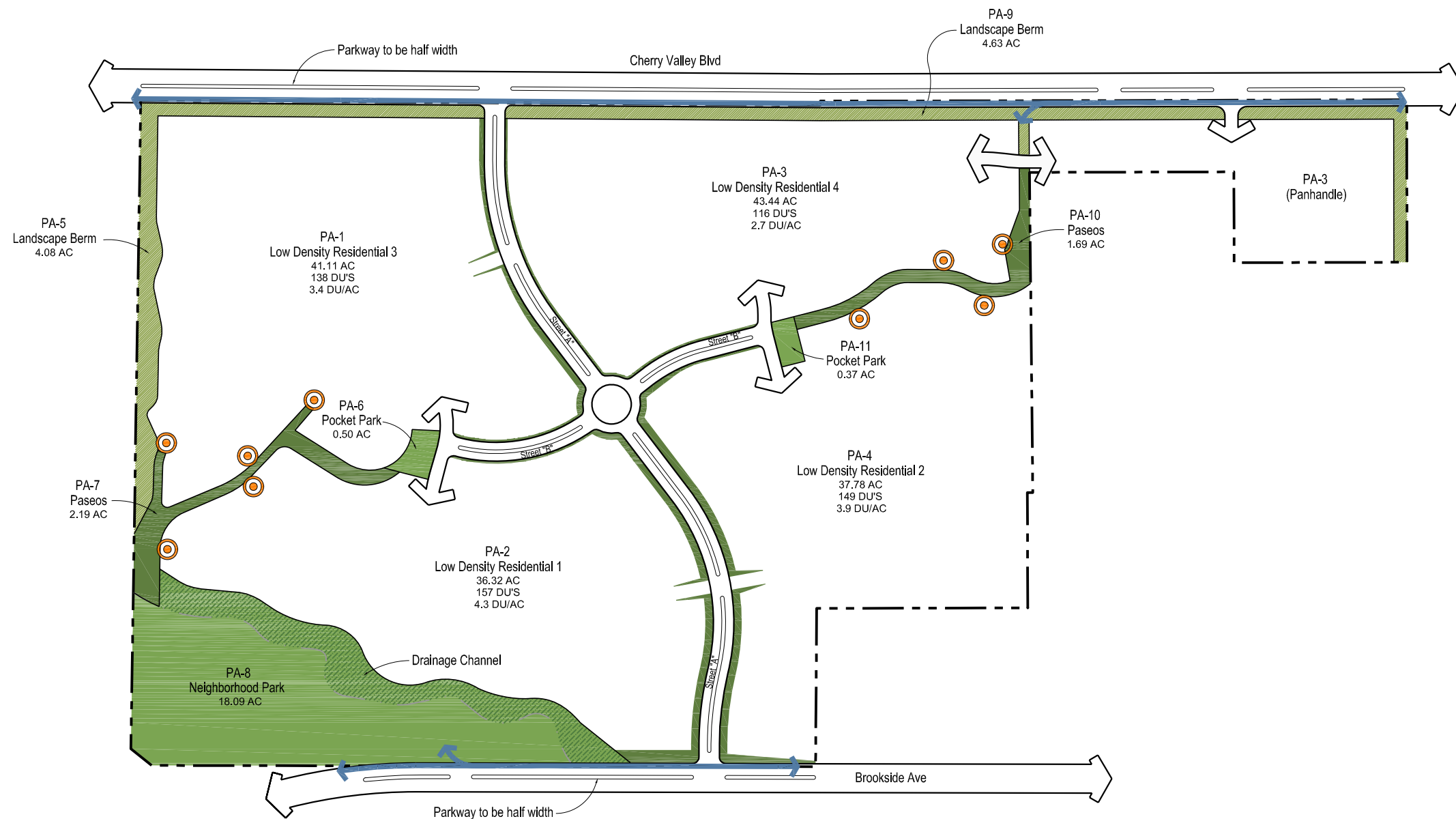
2.8 OPEN SPACE AND RECREATION MASTER PLAN

2.8.1 Open Space and Recreation Master Plan Description

The Sunny-Cal Specific Plan provides recreational and open space opportunities to residents of the Project as well as other area residents. Overall, the Specific Plan will contain over 30 acres of parks, open space, landscaped buffers, and paseos (Figure 2-12), with an approximate total of 12 net acres of improved neighborhood park (Planning Area 8), and two (approximately half-acre) pocket parks (Planning Areas 6 and 11).

Neighborhood Park

The Specific Plan consists of one neighborhood park (Planning Area 8) encompassing a total of 18 acres which will include 12 net acres of improved park to provide recreational opportunities for the Project residents. Recreational amenities provided in the park will include "Synthetic Grass" ball fields, tot lots, walking trails, basketball courts, and other outdoor recreational improvements. Ancillary improvements such as parking and restrooms will also be provided.



Pocket Parks

The Specific Plan consists of two pocket parks (Planning Areas 6 and 11) encompassing a total of 0.9 acres that provide walkable recreational opportunities for the Project residents.

Recreational amenities provided in the pocket parks will include tot lots, trails, and turf areas for passive recreation. Ancillary improvements such as restrooms may also be provided. The pocket parks are intended to serve the Project residents as local walkable facilities, therefore, parking has not been provided at the pocket parks. These pocket parks will be connected to the Project paseo system, allowing residents to easily reach the pocket parks (Figures 4-22 and 4-23).

Paseos and Bike Lanes

The Sunny-Cal Specific Plan will be connected by a series of paseos and bike lanes, which will offer non-vehicular access within the Specific Plan area and (eventually) to adjacent development.

Paseos within the Project will link park facilities of the neighborhood park, linear parks, and pocket parks in a continuous system with no dead ends and a variety of access points from adjacent neighborhoods. A paseo marker system will be located at ¼ mile increments along the paseo system for recreational users to monitor distance and time while recreating.

Class II bikeways are included in Cherry Valley Boulevard, Brookside Avenue and Street A right-of-ways. The final location of paseos and bike lanes shall be determined at the tentative tract map stage.

2.8.2 Project Parkland Requirements

The City General Plan establishes recreation development standards of five acres of useable local parkland for each 1,000 projected residents of a Project. Using 3.5 persons per dwelling unit and the requirement of five acres of parkland per 1,000 persons, the Specific Plan will generate approximately 1,960 persons (3.5×560). Thus, the Specific Plan would be required to provide 9.8 acres of parkland ($(1.960/1,000) \times 5$).

2.8.3 Parkland Identified in the Plan

Parks within the plan will be located in Planning Areas 6, 8, and 11. The total acreage for these three Planning Areas is approximately 19 acres. The 4 acres in Planning Area 8 that contain a detention basin will not be calculated as useable park space. The remaining 15 acres of park space will be considered useable park space to meet the City requirement identified above.

2.8.4 Open Space and Recreation Development Standards

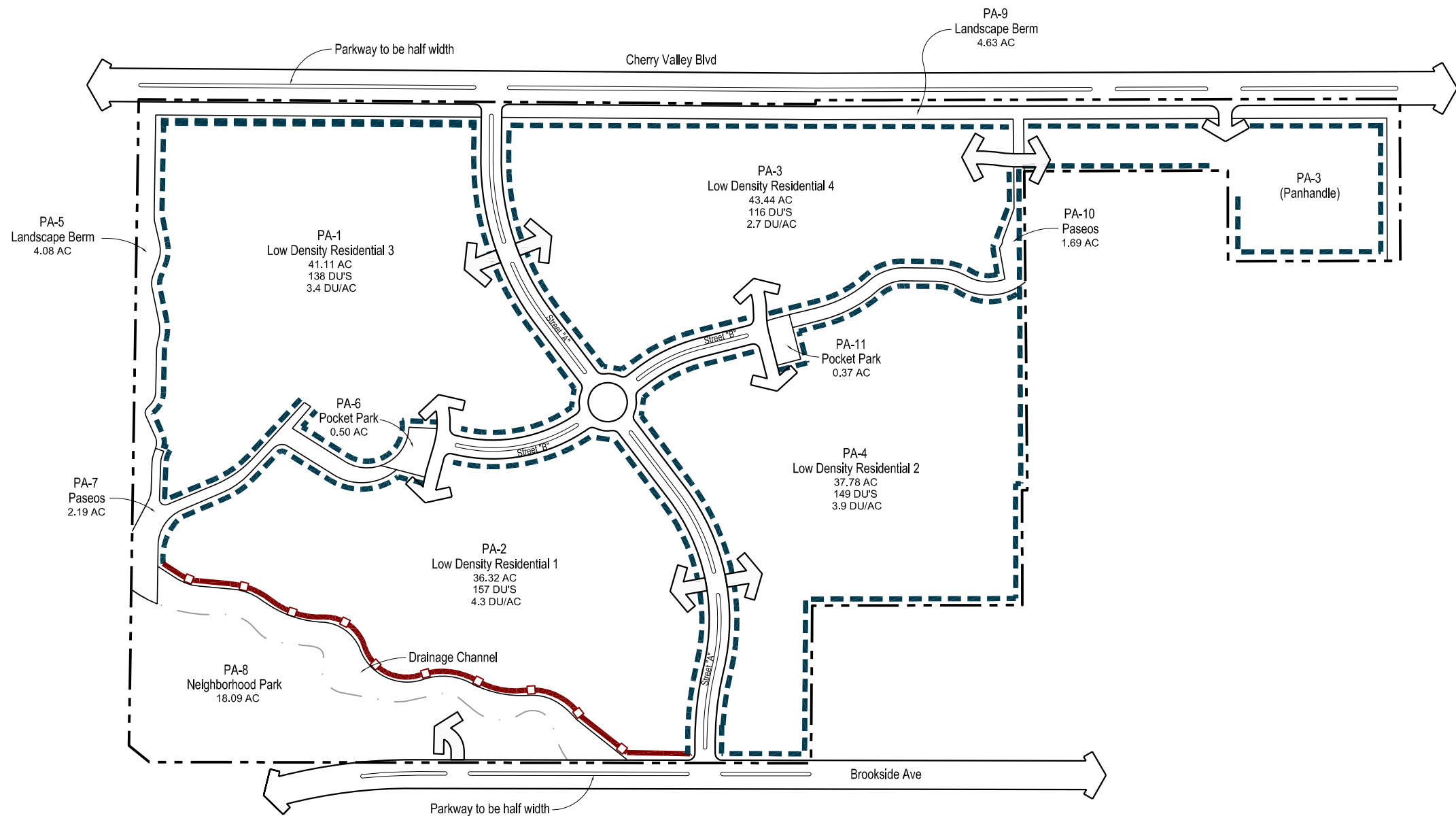
1. The developer shall dedicate and improve usable, developed active parkland the amount of which shall be determined by the City requirements, and the number of residential dwelling units that are approved by the City.
2. The fields shall be landscaped with "Synthetic Grass".
3. Where active recreational facilities, such as team sport fields and game courts, are planned, the site shall be graded to a maximum 2% slope.
4. All recreation facilities shall be landscaped and, where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.
5. If an open space area permits uses by the public or residents of the Specific Plan, adequate parking shall be provided except at pocket park and linear park locations which serve as pedestrian circulation corridors and access points for local neighborhoods.
6. If an open space area permits uses by the public or residents of the Specific Plan, appropriate signage shall be provided.

2.9 WALLS AND FENCES MASTER PLAN**2.9.1 Walls and Fences Plan Description**

The Master Developer will be responsible for freestanding walls, view fences, retaining walls, and thematic rail fences will reinforce the rural thematic character of community monumentation as well as provide security, safety, and soil retainment. Carelessly placed walls detract from the quality of the Project and should not be used to simply demarcate property lines. Master Developer installed walls and fences within the Sunny-Cal Specific Plan will be constructed and located in a manner consistent with the guidelines established in the Walls and Fences Master Plan (Figure 2-13). Community walls for sound attenuation will not be required unless determined necessary at final design to mitigate for noise. All walls and view fences, retaining walls, and thematic rail fences shall be submitted with the landscape plans for approval prior to recordation of the final map.

The material, style, and height of walls and fences shall provide an element of visual continuity throughout the Specific Plan. All construction materials and colors shall be consistent with the rural thematic character of the community as discussed in Section 4.

Merchant Builders will be responsible for interior side yard and rear yard fencing that does not abut roadways.



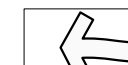
LEGEND



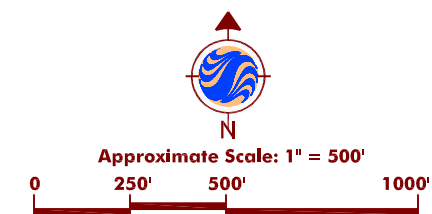
Community Wall
(See Figures 4-14 and 4-15)



View Fence
(See Figures 4-14 and 4-15)



Neighborhood Entrance



However, all construction materials and colors shall also be consistent with the rural thematic character. Additionally, where interior side yards run parallel to a private lot slope between lots greater than 8 vertical feet, view fencing will connect from the interior side yard to the perpendicular rear yard as discussed in Section 4.

2.9.2 Walls and Fences Master Plan Development Standards

The material, style and height of walls and fences shall provide an element of visual continuity throughout the Specific Plan that complements the rural character of other community features. All construction materials and colors shall be consistent with the Project architecture. The following wall and fence standards shall be provided throughout the Project area:

1. Walls and fences shall be kept as low as possible while performing their screening, safety and security functions.
2. Walls and fences may be combined with landscape berms to provide a buffer.
3. Walls and fences will be designed to blend with the Sunny-Cal Specific Plan architecture and rural community thematic character through the use of similar design, color, and material.
4. Landscaping will be used in conjunction with walls and fences to soften the overall look of the wall and/or fence. Vines planted on walls will be provided to assist in softening the look of the wall/fence.
5. When security fencing is provided, it will be combined with solid walls and pilasters.
6. Walls and fences will be properly maintained at all times.
7. One 4' foot wide gate is permitted for each lot backing a paseo to allow resident access to the paseo. Any such gate will be required to have a locking mechanism on the resident side of the property line for protection and safety of residents. Any such gate shall blend with the Specific Plan architecture through the use of similar design, color and material.
8. Walls and fences along side private property lines will be a minimum 5' in height to accommodate safety standards for pools and spas.

3.0 PLANNING AREAS AND DEVELOPMENT STANDARDS

3.1 PLANNING AREAS AND DEVELOPMENT STANDARDS

3.1.1 Planning Areas

Upon completion, the Sunny-Cal Specific Plan (Specific Plan or Project) will contain high quality single-family residential neighborhoods, paseos, parks, and open space of an appropriate intensity for the physical features and limitations of the Project Site. Residential development within the Specific Plan includes a mix of traditional single family lots ranging from 7,000 square feet to 20,000 square feet in size. To facilitate development and implementation of the Specific Plan, 11 Planning Areas (PAs), as shown in Figure 3-1, create a logical pattern of land use that both complement each other and their surroundings and provide an adequate buffer to the surrounding areas. Table 3-1 presents a summary of the Planning Areas.

Table 3-1 Planning Area Summary

Planning Area	Specific Plan Designation	Acreage	Minimum Lot Size	Dwelling Units
Planning Area 1	Low Density Residential 3	41.11	20,000 SF abutting Cherry Valley Blvd., 8,000 SF in remainder of Planning Area	138
Planning Area 2	Low Density Residential 1	36.32	7,000	157
Planning Area 3	Low Density Residential 4	43.44	20,000 SF abutting Cherry Valley Blvd., 8,500 SF in remainder of Planning Area	116
Planning Area 4	Low Density Residential 2	37.78	7,000	149
Planning Area 5	Landscaped Buffer	4.08		
Planning Area 6	Pocket Park	0.50		
Planning Area 7	Paseo	2.19		

SUNNY-CAL SPECIFIC PLAN











PLANNING AREAS AND DEVELOPMENT STANDARDS

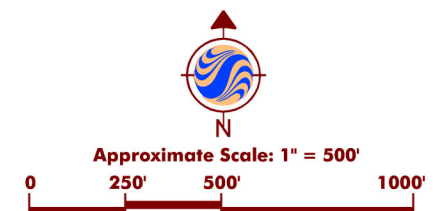
August 2007

Planning Area	Specific Plan Designation	Acreage	Minimum Lot Size	Dwelling Units
Planning Area 8	Neighborhood Park	18.09		
Planning Area 9	Landscaped Buffer	4.63		
Planning Area 10	Paseo	1.69		
Planning Area 11	Pocket Park	0.37		
Circulation	Circulation	9.80		
Total		200.00		560



LEGEND

-  Primary Project Monumentation
(See Figure 4-10)
-  Project Roundabout Monumentation
(See Figure 4-11)
-  Freeway Monumentation
-  Community Wall
(See Figure 4-14)
-  View Wall Fence
(See Figure 4-14)
-  Cherry Valley Blvd. Streetscape
(See Figure 4-16)
-  Brookside Avenue Streetscape
(See Figure 4-17)
-  Street "A" Streetscape
(See Figure 4-18)
-  Street "B" Streetscape
(See Figure 4-19)
-  Neighborhood Entrance



3.1.2 Residential Land Uses

Table 3-2 below identifies the permitted land uses for residential land use classifications in the Specific Plan. Existing uses within the Specific Plan, including agricultural uses, shall be permitted to continue operating. Such existing uses shall not be permitted to expand structures or operations. Such existing uses shall be considered permitted non-conforming uses.

Table 3-2 Land Use Standards for Residential Planning Areas

Residential Use	Low Density Residential
Single Family, detached	P
Single lot subdivisions	X
Patio homes	X
Townhomes/condominiums	X
Open space parks recreational facilities	P
Daycare (small family)	H
Daycare (large family)	C
Daycare Centers	X
Churches, temples or other places of religious worship	C
Educational institutions	C
Governmental uses	C
Facilities licensed by the California Department of Health	C
Accessory Buildings	P
Temporary real estate offices for lot sales on tract upon which the office is located	PP
Home occupations	PP
Construction trailer during active construction only	PP
Nurseries, Horticultural uses during the development of the Specific Plan	PP
Detention basins / flood control facilities	P
Water wells	P
Model Home Complex	PP
Recreation Vehicle Storage Facility (Note: recreational vehicles may be stored on residential lots in accordance with City ordinances.)	X
P = PERMITTED USES. Uses that are permitted without additional approvals. PP = PLOT PLAN USES. Uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 17.70 of the City of Beaumont Zoning Ordinance. C = CONDITIONALLY PERMITTED USES. Uses are permitted provided a conditional use permit has been approved pursuant to the provisions of Section 17.70 of the City of Beaumont Zoning Ordinance. H = HOME OCCUPATION PERMIT USES. Uses are permitted provided a home occupation permit has been approved. X = PROHIBITED USES. Uses are not permitted.	

3.1.3 Residential Development Standards

To ensure the orderly and sensitive development of the Specific Plan, special standards have been created for each Land Use designation. Table 3-3 identifies the development standards for each residential land use classification in the Specific Plan. These standards must be followed unless alternative criteria are identified for a specific Planning Area in Sections 3.2 through 3.12 of the Specific Plan.

Table 3-3 Development Standards

Standard	Low Density Residential 1	Low Density Residential 2	Low Density Residential 3	Low Density Residential 4
Lot Area	7,000 square feet	7,000 square feet	20,000 SF abutting Cherry Valley Blvd., 8,000 SF in remainder of Planning Area	20,000 SF abutting Cherry Valley Blvd., 8,500 SF in remainder of Planning Area
Minimum Average Width	60 feet	65 feet	70 feet	70 feet
Minimum Average Depth	100 feet	100 feet	110 feet	110 feet
Minimum Frontage	55 feet	55 feet	55 feet	55 feet
Minimum Frontage (knuckles or cu-de-sac)	35 feet	35 feet	35 feet	35 feet
Maximum Building Lot Coverage	50%	50%	50%	50%
Maximum Building Height	35 feet	35 feet	35 feet	35 feet
Minimum Front Yard**	20 feet	20 feet	20 feet	20 feet
Minimum Rear Yard	15 feet	15 feet	15 feet	15 feet
Minimum Side Yard	5 feet *	5 feet *	5 feet *	5 feet *
Minimum off street parking	2 enclosed spaces per dwelling unit	2 enclosed spaces per dwelling unit	2 enclosed spaces per dwelling unit	2 enclosed spaces per dwelling unit
<p>* Fireplaces and media niche may encroach 2 feet into side yard setback.</p> <p>**Front yard setbacks may be varied by 25%, while maintaining a minimum 20 foot garage setback, with approval of the Planning Director or his/her designee as described in Section 4.2.3.</p>				

3.2 PLANNING AREA 1 – LOW DENSITY RESIDENTIAL 3**3.2.1 Descriptive Summary**

Planning Area 1 permits development of 41.11 acres with Low Density Residential 3 land use. Planning Area 1 contains 138 single family dwelling units at a density of 3.4 DU/AC. Minimum lot size shall be 20,000 SF abutting Cherry Valley Blvd. and 8,000 SF in the remainder of the Planning Area.

3.2.2 Permitted Land Use

See Section 3.1.2 for permitted uses for the Low Density Residential 3 designation.

3.2.3 Development Standards

The development standards identified for Low Density Residential 3 in Section 3.1.3 shall apply to development in this Planning Area.

3.2.4 Planning Standards**Circulation Standards**

1. Two access points will be provided and shall be located off of Street “A” and Street “B” (Figure 3-1). Note that these access points as shown are conceptual. Access from Street “A” and Street “B” shall be determined at the tentative tract map stage. Access points shall be designed and located to provide adequate and safe access through adjacent Planning Areas from a traffic and fire safety standpoint.

3.3 PLANNING AREA 2 – LOW DENSITY RESIDENTIAL 1**3.3.1 Descriptive Summary**

Planning Area 2 permits development of 36.32 acres with Low Density Residential 1 land use. Planning Area 2 contains 157 single family dwelling units at a density of 4.3 DU/AC. Minimum lot size shall be 7,000 square feet.

3.3.2 Permitted Land Use

See Section 3.1.2 for permitted uses for the Low Density Residential 1 designation.

3.3.3 Development Standards

The development standards identified for Low Density Residential 1 in Section 3.1.3 shall apply to development in this Planning Area.

3.3.4 Planning Standards**Circulation Standards**

1. Two access points will be provided and shall be located off of Street "A" and Street "B" (Figure 3-1). Note that these access points as shown are conceptual. Access from Street "A" and Street "B" shall be determined at the tentative tract map stage. Access points shall be designed and located to provide adequate and safe access through adjacent Planning Areas from a traffic and fire safety standpoint.

3.4 PLANNING AREA 3 – LOW DENSITY RESIDENTIAL 4**3.4.1 Descriptive Summary**

Planning Area 3 permits development of 43.44 acres with Low Density Residential 4 land uses. Planning Area 3 contains 144 single family dwelling units at a density of 2.7 DU/AC. Minimum lot size shall be 20,000 SF abutting Cherry Valley Blvd., and 8,500 SF in the remainder of the Planning Area.

3.4.2 Permitted Land Use

See Section 3.1.2 for permitted uses for the Low Density Residential 4 designation.

3.4.3 Development Standards

The development standards identified for Low Density Residential 4 in Section 3.1.3 shall apply to development in this Planning Area.

3.4.4 Planning Standards**Circulation Standards**

1. Three points will be provided and shall be located off of Cherry Valley Boulevard, Street "A" and Street "B" (Figure 3-1). Note that these access points as shown are conceptual. Access from Street "A" and Street "B" shall be determined at the tentative tract map stage. Access points shall be designed and located to provide adequate and safe access through adjacent Planning Areas from a traffic and fire safety standpoint. Vehicular access will also cross through the paseo (linear park) along the easterly portion of the Planning Area.

3.5 PLANNING AREA 4 – LOW DENSITY RESIDENTIAL 2**3.5.1 Descriptive Summary**

Planning Area 4 permits development of 37.78 acres with Low Density Residential 2 land uses. Planning Area 4 contains 149 single family dwelling units at a density of 3.9 DU/AC. Minimum lot size shall be 7,000 square feet.

3.5.2 Permitted Land Use

See Section 3.1.2 for permitted uses for the Low Density Residential 1 designation.

3.5.3 Development Standards

The development standards identified for Low Density Residential 1 in Section 3.1.3 shall apply to development in this Planning Area.

3.5.4 Planning Standards**Circulation Standards**

1. Two access points will be provided and shall be located off of Street "A" and Street "B" (Figure 3-1). Note that these access points as shown are conceptual. Access from Street "A" and Street "B" shall be determined at the tentative tract map stage. Access points shall be designed and located to provide adequate and safe access through adjacent Planning Areas from a traffic and fire safety standpoint.

3.6 PLANNING AREA 5 – LANDSCAPED BUFFER/BERM**3.6.1 Descriptive Summary**

In Planning Area 5, which consists of 4.08 acres, a minimum 50 foot wide landscaped berm will minimize the visual impact of the project from adjacent properties, Cherry Valley Boulevard, and Interstate 10.

3.6.2 Land Use

Planning Area 5 will be developed as a Landscaped Buffer/Berm, and may include the following uses:

1. Private yards of adjacent lots on the east and south facing slopes of the berm.
2. Public works facilities, not including any structures, are permitted without requiring specific planning approvals.

3. The construction of any permanent structures accessory to the permitted uses, provided a conditional use permit has been approved pursuant to the provisions of Section 17.70 of the City of Beaumont Zoning Ordinance.
4. Existing uses within this Planning Area, including agricultural uses, shall be permitted to continue operating. Such uses shall not be permitted to expand existing structures or existing permitted operations.

3.6.3 Development Standards

1. No automobile parking spaces shall be provided.

3.7 PLANNING AREA 6 – POCKET PARK

3.7.1 Descriptive Summary

Planning Area 6 permits development of a 0.5-acre Pocket Park. The park is intended to be fully landscaped and improved and may include such amenities as picnic facilities, walkways, a comfort station and a tot lot. Additionally, the Planning Area may incorporate drainage facilities.

3.7.2 Statement of General Direction

This park is intended to provide walkable recreational opportunities for the residents of the Specific Plan. Park improvements will be provided by the developer of the Specific Plan and the park will be offered as a dedication to the City. Once improvements are completed the City will provide for the maintenance of the park.

3.7.3 Land Use

Planning Area 6 will be developed as a Pocket Park, and may include the following uses:

1. Public parks, comfort stations, playgrounds, active and passive recreational uses, and open space are permitted without requiring specific planning approvals.
2. Public works facilities, not including any structures, are permitted without requiring specific planning approvals.
3. The construction of any permanent structures accessory to the permitted uses, provided a conditional use permit has been approved pursuant to the provisions of Section 17.70 of the City of Beaumont Zoning Ordinance.
4. Existing uses within this Planning Area, including agricultural uses, shall be permitted to continue operating. Such existing uses shall not be permitted to expand existing structures or existing permitted operations.

3.7.4 Development Standards

1. This park is intended as a walkable amenity for the Project residents. Residents will be able to walk to the pocket park and to the paseos from their homes, therefore no automobile parking space will be provided.

Vehicular Circulation Standards

1. No vehicular circulation access will be provided.

Miscellaneous Standards

1. Development of this park shall occur prior to the issuance of the 100th building permit within the Specific Plan.

3.8 PLANNING AREA 7 – PASEO (LINEAR PARK)

3.8.1 Descriptive Summary

This Planning Area, which is 2.19 acres, provides pedestrian linkages between the pocket park in Planning Area 6 and the Neighborhood Park in Planning Area 8.

3.8.2 Land Use

Planning Area 7 will be developed as a Linear Park, and may include the following uses:

1. Trails and open space are permitted without requiring specific planning approvals.
2. Public works facilities, not including any structures other than, sewage treatment and lift station, and flood control facilities, are permitted without requiring specific planning approvals.
3. The construction of any permanent structures accessory to the permitted uses, provided a conditional use permit has been approved pursuant to the provisions of Section 17.70 of the City of Beaumont Zoning Ordinance.
4. Existing uses within this Planning Area, including agricultural uses, shall be permitted to continue operating. Such uses shall not be permitted to expand existing structures or existing permitted operations.

3.8.3 Development Standards

1. No automobile parking space will be provided

Vehicular Circulation Standards

1. This park is intended as a walkable amenity for the Project residents. Residents will be able to walk to the pocket park and to the paseos from their homes, therefore no vehicular circulation access will be provided.

3.9 PLANNING AREA 8 – NEIGHBORHOOD LINEAR PARK**3.9.1 Descriptive Summary**

Planning Area 8 permits development of 18.09-acres of park and open space. A 12 net acre Neighborhood Park will be developed within this Planning Area. The park is intended to be fully landscaped and improved and may include such amenities as picnic facilities, ball fields, walkways, play equipment, comfort stations and parking. Additionally, the Planning Area will incorporate a drainage feature from the southeast corner to the northwest corner of the Planning Area.

3.9.2 Statement of General Direction

This park is intended to provide active recreational opportunities for the residents of the Specific Plan. Park improvements will be provided by the Master Developer of the Specific Plan and the Park will be offered as a dedication to the City. Once improvements are completed the City will provide for the maintenance of the park.

3.9.3 Land Use

Planning Area 8 will be developed as a Neighborhood Park, and may include public utility infrastructure such as:

1. Playgrounds, ballfields, comfort stations, playgrounds, active and passive recreational amenities, parking, drainage and open space are permitted without requiring specific planning approvals.
2. Public works facilities, not including any structures other than power transmission towers, sewage treatment and lift station, and flood control facilities, are permitted without requiring specific planning approvals.
3. The construction of any permanent structures accessory to the permitted uses, provided a conditional use permit has been approved pursuant to the provisions of Section 17.70 of the City of Beaumont Zoning Ordinance.

4. Existing uses within this Planning Area, including agricultural uses, shall be permitted to continue operating. Such uses shall not be permitted to expand existing structures or existing permitted operations.

3.9.4 Development Standards

1. Automobile parking space shall be provided as required by Section 17.55 of the City of Beaumont Zoning Ordinance.

3.9.5 Planning Standards

Vehicular Circulation Standards

1. One access point from Brookside Avenue will be provided to this Planning Area. Actual access to Planning Area 6 shall be determined at the tentative tract map stage or with the submittal of park plans.

Miscellaneous Standards

1. Development of this park shall occur prior to the issuance of the 175th building permit within the Specific Plan.

3.10 PLANNING AREA 9 – LANDSCAPED BUFFER/BERM

3.10.1 Descriptive Summary

In Planning Area 9, which is 4.63 acres, a minimum 50 foot wide landscaped berm will minimize the visual impact of the project from adjacent properties and Cherry Valley Boulevard.

3.10.2 Land Use

Planning Area 9 will be developed as a Landscaped Buffer/Berm, and may include the following uses:

1. Private yards of adjacent lots on the west and south facing slopes of the berm.
2. Public works facilities, not including any structures, are permitted without requiring specific planning approvals.
3. The construction of any permanent structures accessory to the permitted uses, provided a conditional use permit has been approved pursuant to the provisions of Section 17.70 of the City of Beaumont Zoning Ordinance.

4. Existing uses within this Planning Area, including agricultural uses, shall be permitted to continue operating. Such uses shall not be permitted to expand existing structures or existing permitted operations.

3.10.3 Development Standards

1. No automobile parking space shall be provided.

3.11 PLANNING AREA 10 – PASEO (LINEAR PARK)

3.11.1 Descriptive Summary

This Planning Area, which is 1.64 acres, provides pedestrian linkages between the pocket park in Planning Area 11 and Cherry Valley Boulevard and potential off-site extension of the Paseo.

3.11.2 Land Use

Planning Area 10 will be developed as a Paseo (Linear Park) and may include the following uses:

1. Trails and open space are permitted without requiring specific planning approvals.
2. Public works facilities, not including any structures other than, sewage treatment and lift station, and flood control facilities, are permitted without requiring specific planning approvals.
3. The construction of any permanent structures accessory to the permitted uses, provided a conditional use permit has been approved pursuant to the provisions of Section 17.70 of the City of Beaumont Zoning Ordinance.
4. Existing uses within this Planning Area, including agricultural uses, shall be permitted to continue operating. Such uses shall not be permitted to expand existing structures or existing permitted operations.

3.11.3 Development Standards

1. No automobile parking spaces will be provided

Vehicular Circulation Standards

1. No vehicular circulation access will be provided.

Miscellaneous Standards

1. Development of this paseo shall occur prior to the issuance of the 100th building permit within the Specific Plan.

3.12 PLANNING AREA 11 – POCKET PARK**3.12.1 Descriptive Summary**

Planning Area 11 permits development of a 0.37-acre Pocket Park. The park is intended to be fully landscaped and improved and may include such amenities as picnic facilities, a comfort station, a tot lot, turf-grass and walkways. Additionally, the Planning Area will incorporate a drainage feature from the northeast corner to the southwest corner of the Planning Area.

3.12.2 Statement of General Direction

This park is intended to provide active recreational opportunities for the residents of the Specific Plan. Park improvements will be provided by the Master Developer of the Specific Plan and the Park will be offered as a dedication to the City. Once improvements are completed the City will provide for the maintenance of the park.

Planning Area 11 will be developed as a Pocket Park, and may include the following uses:

1. Public park, comfort stations, playgrounds, active and passive recreational uses, and open space are permitted without requiring specific planning approvals.
2. Public works facilities, not including any structures, are permitted without requiring specific planning approvals.
3. The construction of any permanent structures accessory to the permitted uses, provided a conditional use permit has been approved pursuant to the provisions of Section 17.70 of the City of Beaumont Zoning Ordinance.
4. Existing uses within this Planning Area, including agricultural uses, shall be permitted to continue operating. Such existing uses shall not be permitted to expand existing structures or existing permitted operations.

3.12.3 Development Standards

1. This park is intended as a walkable amenity for the Project residents. Residents will be able to walk to the pocket park and to the paseos from their homes, therefore no automobile parking spaces will be provided.

Vehicular Circulation Standards

1. No vehicular circulation access will be provided

Miscellaneous Standards

1. Development of this park shall occur prior to the issuance of the 200th building permit within the Specific Plan.

4.0 ARCHITECTURE AND LANDSCAPE DESIGN GUIDELINES

4.1 PURPOSE AND INTENT OF ARCHITECTURE AND LANDSCAPE GUIDELINES

The purpose of architecture and landscape guidelines is to establish minimum standards of quality for construction and development of the project and to provide a framework for the aesthetic structure of the project to insure that the thematic character described here in the specific plan carries forward into the built product.

Specific goals for both architecture and landscape guidelines are:

- a. To provide aesthetic guidance to the master developer, merchants builders, planners, engineers, architects, landscape architects and other professionals working on the project.
- b. To create a minimum standard of accountability that the City of Beaumont can expect in terms of aesthetic quality.
- c. To provide a framework and basis for the Covenants, Codes and Restrictions for the master developer, merchant builder, property manager, home owner's associations and ultimately to property owners.

The guidelines set forth in this specific plan are intended to be specific enough to provide general guidelines, yet be flexible enough that they are capable of accommodating changes in lifestyle, economic conditions, and the marketplace within the surrounding area and region.

Architectural guidelines address such items as general character, floor plans, scale, massing, ground and plane articulation, roof articulation and materials, accessory structures such as patios porches and balconies, columns and posts, trellis features and other outdoor extensions from the housing structure, building materials and color, entry features such as courtyards, doors and fixtures, window treatments, garage openings, chimneys, fascia plates, flashings and vents, skylights and solar panels and mechanical equipment.

Landscape guidelines address such items as general thematic character of the site as it relates to the surrounding environment, monumentation, walls and fencing, street scenes, community amenities such as parks and open space, pocket parks, paseos and bike trails, edge conditions and fuel modification, street lighting, paseo lighting, landscape lighting, mailbox enclosures bus turnouts, erosion control, landscape, irrigation treatments, maintenance and master developer and merchant builder coordination.

Together the architecture and landscape guidelines establish a cohesive framework for aesthetic character and sense of community.

4.2 ARCHITECTURE

Good architectural design will contribute to a number of desirable characteristics of the completed development, influencing resident comfort, market values, and community identity. Specific architectural styles are not identified; instead these guidelines focus on identifying desirable architectural elements. This section characterizes and illustrates building materials and forms which are expressive of the intended architectural elements. Architectural elements are defined as appropriate (required, encouraged, permitted), discretionary (limited use), and inappropriate (prohibited), as outlined in these guidelines.

The illustrations in this section are offered as a visual expression of the intended character and appropriate design responses. Builders will be required to provide plans to the City prior to the issuance of a building permit. The City will review plans prior to the issuance of building permits to insure compliance with the approved Specific Plan Guidelines.

4.2.1 Character

Construction within the Sunny-Cal Specific Plan should attempt to invoke the rural character of the surrounding region. Builders are encouraged to select architectural styles that reflect a rural character. This rural character should be realized in specific design features blended into the structures design and situation.

The selection of architectural styles for construction within the plan should focus on creating a unified design theme where individual houses complement one another.

4.2.2 Floor Plans

To provide a mix of housing opportunities the Sunny-Cal project will provide a variety of one and two story options as summarized Table 4-1.

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Table 4-1 Floor Plan Requirements

Planning Area	Total Number of Floor Plans	Total Number of Single-Story Floor Plans
Planning Area 1	5*	1
Planning Area 2	4	1
Planning Area 3	5*	1
Planning Area 4	4	1
*Planning Areas 1 and 3 are adjacent to Cherry Valley Boulevard. If 6 or more floor plans are provided in these planning areas, 2 single story floor plans will be provided.		

Houses and garages shall be arranged in a manner that creates a varied appearance of building heights. Reverse floor plans will be counted as a distinct floor plan. The use of single story floor plans on lots adjacent to Cherry Valley Boulevard is encouraged.

4.2.3 Variable Front Yard Setbacks

Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks may be varied by up to 25%, while maintaining a minimum 20 foot garage setback, with approval of the Planning Director or his/her designee as an administrative approval. Please refer to Section 3.0 for all setback requirements.

4.2.4 Massing, Horizontal and Vertical Plane Articulation and Scale for Front Yard Elevations

The rural architectural character of the Sunny-Cal Specific Plan will be perceived primarily from public spaces. Therefore, building massing, scale, and roof forms, as the primary design components require careful articulation in their architectural expression to these public spaces. In addressing these front yard massing, horizontal and vertical plane articulation and scale, the following guidelines for massing and scale will assist in maintaining a rural character:

- a. Variation in horizontal ground plane and vertical walls plans reduces the overall feeling of mass and ensures that mass does not outweigh scale.
- b. Exterior massing shall have several levels of vertical and horizontal plane articulation in front, rear and side yard configurations.
- c. Single story components such as porches, balconies, reduced living spaces and recessed garage areas shall be used together to complement one another in terms of plane articulation.
- d. Long unbroken facades and large flat surfaces with no openings shall be avoided,

- e. Utilize vertical and horizontal plane shifts and a variety of fascia plates with more than one plane element to create shadows and visual relief between horizontal and vertical planes.
- f. Combine single and second story architectural elements where appropriate with combinations of accents posts and columns, rails, ironwork and accent wood trim to break up visual monotony.
- g. Create a sense of visual variety by varying roof materials, colors, roof lines, pitch and heights.
- h. Vary colors between adjacent planes with complementary colors schemes and building materials.
- i. Provide architectural schemes that encourage front yard use such as courtyards, front yard porch structures and large windows and that discourage garage openings as the single plane element closest to the front yard right of way.

Figure 4-1 presents some examples of massing, horizontal and vertical plane articulation and scale for front yard elevations.

4.2.5 Massing, Horizontal and Vertical Plane Articulation and Scale for Side and Rear Yard Elevations

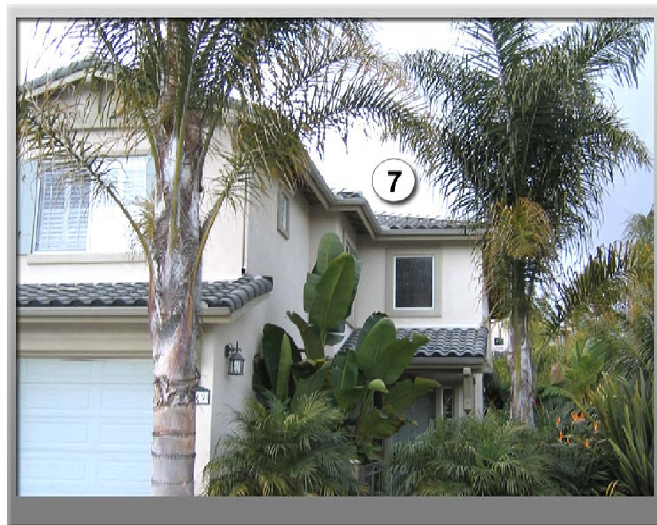
Building massing, vertical and horizontal plane articulation, scale, and roof forms, along side and rear yards also serve primary importance with private homeowners in establishing a sense of privacy while allowing natural sunlight into the household while adding character to the built structure. In addressing these rear and side yard issues, the following guidelines for massing and scale will assist in maintaining a rural character:

- a. Side yard and backyard plane articulation shall also have variety both horizontally and vertically with no less than three plane changes vertically for each side yard and back yard.
- b. Side yard architecture facing streets, parks and open spaces shall provide clear views to these elements through use of window treatments.
- c. Direct vision from one side yard to another adjacent neighboring side yard shall be avoided.
- d. Building planes from one neighboring home to another that are not precisely parallel between homes is encouraged.



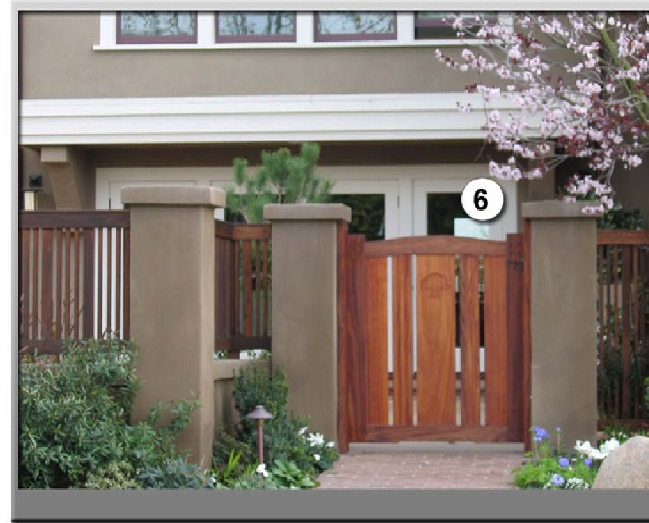
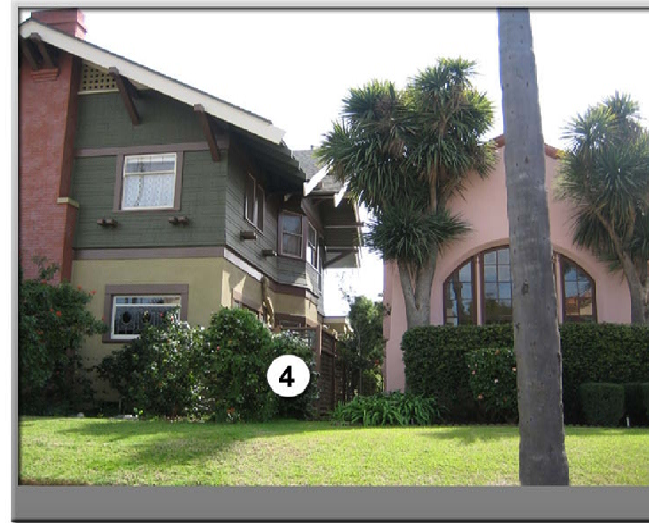
Massing, Horizontal and Vertical Plane Articulation and Scale for Front Yard Elevations

- 1 Variation in horizontal ground plane and vertical wall plans reduce the overall feeling of mass and ensures that mass does not outweigh scale.
- 2 Exterior massing shall have several levels of vertical and horizontal plane articulation in frontyard configurations.
- 3 Single story components such as porches, balconies, reduced living spaces and recessed garage areas shall be used together to complement one another in terms of plane articulation.
- 4 Long unbroken facades and large flat surfaces with no openings shall be avoided.
- 5 Utilize vertical and horizontal plane shifts and a variety of fascia plates with more than one plane element to create shadows and visual relief between horizontal and vertical planes.
- 6 Combine single and second story architectural elements where appropriate with combinations of accents posts and columns, rails, ironwork and accent wood trim to break up visual monotony.
- 7 Create a sense of visual variety by varying roof materials, colors, roof lines, pitch and heights.
- 8 Vary colors between adjacent planes with complementary color schemes and building materials.
- 9 Provide architectural schemes that encourage front yard use such as courtyards, front yard porch structures and large windows and that discourage garage openings as the single plane element closest to the front yard right of way.



- e. Window treatments, roof pitch and offsets, and fascia plates, for side yard and backyard planes shall be encouraged to break up the vertical relief of walls and enhance the differences from one vertical plane to the other.
- f. Arbor, fence, wall and gate extensions and trellis features shall be encouraged along side yard and backyard planes as an extension of the architecture, connecting to side yard gates and fences.

Figure 4-2 presents some examples of massing, horizontal and vertical plane articulation and scale for side and rear yard elevations.



Massing, Horizontal and Vertical Plane Articulation and Scale for Side and Rear Yard Elevations

- 1 Side yard and backyard plane articulation shall also have variety both horizontally and vertically with no less than three plane changes vertically for each side yard and back yard.
- 2 Side yard architecture facing streets, parks and open spaces shall provide clear views to these elements through use of window treatments.
- 3 Direct vision from one side yard to another adjacent neighboring side yard shall be avoided.
- 4 Building planes from one neighboring home to another that are not precisely parallel between homes is encouraged.
- 5 Window treatments, roof pitch and offsets, and fascia plates, for side yard and backyard planes shall be encouraged to break up the vertical relief of walls and enhance the differences from one vertical plane to the other.
- 6 Arbor, fence, wall, gate extensions and trellis features shall be encouraged along side yard and backyard planes as an extension of the architecture, connecting to side yard gates and fences.

4.2.6 Roof Articulation and Materials

Roof articulation and materials assist in creating visual interest and promote richness and variety in architectural style. Roof Articulation and Materials shall be subject to the following guidelines:

- a. Roof articulation shall be varied, by varying roof materials and colors as well as creating a variety of roof heights, roof lines and pitch.
- b. Extensions of the roof structures such as knee braces, exposed roof rafter trails, towers, chimneys and for various products, roof articulation and materials,
- c. Non-decorative flashings and vents shall be hidden from view to the greatest length possible, as well as skylights, and solar panels.
- d. Roofs shall be designed as an integral part of the building structure.
- e. Gabled and hipped roofs are encouraged.
- f. Chimneys shall provide visual relief and character as well as provide function to the home.
- g. Cedar and Shake Roof materials shall be prohibited.

Figure 4-3 presents some examples of roof articulation and materials.



Roof Articulation and Materials

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- 2 Extensions of the roof structures such as knee braces, exposed roof rafter trails, towers, chimneys and for various products, roof articulation and materials,
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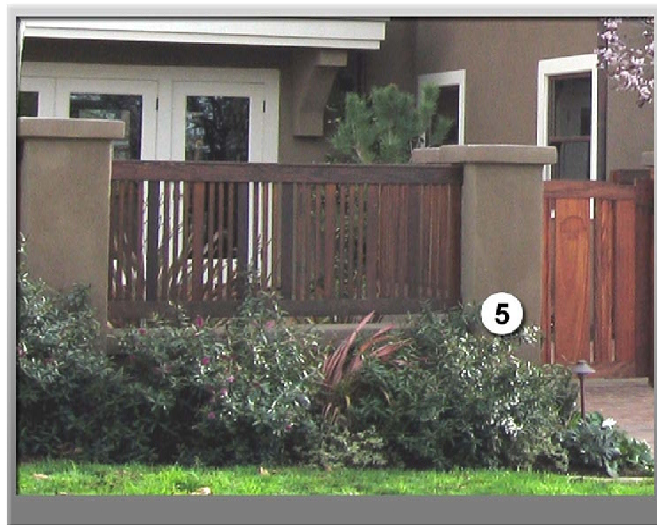
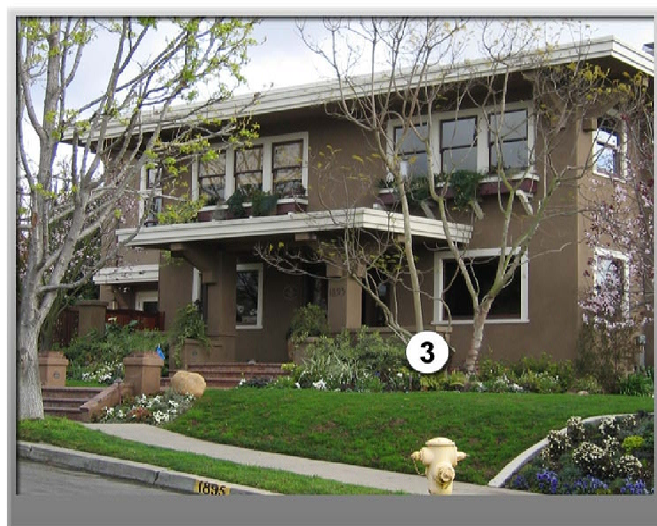
4.2.7 Accessory Structures

Accessory structures such as courtyards, porches, decks and patios and balconies assist in creating visual variety, enhance architecture and create neighboring opportunities. These types of elements also created variation in massing and assist in creating human scale and shall create a seamless transition between indoor and outdoor elements

The following guidelines will assist in creating a rural character and friendly neighborhood atmosphere that encourages neighbor communication and stimulation while providing an aesthetically pleasing architectural style:

- a. Front porches facing streets are encouraged and shall be a natural extension of the architecture using overhead structures such as roof overhangs and trellis features along with columns, posts, walls and woodwork to frame and enclose these elements while allowing clear unobstructed visibility to front yard landscaping and street scenes
- b. Courtyards, porches and patios shall create connectivity between the built structure and outdoor environment by providing access opportunities between each such as French doors and expanded windows.
- c. Accessory structures shall be compatible in material and color with other architectural features.
- d. Second-story covered balconies and other shade structures shall be an integral part of the architectural design of the structure, not an attachment.
- e. Wood, iron, and composite materials shall be used as accent pieces and detailing
- f. Appropriate ground plane surfaces include composite decking, colored concrete, brick and stonework.
- g. The use of columns and posts shall accentuate and accent outdoor room elements in terms of scale and shall complement the architecture in terms of material and color.

Figure 4-4 presents some examples of accessory structures.



Accessory Structures

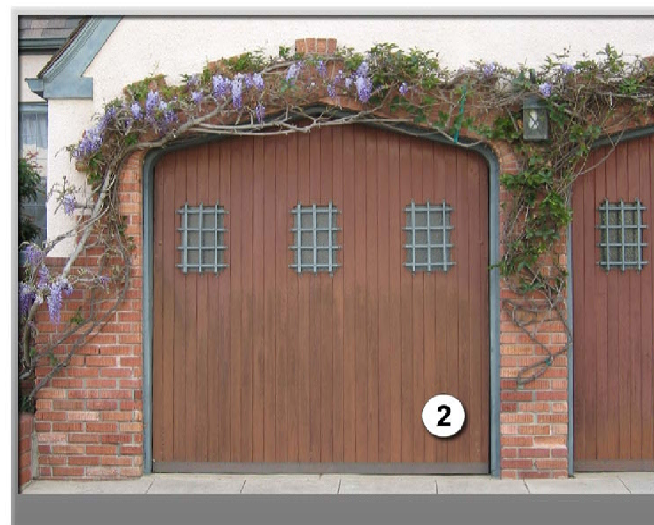
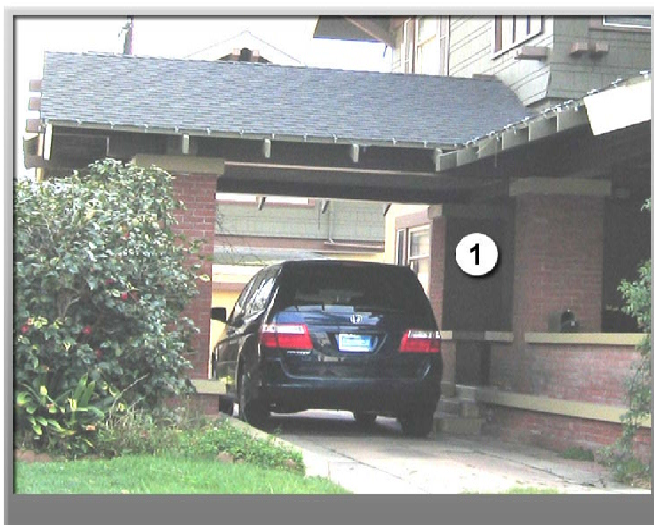
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- 6 Appropriate ground plane surfaces include composite decking, colored concrete, brick and stonework.
- 7 The use of columns and posts shall accentuate and accent outdoor room elements in terms of scale and shall complement the architecture in terms of material and color.

4.2.8 Garage Doors and Driveways

Garage door openings and driveways shall accommodate vehicular access without dominating the architecture and front yard street scene. To assist in this measure, the following guidelines related to garages and driveways are:

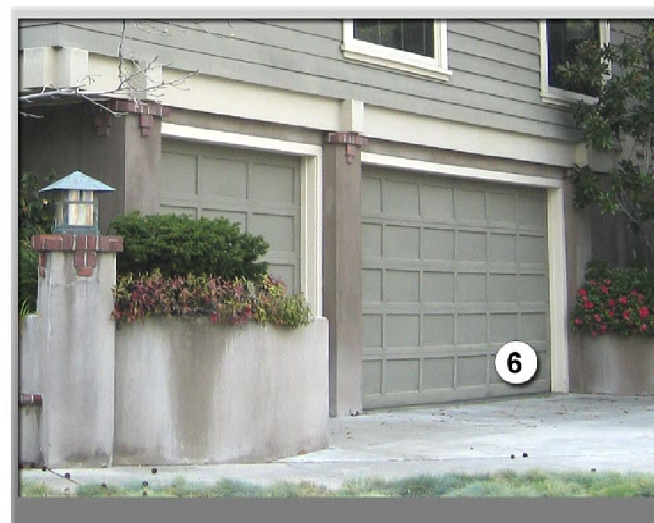
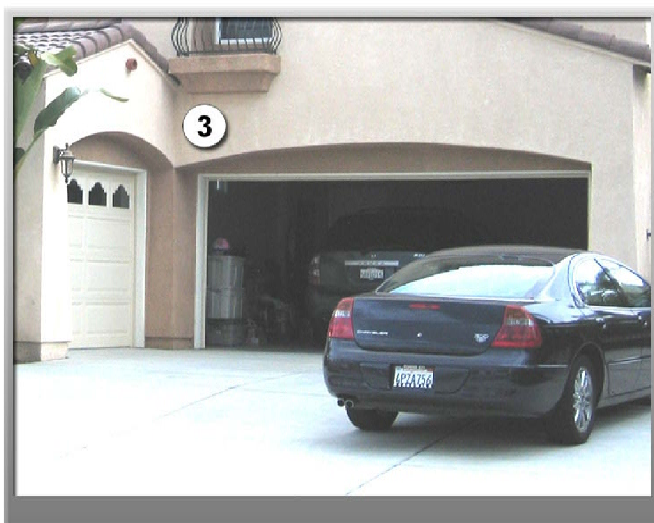
- a. Encourage the use of recessed garage openings.
- b. Discourage garage door openings that will become the dominate plane feature of the architecture by creating visual relief through framing details, fascia plates that have a variety of relief and windows within the door structure.
- c. Split garages, backyard garages, or tandem garages shall be encouraged
- d. Where three car garages systems are a key element of the architecture, there shall be at least two distinct and separate garage door openings with at least one opening partially setback from the other.
- e. Separations in garage door structures shall also have a landscape section between doors which may be a single isolated planting area or a continuous planting area completely separating one driveway from the other. In instances where an isolated planting area is used this area shall be no less than two feet wide and three feet long to accommodate shrubs, vines and groundcovers and shall have irrigation sleeves that extend from this planting area to both sides of the driveway.
- f. Color selection of garage door material and color shall have visual continuity and harmony while accenting other architecture materials and colors.
- g. Garage doors with textures and openings are encouraged.

Figure 4-5 presents examples of garage doors and driveways.



Garage Doors and Driveways

- 1 Encourage the use of recessed garage openings.
- 2 Discourage garage door openings that will become the dominate plane feature of the architecture by creating visual relief through framing details, fascia plates that have a variety of relief and windows within the door structure.
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- 6 Selection of garage door material and color shall have visual continuity and harmony while accenting other architecture materials and colors.
- 7 Garage doors with textures and openings are encouraged.



4.2.9 Building Materials and Colors

Building materials and colors are an essential component of maintaining architectural style, variety continuity contrast and character. As such building materials and colors shall be subject to the following guidelines:

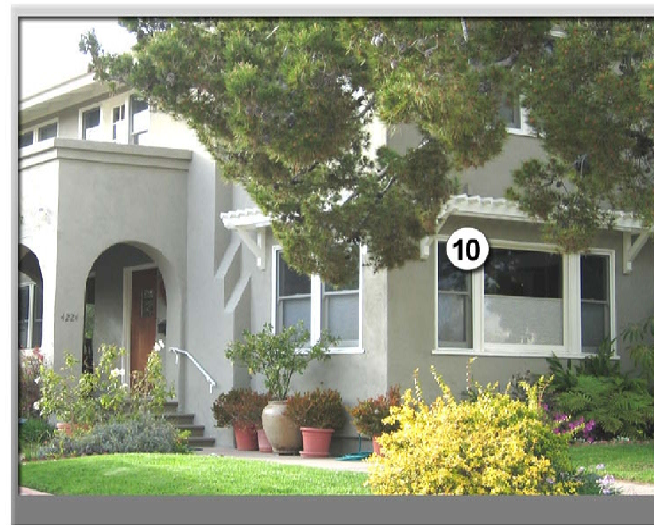
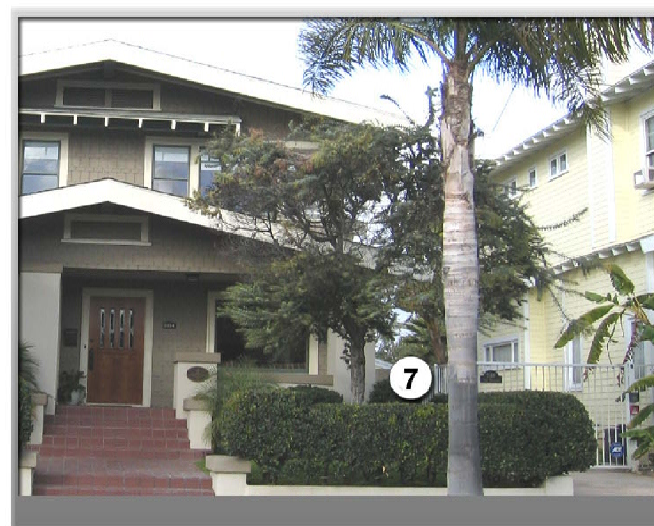
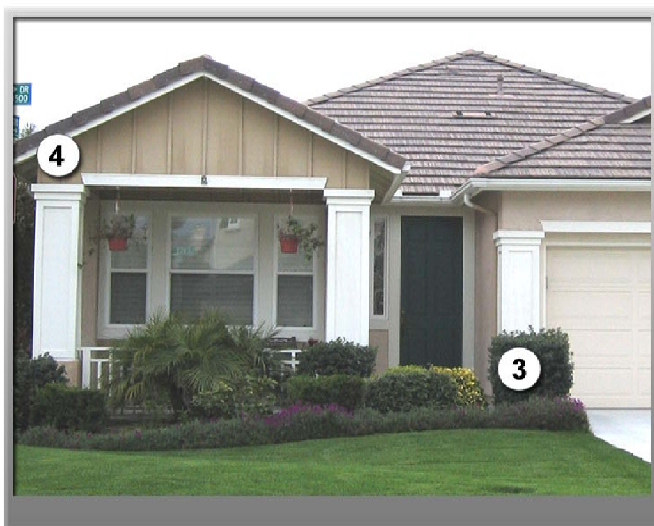
- a. Exterior building materials shall be of natural materials which are compatible with and reflect the elements of the surrounding natural environment.
- b. Complimentary accent materials and colors are allowed and encouraged.
- c. Trim shall be stained with semi-transparent stain or painted as accents. The crisp, clean, and simple use of tile, brick, stone, masonry, or pre-cast concrete are permitted as design accents and trim.
- d. Color is intended as a primary theme element reflecting the nuances of the indigenous elements of the natural environment.
- e. Building material and color values should generally be light, with darker or lighter accents encouraged to highlight the character of the structure, particularly in respect to balcony rails, awnings, inlaid tile bands, and cornice bands.
- f. All accents must relate to the architectural form and character of the building.
- g. Adjacent structures shall have different color schemes to provide variety to the neighborhood.
- h. Monochromatic material and color schemes will not be allowed.
- i. A variety of materials and colors chosen for architecture shall relate to the surrounding community theme.
- j. Changes in material shall occur at changes in plane.

Figure 4-6 presents examples of building materials and colors.



Building Materials and Colors

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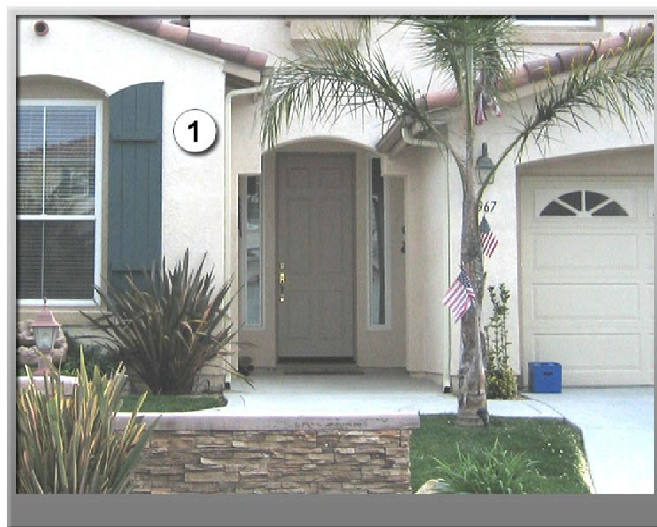


4.2.10 Entry Features, Doors, Fixtures and Window Treatments

Entry Features, Doors, Fixtures and Window Treatments provide a strong visual quality and richness to architecture and as such shall be subject to the following guidelines:

- a. Entrances shall be clearly defined.
- b. Doorways shall be enhanced visually as an integral component of the vertical plane surface through use of surrounding complimentary molding, framing, post columns, lintels and overhangs.
- c. Actual front door material shall be a combination of wood and glass designed consistent with the architecture.
- d. Door and window fixtures shall also be consistent with architectural theme.
- e. Windows details such as shutters, potholders, and iron work extensions are encouraged.
- f. Frames, mullions, awnings and other detail elements shall be material and color coordinated with the rest of the building materials and colors appropriate for the architectural style desired.
- g. Doorways and windows shall be an integral component for movement between accessory structures such as porches, courtyards and patio features and as such should relate to these features in terms of style, scale, and character.
- h. Architectural lighting at doorways and windows and lighting that can be seen from the outside of windows as one looks into the structure shall be consistent with the architectural style.

Figure 4-7 presents examples of entry features, doors, fixtures, and window treatments.



Entry Features, Doors, Fixtures and Window Treatments

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- 8 Architectural lighting at doorways and windows and lighting that can be seen from the outside of windows as one looks into the structure shall be consistent with the architectural style.



4.2.11 Mechanical Equipment

All air conditioning/heating equipment, soft water tanks, water meters, gas meters, pool equipment, and electric meters must be screened from public view. Sound attenuation is encouraged. Roof mounted cooling and heating units and related ductwork are unacceptable on pitched roofs. On flat roofs, HVAC equipment and ductwork is prohibited unless screened by parapet walls as high as or higher than units and ductwork.

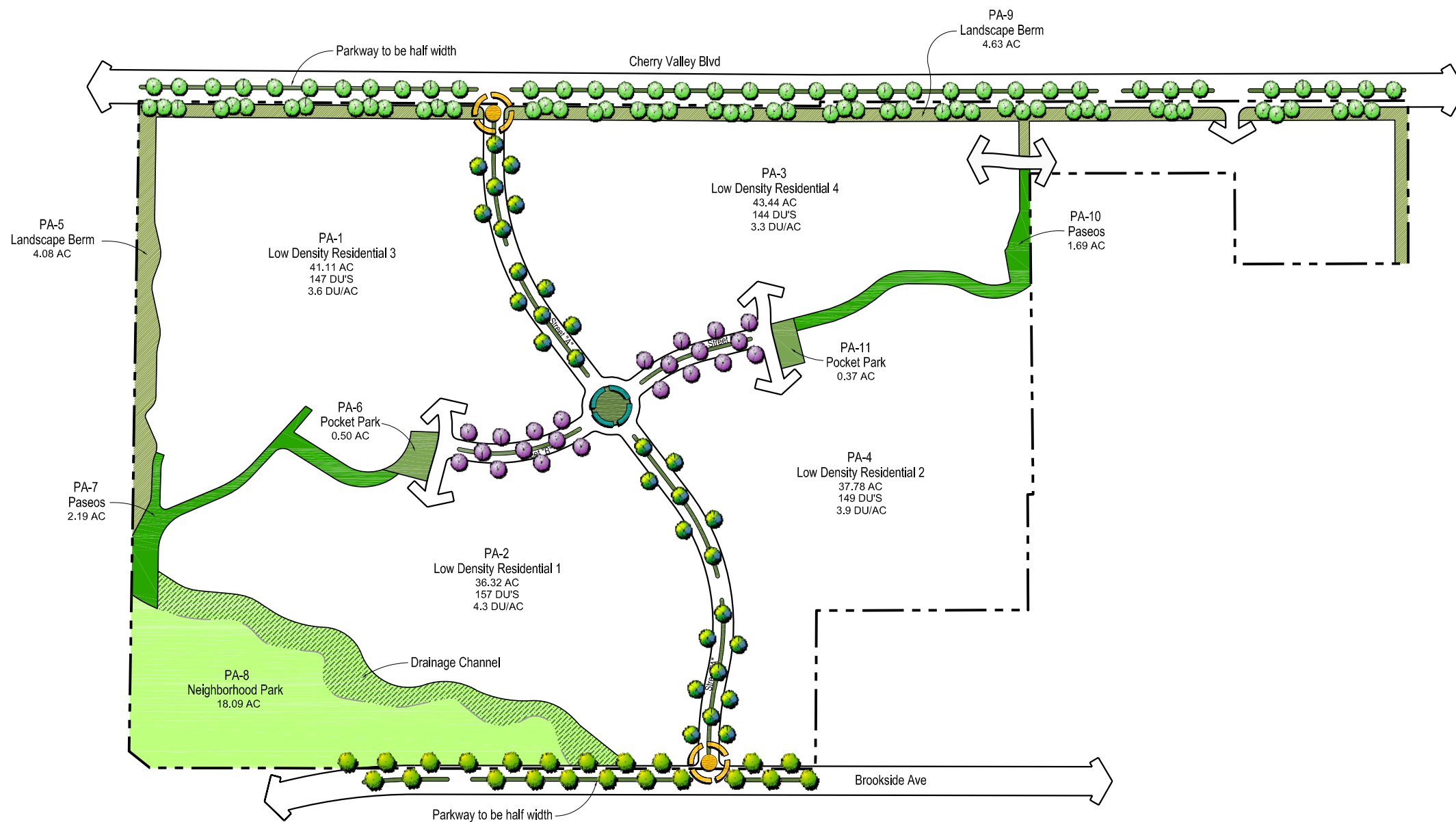
4.2.12 Weatherproofing Measures

To reduce utility costs and the use of resources, all structures will provide energy efficient water heaters, low-flow shower heads, ceiling insulation, weather striping, caulking, and duct insulation.



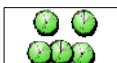

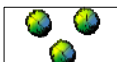

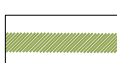
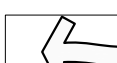
4.3 LANDSCAPE CONCEPT

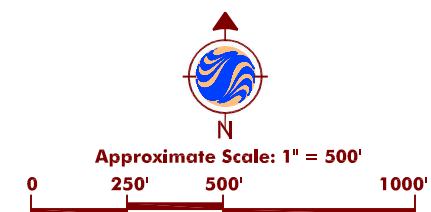
The landscape concept is illustrated in the Landscape Master Plan (Figure 4-8). The primary function of landscaping for the Sunny-Cal specific plan is to capture the essence of the existing rural character of Beaumont and the surrounding region and implement that character or theme within the community development. The primary ways to accomplish this are to create community elements that can extend beyond the immediate community and that become landmark identifiers for the surrounding area. Two ways of accomplishing this goal is through community thematic planning that specifically addresses this issue and by utilizing a landscape plant palette that matches that character. To this end, landscape guidelines will address:

- a. general thematic character of the site as it relates to the surrounding environment,
- b. entry monumentation for the community, specific neighborhoods and parks and open space elements
- c. walls and fencing,
- d. street scenes
- e. community amenities such as parks and open space, pocket parks, paseos and bike trails,
- f. edge conditions and fuel modification
- g. accessory issues such as street lighting, paseo lighting, landscape lighting, mailbox enclosures and bus turnouts
- h. technical issues such as erosion control, landscape and irrigation treatments and maintenance
- i. Master Developer and Merchant Builder Coordination,



LEGEND

-  Primary Project Monumentation
(See Figure 4-10)
-  Project Roundabout Monumentation
(See Figure 4-11)
-  Cherry Valley Blvd. Streetscape
(See Figure 4-16)
-  Brookside Avenue Streetscape
(See Figure 4-17)
-  Street "A" Streetscape
(See Figure 4-18)
-  Street "B" Streetscape
(See Figure 4-19)
-  Landscape Buffer Edge
(See Figure 4-16 and 4-31)
-  Neighborhood Entrance



4.3.1 General Thematic Character

The community design elements within the Sunny-Cal specific plan focus on preserving and enhancing desirable elements of the existing manmade and natural character of the site, the surrounding region and the City of Beaumont. Manmade elements such as monumentation, walls and fencing and hardscape elements should reflect the generally rural character of the site and surrounding area and should complement the landscape plant palette. One way of achieving this goal is the use of natural organic as well as manmade features for these elements. Figure 4-9 reflects general landscape features that create this character. This general ambiance will be carried forward to architectural features of individual homes utilizing subtle elements of these thematic qualities in traditional home styles.

4.3.2 Monumentation

It is essential that community monumentation create a subtle organized hierarchy within the community that captures the character and essence of the environment. Community entry monuments and associated landscape materials carry the framework of identifying landmark features that accent the community within this specific plan while embracing elements of the surrounding environment, while neighborhood entry monumentation carries forward this general flavor in a smaller subordinate way. With this hierarchy in mind, the community development at Sunny-Cal has the following monumentation hierarchy in order of larger to smaller:

Community Entry Monumentation:

Community Entry Monumentation is located at the key intersections of the community and the surrounding environment. These entries are located at the intersections of Cherry Valley Blvd, and Street "A" and at the intersection of Brookside Ave. and Street "A". Community Entry monumentation reflects the signature of the proposed specific plan, much like branding of domestic livestock on a ranch. When visually seen, community entry monumentation should create a visual sense of place and an understanding of qualities of the surrounding environment, thus creating a landmark based on association.

Scale, massing, building materials and colors utilizes the same guidelines as other architectural features as described in the architectural guidelines creating a variety of horizontal and vertical planes, a human scale that matches the location and materials and colors that are rich and organic in nature. The use of organic stone, engraving, woods and plant materials provide the foundation for a sense of community, while subtly providing a named sign signature for the specific plan. Other features within this area may be the use of large boulders, large specimen and accent trees.

*Craftsman
Community
Pastoral
Mountain Vistas
Rural Character
Ironwork
Rustic
Stone
Heritage*

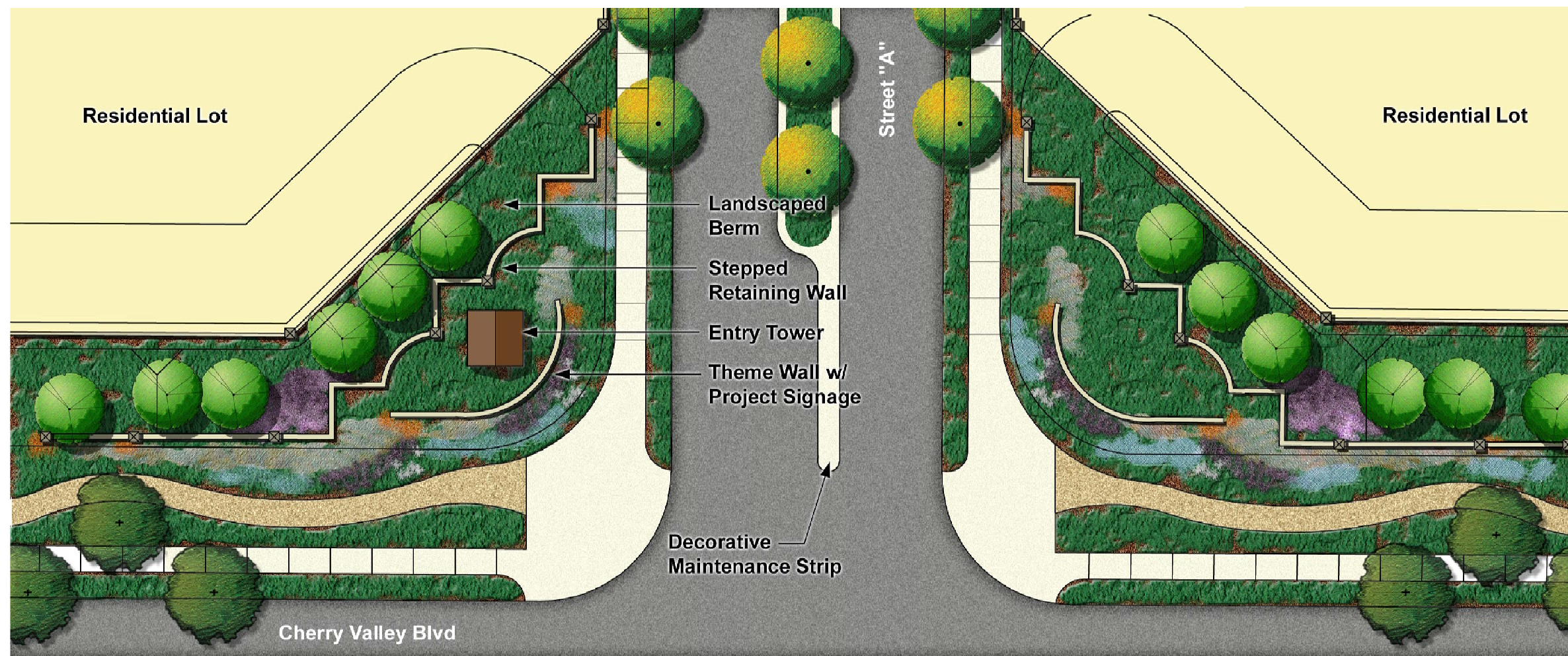


Plant material at the entry monumentation shall be larger sized material with minimum 48" box trees, 5 gallon shrubs, and 15 gallon vines spaced closely together to provide a contrast to the remainder of the street scene. Water features may also be used for these areas but are not required as long as all other features presented can create this sense of place. The entry monumentation concept is presented in Figure 4-10

Roundabout Monumentation:

The same elements found at the community entry monument locations as described above can be found at the roundabout at the intersection of Street "A" and Street "B", but in a subordinate role to the major community entry monument locations.

At the roundabout, thematic wall elements that match the major entry monument will occur along with the same types of landscape materials providing an accent flavor within the community itself. Wall features within the roundabout will be located a minimum of 4' inside the curb allowing a safety buffer between the wall itself and vehicular traffic. Additionally walls and architectural features within the roundabout will be designed in a fashion that does not obstruct the visual plane of vehicular drivers within the roundabout as they move from intersection to intersection. Other features within this area may be the use of large boulders, large specimen and accent trees. Plant material within the roundabout shall be larger sized material with minimum 48" box trees, 5'gallon shrubs and 15 gallon vines spaced closely together to provide a contrast to the remainder of the street scene. Water features may also be used for the roundabout but are not required as long as all other features presented can create this sense of place. If used, water features at the roundabout shall still play a subordinate role to the major entry monument locations as described above. Figure 4-11 presents the concept for the roundabout monumentation.



The depicted rendering is intended to show design concept.
Plant material size and features may vary at the time of construction.



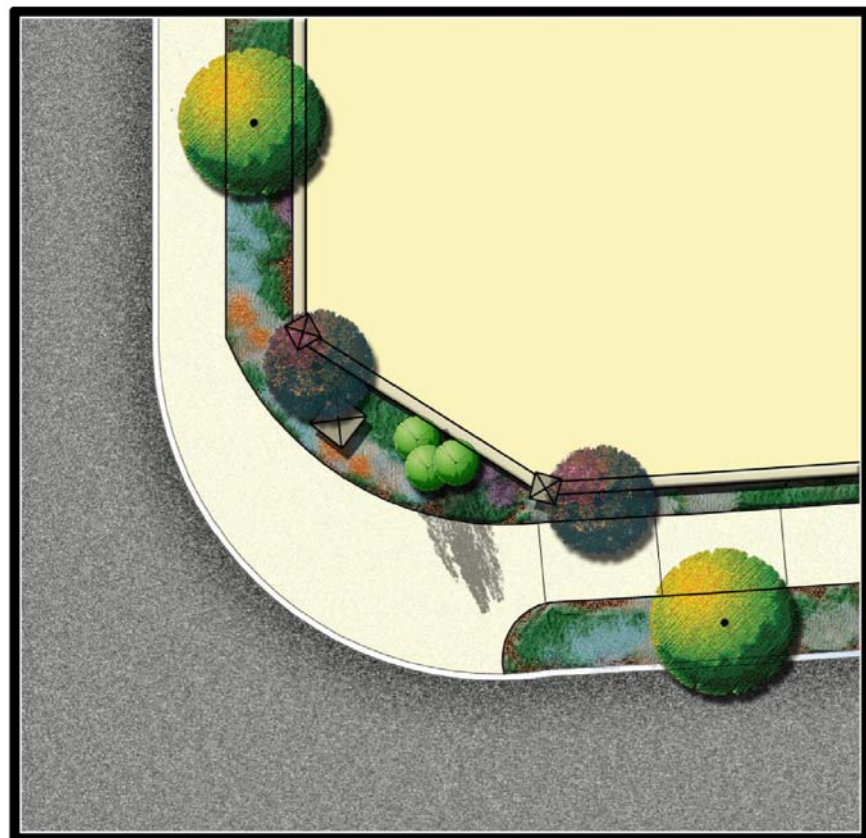
The depicted rendering is intended to show design concept.
Plant material size and features may vary at the time of construction.

Neighborhood Monumentation:

The same elements found at the community entry monument and roundabout locations as described above can be found at the neighborhood entry monuments but in a much smaller capacity, thus maintaining a hierarchy of landmark features.

Neighborhood Entry Monuments will match the thematic wall/pilaster elements at the major entry monument and roundabout along with the same types of landscape materials.

Neighborhood Entry Monuments shall be set back and located out of the adjacent right-of-way in common area lots that provide enough space for all monument features including plant materials, allowing a safety buffer between the neighborhood entry monument feature and vehicular traffic. Additionally architectural features within neighborhood monument areas will be designed in a fashion that does not obstruct the visual plane of vehicular drivers at these intersections. Other features within neighborhood entry monument areas may be the use of large boulders, large specimen and accent trees. Plant material at neighborhood entry monument locations shall be larger sized material with minimum 48" box trees, 5'gallon shrubs and 15 gallon vines spaced closely together to provide a contrast to the remainder of the street scene. Water features are not encouraged at these locations. See Figure 4-12.



Plan View

N.T.S



Elevation

The depicted rendering is intended to show design concept.
Plant material size and features may vary at the time of construction.

N.T.S

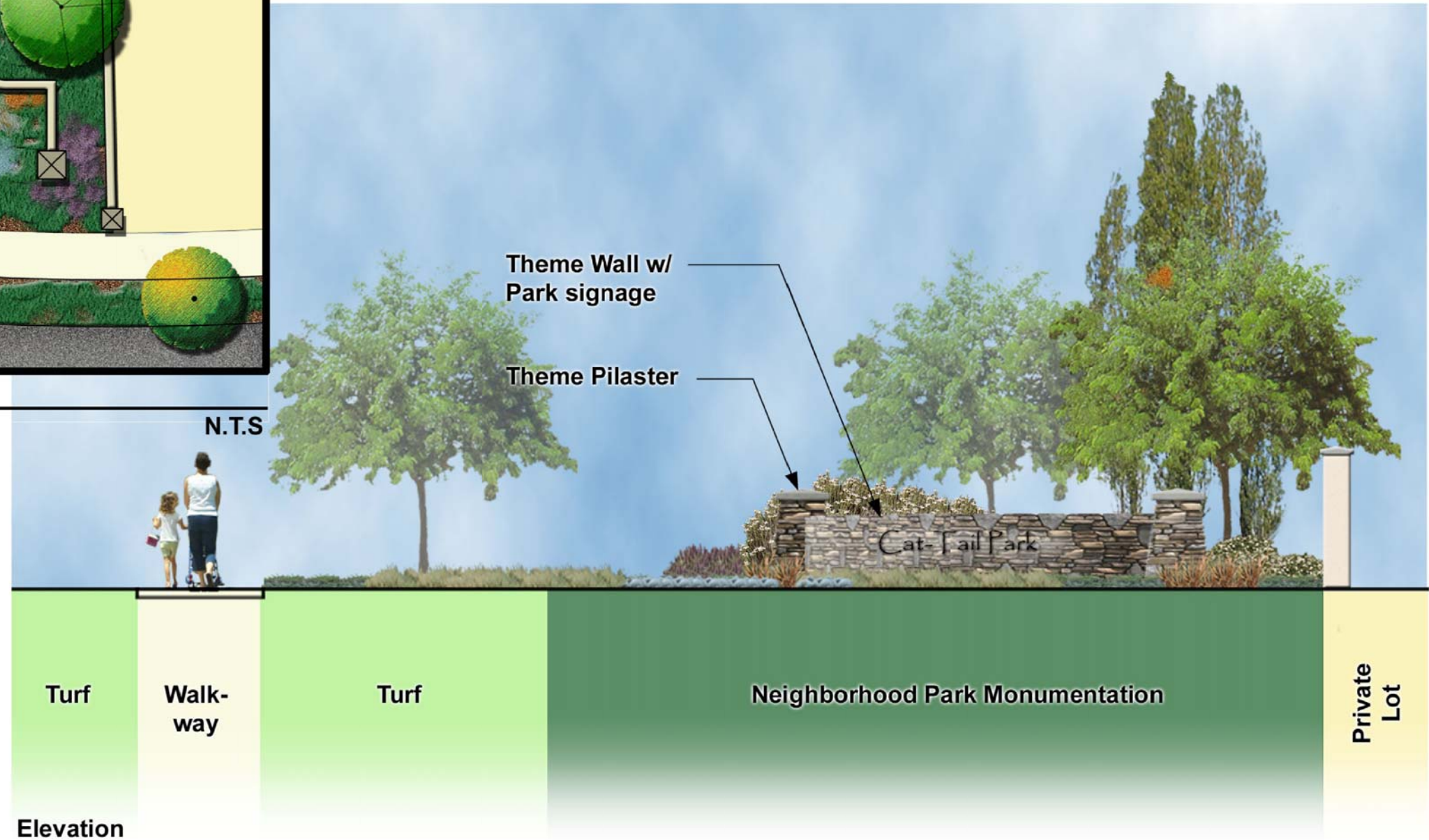
Parks and Open Space Monumentation:

The same elements found at the community entry monument, roundabout monumentation and neighborhood monument locations as described above can be found at the park and open space monuments. However, monumentation for parks and open space varies in that these monuments are designed for both community continuity and for informational items associated with the larger public. And, because ownership and/or maintenance of these items may be different than that associated with other community monumentation, these items are addressed in a visually compatible but distinct way with the rest of the community signage. Additionally park and open space monuments play a dual role in providing the community and larger public with a key map of the paseo element that runs through the community from one park to the next providing users of the paseo with a clear idea of where the paseo goes from one location to another much like a map does for a vehicular user.

Park Monuments will match the thematic wall/pilaster elements at other monument locations along with the same types of landscape materials. However, these materials will be blended in with the surrounding park landscape. Park Monuments shall be set back and located within the park boundary. Other features that may surround park monument location areas may be the use of large boulders, large specimen and accent trees. Plant material at park locations shall be consistent with City of Beaumont standards for parks and open space. See Figure 4-13.



Plan View



Elevation

The depicted rendering is intended to show design concept.
Plant material size and features may vary at the time of construction.

N.T.S

4.3.3 Walls and Fencing

Walls and fencing guidelines are intended to provide visual harmony with community monumentation and architecture while maintaining their functional role as safety and environmental barriers between public and private spaces. Walls and fencing also serve as environmental roles such as visual and sound obstructions where necessary. On the other hand, wall and fencing guidelines also create extended view opportunities for private lots to adjacent park and open space areas enhancing the living quality of homeowners. Based on these premises, walls and fencing have been categorized as follows:

Community Walls and Pilasters

Community walls and pilasters provide aesthetic cohesion to the overall project site while also providing safety and environmental functional issues. Community walls shall be used based on the following guideline criteria:

- a. Community Walls and Pilasters shall be located as visual, sound (if necessary) and aesthetic buffers along the top of the landscape berm located around the north and west perimeter of the project and along the rear yard and side yard lot lines of private lots directly adjacent to streets.
- b. Community Walls shall be a minimum of 5' tall and shall have at a minimum three visual breaks in plane inclusive of a wall cap.
- c. Community Walls shall be similar in materials, texture and color as community monumentation. Building materials may include any two or combination of the following: stone cap, brick cap, stucco, stone veneer, brick, or organic stones.
- d. Where found to be necessary, community walls may also be used for sound attenuation. The circumstances requiring such necessity shall be dictated by the outcome of the environmental study.
- e. Perimeter walls shall be constructed high enough to meet local pool safety standards for private lot residents.
- f. Pilasters shall be located within the perimeter wall system and shall also provide visual, aesthetic and functional purposes

- g. Pilasters shall be a minimum of 6' tall and shall have a minimum of two visual breaks in plane inclusive of a pilaster cap.
- h. Pilasters shall be similar in materials, texture and color as community monumentation and walls and shall serve as the primary accent to the wall system. Building materials may include any two or combination of the following: stone cap, brick cap, stucco, stone veneer, brick, or organic stones.
- i. Pilasters located within unit tracts may be similar but not as dominate as pilasters integral to the perimeter wall system.
- j. Pilasters shall be located at any location where community walls change direction greater than 15 degrees and more than five vertical feet in elevation change.
- k. Pilasters may be but are not required to be located at the intersection of every private lot side and rear yard location where community walls have been so designated on the walls and fencing master plan, but shall be located a minimum of every 80' within the community wall system.
- l. Locating more pilasters closer to entry monument features and or road intersections than along long spans of community walls is encouraged.
- m. Construction of all community walls shall be the exclusive responsibility of the master developer.

View Fencing and Pilasters

View fencing and pilasters also provide aesthetic cohesion to the overall project site while also providing safety but are primarily used in lieu of community walls to enhance desirable views into adjacent parks and open space areas where one private lot is substantially higher than another lot that has open space views if a view fence is utilized in lieu of a community wall. See Figures 4-14 and 4-15. View Fencing and pilasters shall be used based on the following guideline criteria:

- a. View Fencing and Pilasters shall be located along the rear yard and side yard lot lines of private lots directly adjacent to open space areas and parks.
- b. View fencing top rails shall be a minimum of 5' tall and shall have pickets no greater than 4" apart and a 2' clearance between the bottom rail and the ground plane.



Community Wall

Description:

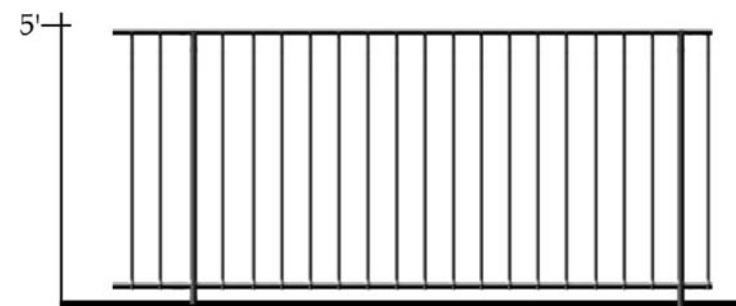
- CMU block wall with stucco finish
- Stone wall cap
- Battered stone veneer pilaster with stone cap in accent areas
- Battered stone pilasters to be placed at strategic locations of high visibility
- Petite non-battered pilasters shall be placed at any location where community walls change direction greater than 15 degrees and more than five vertical feet in elevation change. Final location of pilasters to be determined at the time construction documents are prepared.



Partial View Fence (Steel or Plexi-Glass)

Description:

- 2' CMU block wall with stucco finish
- Stone wall cap
- 3' tubular steel view fence or 3' plexi-glass panels
- Battered stone veneer pilaster with stone cap in accent areas
- Battered stone pilasters are to be placed at strategic locations of high visibility
- Petite non-battered pilasters shall be placed at any location where community walls change direction greater than 15 degrees and more than five vertical feet in elevation change. Final location of pilasters to be determined at the time construction documents are prepared.



Full View Fence

Description:

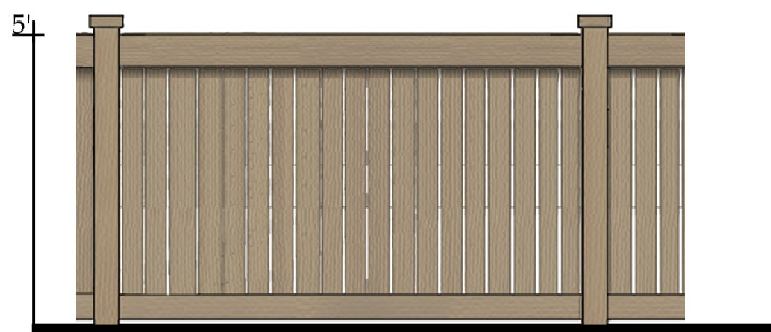
- Tubular steel full view fence



Theme Fence

Description:

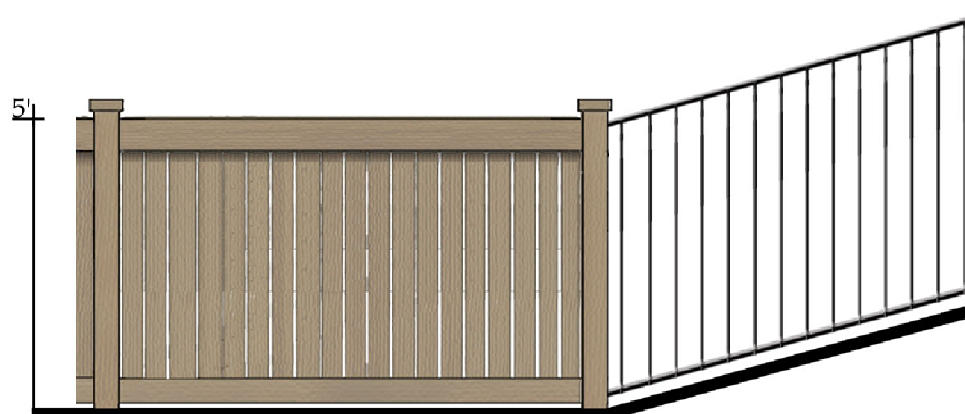
- Two rail woodcrete theme fence
- Decorative stone veneer pilaster with concrete cap
- Decorative pilasters to be placed at strategic locations of high visibility



Merchant Builder Interior Sideyard Fence

Description:

- Vinyl or Masonary Fence.



Merchant Builder Interior Sideyard Fence at Slope

Description:

- Vinyl or Masonary Fence.
- Tubular Steel View Fence on Slope.

- c. View Fencing shall be similar in color as other architectural features and shall blend into the natural environment in a translucent way. Building materials for view fencing shall be constructed of cold rolled domestic tubular steel, pregalvanized with a zinc coating, with a baked on acrylic or polyester coating. Epoxy polyamide primer shall be electrostatic ally sprayed on entire panels in a wet coat fashion prior to final paint which shall be a polyurethane color electrostatic ally sprayed onto the entire panel in a wet coat fashion.
- d. View Fencing shall be constructed high enough to meet local pool safety standards for private lot residents.
- e. Pilasters associated with view fencing shall be located at locations where two wall for fence systems of different materials intersect along the outside perimeter of residential lots (not at interior side yard fencing locations) to provide visual, aesthetic and functional purposes.
- f. Pilasters for view fencing shall be a minimum of 6' tall and shall have a minimum of two visual breaks in plane inclusive of a pilaster cap.
- g. Pilasters for view fencing shall be similar in materials, texture and color as community monumentation and walls and shall serve as the primary accent to the fence system. Building materials may include any two or combination of the following: stone cap, brick cap, stucco, stone veneer, brick, or organic stones.
- h. Pilasters for view fencing located within unit tracts may be similar but not as dominate as pilasters integral to the perimeter wall system.
- i. Pilasters for view fencing shall be located at any location where view fencing changes direction greater than 15 degrees and more than five vertical feet in elevation change.
- j. Pilasters for view fencing may be, but are not required to be located at the intersection of every private lot side and rear yard location where view fencing has been so designated on the walls and fencing master plan,
- k. Construction of all view fencing with the exception of when two rear yards meet at the same property line and within interior side yard fencing shall be the exclusive responsibility of the master developer.

Partial View Fencing and Pilasters

Partial View Fencing and Pilasters may be used in lieu of view fencing at the master developer's option meeting all of the criteria related to the view fencing section with the following additional guidelines:

- a. The solid portion of the partial view fence shall be constructed on the lower tier of the fence line as shown on Figure 4-14 and shall meet all local codes for obstructed climbing access for pools in private lots.
- b. The solid portion of the partial view fence shall be a minimum of 2' tall and shall have at a minimum two visual breaks in plane inclusive of a wall cap.
- c. The Master Developer at their option may use either glass or tubular steel for the view portion of the fence. In the event that the tubular steel option is chosen then the same guidelines for view fences as stated above would apply. In the event that the glass option is chosen, this option may only be chosen if approved by local governing codes.
- d. The tubular steel or glass portion of the view fence shall be a minimum of 3' so that no portion to the partial view fence is less than 5' minimum.
- e. Framing for the glass option would at a minimum utilize tubular steel product to connect side's edges to one another and the bottom edge of glass to the top portion of the view fence and to each section of glass.
- f. The top edge of glass shall remain exposed.
- g. Pilasters for partial view fencing would meet the same design guidelines as the view fence option above.
- h. Construction of all partial view fencing with the exception of when two rear yards meet at the same property line and within interior side yard.

Theme Fencing and Pilasters

Theme fencing and pilasters also provide a direct aesthetic benefit to the project in that their primary purpose is to enhance the overall projects rural character and ambiance. In addition a secondary function of the theme fencing is to prohibit undesirable crossover in planting areas of person utilizing either the paseo or sidewalk system (Figure 4-14). Theme Fencing and pilasters shall be used based on the following guideline criteria:

- a. Theme Fencing and Pilasters shall be located along and within public rights of way within 18" maximum from the back edge of sidewalks.
- b. Theme Fencing and Pilaster may be either three rail or two rail fencing systems.
- c. Theme Fencing shall be similar in color as other architectural features and shall blend into the natural environment in a translucent way and shall serve as the primary accent feature of the theme fence. Building materials for theme fencing may be either wood, concrete or woodcrete. If concrete is chosen, the concrete shall be textured to appear as wood and the color of the concrete rails and posts shall match other concrete elements of the community such as pilaster and wall caps.
- d. Pilasters associated with theme fencing shall be located at least at each end of theme fence run and shall match other decorative pilasters associated with walls and fences in terms of material, color and texture.
- e. Pilasters for theme fencing may be customized in height depending on the theme fence chosen but shall in no way be located within the safe visibility distance of vehicular traffic at roadway intersections.
- f. Building materials for theme fence pilasters may include any two or combination of the following: stone cap, brick cap, stucco, stone veneer, brick, or organic stones.
- g. Vines shall be planted along theme fencing at a minimum of every 40" on center and spaced more closely together as they approach major monumentation features.

4.3.4 Street Scenes

Street scenes at Sunny-Cal will correlate with and support the overall thematic character of monumentation. More than any other factor, the street scene is the key element in creating a sense of place. Landscaping along street scenes also help reinforce vehicular circulation hierarchy. For these reasons the following guidelines shall be established:

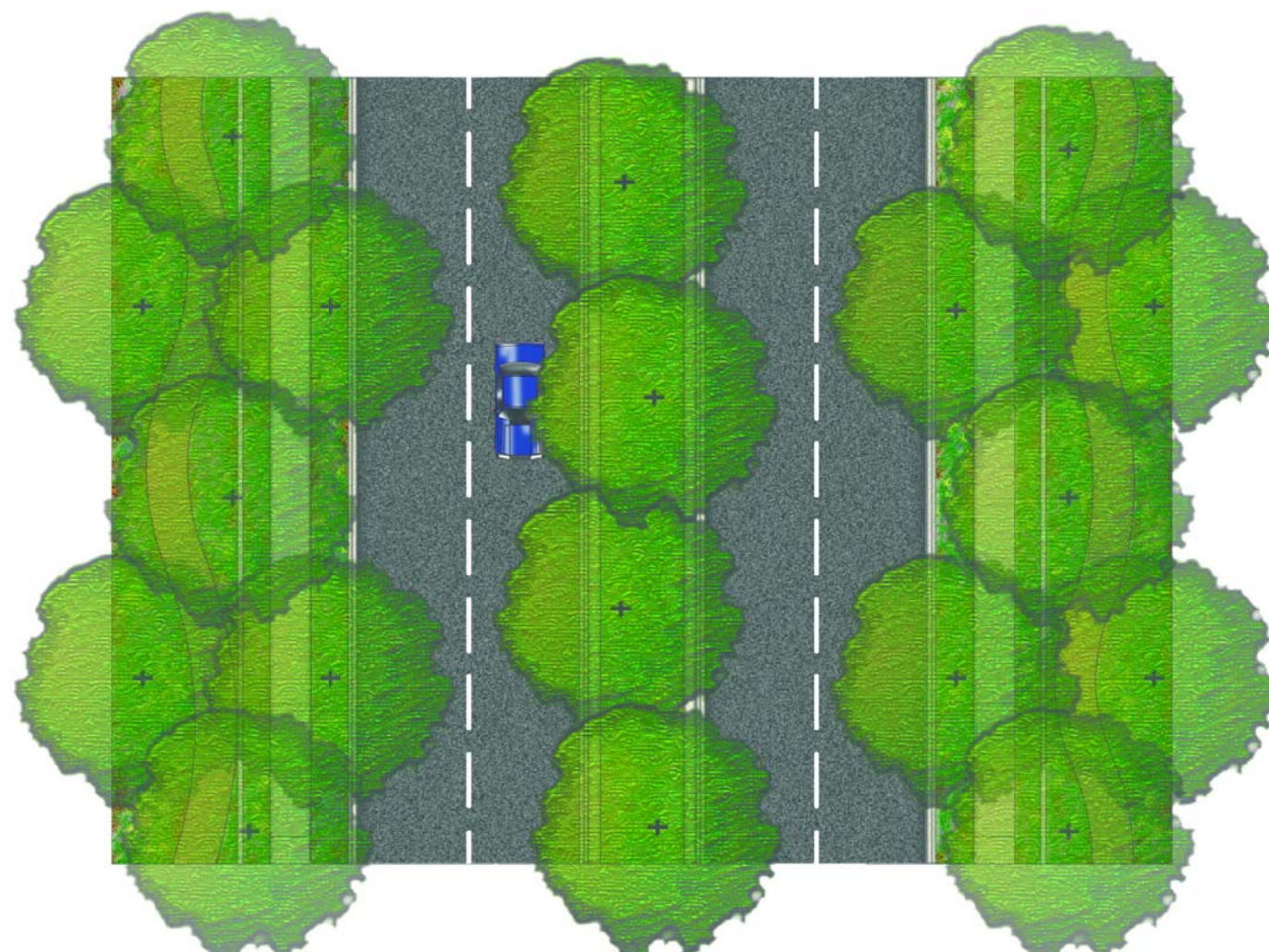
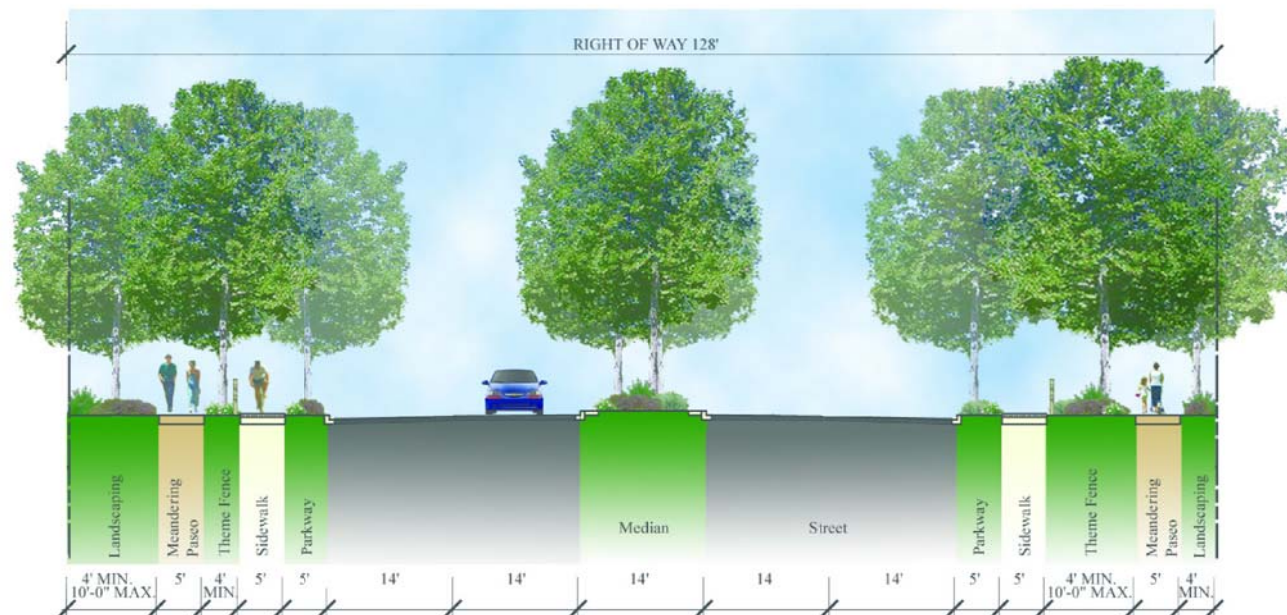
General Guidelines:

- a. Planting areas shall a minimum of 4' wide for planting areas directly adjacent to curb sides and in between paseo and sidewalks to accommodate street tree planting.
- b. Planting areas along the back edge of rights-of-way shall be a minimum width of 2' to accommodate shrub and vine buffers from adjacent wall and fence structures.
- c. Trees within rights-of-way shall be a minimum 24" box size and shall be planted in both the planting area adjacent to curb and the planting area between sidewalk and paseo.
- d. Trees on slopes adjacent to street rights of way shall be a minimum 15 gallon in size.
- e. Linear tree spacing for planting areas adjacent t curb side will be no less than 30' on center, but may also be clustered to accommodate desirable view sheds into park and open space elements. In either event the total number of trees located within planting areas adjacent to curb side will be equivalent to the total linear feet of curb side planting divided by 30. Deductions from this total amount may be made in the event trees will be within the safe viewing distance of intersections as defined by standard local codes AND if after review by the City of Beaumont Planning Department it is determined that these trees would create a road site visibility hazard.
- f. Linear tree spacing for planting areas between sidewalk and paseos will be no less than 30' on center, but may also be clustered to accommodate desirable view sheds into park and open space elements. In either event the total number of trees located within planting areas between sidewalk and paseos will be equivalent to the total linear feet of curb side planting divided by 30. Deductions from this total amount may be made in the event trees will be within the safe viewing distance of intersections as defined by standard local codes AND if after review by the City of Beaumont Planning Department it is determined that these trees would create a road site visibility hazard.
- g. Landscape Medians shall include an 18" decorative maintenance strip between the curb of the median and the planting area and in areas along the median such as turning lanes where the median strip is less than 2' wide to accommodate safety for landscape maintenance workers.

- h. In addition to the above, these decorative maintenance strips shall be constructed of similar building materials, textures and colors that are used at monument locations and for wall pilasters.
- i. All landscape medians shall be designed with storm drain systems that connect to the overall storm drain system. However, the drainage inlets may be either plastic atrium grate in the event of shrubs or ground cover or flat round grates in the event of turf.

Cherry Valley Blvd (Figure 4-16)

- a. Landscaped parkways between curb and sidewalk shall be 5' minimum (including curb)
- b. Landscaped parkways between the 5' sidewalk and 5' meandering paseo system will be a minimum of 4'.
- c. The paseo system within the right of way will meander in an irregular fashion, not a continuous repetition of reverse curves and shall be constructed of a soft permeable bonded surface such as decomposed granite with 4" concrete liners on both sides of the paseo.
- d. Theme fencing will be located in the back of landscaped parkways between conventional sidewalk systems and the meandering paseo system to prevent cross over and degradation of landscape parkway plant material.
- e. There will be a 4' minimum flat landscaped parkway area between the meandering paseo and the landscaped buffer toe of slope.
- f. Landscape medians will be designed with a decorative 18" landscape maintenance strip along the edges of the 6" curb and along median areas that are less than 2' in width near turning lanes that matches entry monumentation theming. The purpose of this decorative maintenance strip is to protect landscape maintenance workers from on-coming traffic, to assist in preventing irrigation overspray onto adjacent roadway systems and to carry the thematic elements of entry monumentation into the landscape.
- g. Landscape medians will drain towards the center of the landscape median to prevent excess overland irrigation runoff from spilling into roadways. Area drains will be located at strategic points within this center drainage and connected to the storm water drainage system.
- h. All utilities will be located under street paving and not under landscape medians to allow for street tree planting within landscape medians. Utility crossings may occur but, no utilities will be located beneath landscape medians in a continuous linear fashion.



Arterial Highway (128' R.O.W.) Cherry Valley Boulevard

Trees Such As:

Alnus rhombifolia - White Alder
Ceratonia siliqua - Carob Tree
Cercis occidentalis - Western Redbud
Chitalpha tashkentensis - Chitalpa
Cinnamomum camphora - Camphor Tree
Ginkgo biloba - Maiden Hair Tree
Pinus nigra - Austrian Black Pine
***Platanus acerifolia* 'Bloodgood'** - London Plane Tree
Podocarpus gracilior - African Fern Pine
Prunus cerasifera 'Krauter Vesuvius' - Flowering Plum
Quercus spp. - Oak
Tipuana tipu - Tipu Tree
Ulmus parvifolia 'True Green' - Chinese Evergreen Elm

Shrubs Such As:

Agapanthus africanus 'Ladanifer' - Ladanifer Lily-of-the-Nile
Callisemon viminalis 'Little John' - Little John Weeping Bottle Brush
Ceanothus 'Concha' - Concha Ceanothus
Cotoneaster glaucophyllus - Gray Leaf Contoneaster
Cotoneaster horizontalis - Rock Contoneaster
Grevillea 'Noellii' - Noel's Grevillea
Lavandula angustifolia - English Lavender
Mahonia repens - Creeping Mahonia
Raphiolepis indica 'Pinkie' - India Hawthorn
***Rosmarinus officinalis* 'Prostratus'** - Trailing Rosemary
Salvia clevelandii - Cleveland Sage
Sarcococca hookerana humilis - Sweet Sarcococca
Tulbaghia violacea - Society Garlic

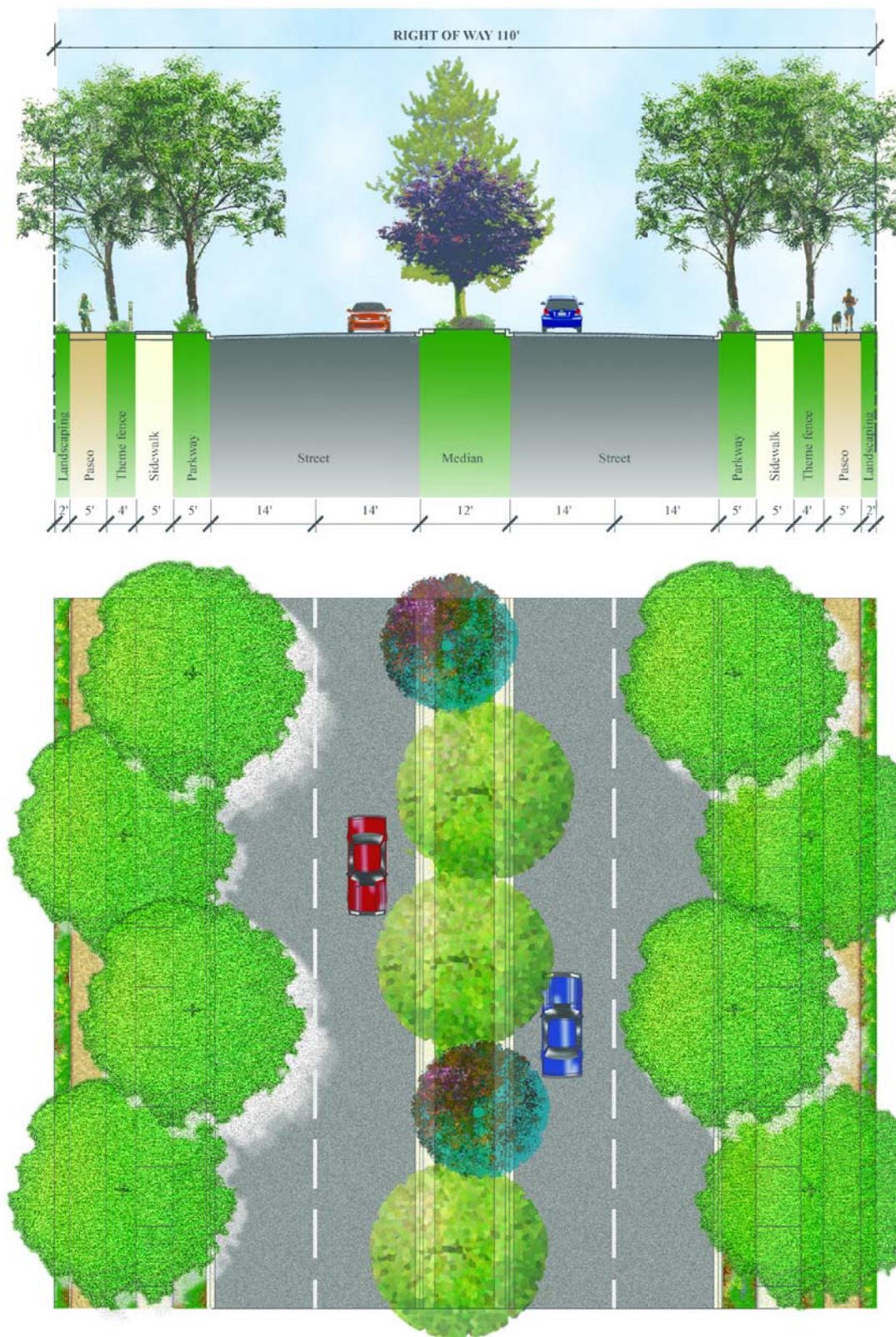
Groundcovers Such As:

Arctostaphylos hookeri - Monterey Carpet Manzanita
Oenothera berlandieri - Mexican Evening Primrose
Santolina virens - Green Lavendar Cotton
Vinca minor - Dwarf Periwinkle

The depicted rendering is intended to show design concept. Plant material size and features may vary at the time of construction.

Brookside Avenue (Figure 4-17)

- a. Landscaped parkways between curb and sidewalk shall be 5' minimum (including curb)
- b. Landscaped parkways between the 5' sidewalk and 5' parallel paseo system will be a minimum of 4'.
- c. The paseo system within the right of way will be offset parallel from the conventional sidewalk and shall be constructed of a soft permeable bonded surface such as decomposed granite with 4" concrete liners on both sides of the paseo.
- d. Theme fencing will be located in the back of landscaped parkways adjacent to sidewalk between conventional sidewalk systems and the parallel offset paseo system to prevent cross over and degradation of landscape parkway plant material.
- e. There will be a 2' minimum flat landscaped parkway area between the offset parallel paseo and adjacent land uses.
- f. Landscape medians will be designed with a decorative 18" landscape maintenance strip along the edges of the 6" curb and along median areas that are less than 2' in width near turning lanes that matches entry monumentation theming. The purpose of this decorative maintenance strip is to protect landscape maintenance workers from on-coming traffic, to assist in preventing irrigation overspray onto adjacent roadway systems and to carry the thematic elements of entry monumentation into the landscape.
- g. Landscape medians will drain towards the center of the landscape median to prevent excess overland irrigation runoff from spilling into roadways. Area drains will be located at strategic points within this center drainage and connected to the storm water drainage system.
- h. All utilities will be located under street paving and not under landscape medians to allow for street tree planting within landscape medians. Utility crossings may occur but, no utilities will be located beneath landscape medians in a continuous linear fashion.



Secondary Highway (110' R.O.W.) Brookside Avenue

Trees Such As:

Alnus rhombifolia - White Alder
Ceratonia siliqua - Carob Tree
Cercis occidentalis - Western Redbud
Chitalpha tashkentensis - Chitalpa
Cinnamomum camphora - Camphor Tree
Ginkgo biloba - Maiden Hair Tree
Pinus nigra - Austrian Black Pine
Platanus acerifolia 'Bloodgood' - London Plane Tree
Podocarpus gracilior - African Fern Pine
Prunus cerasifera 'Krauter Vesuvius' - Flowering Plum
Quercus spp. - Oak
Tipuana tipu - Tipu Tree
Ulmus parvifolia 'True Green' - Chinese Evergreen Elm

Shrubs Such As:

Agapanthus africanus 'Ladanifer' - Ladanifer Lily-of-the-Nile
Callisemon viminalis 'Little John' - Little John Weeping Bottle Brush
Ceanothus 'Concha' - Concha Ceanothus
Cotoneaster glaucophyllus - Gray Leaf Contoneaster
Cotoneaster horizontalis - Rock Contoneaster
Grevillea 'Noellii' - Noel's Grevillea
Lavandula angustifolia - English Lavender
Mahonia repens - Creeping Mahonia
Raphiolepis indica 'Pinkie' - India Hawthorn
Rosmarinus officinalis 'Prostratus' - Trailing Rosemary
Salvia clevelandii - Cleveland Sage
Sarcococca hookerana humilis - Sweet Sarcococca
Tulbaghia violacea - Society Garlic

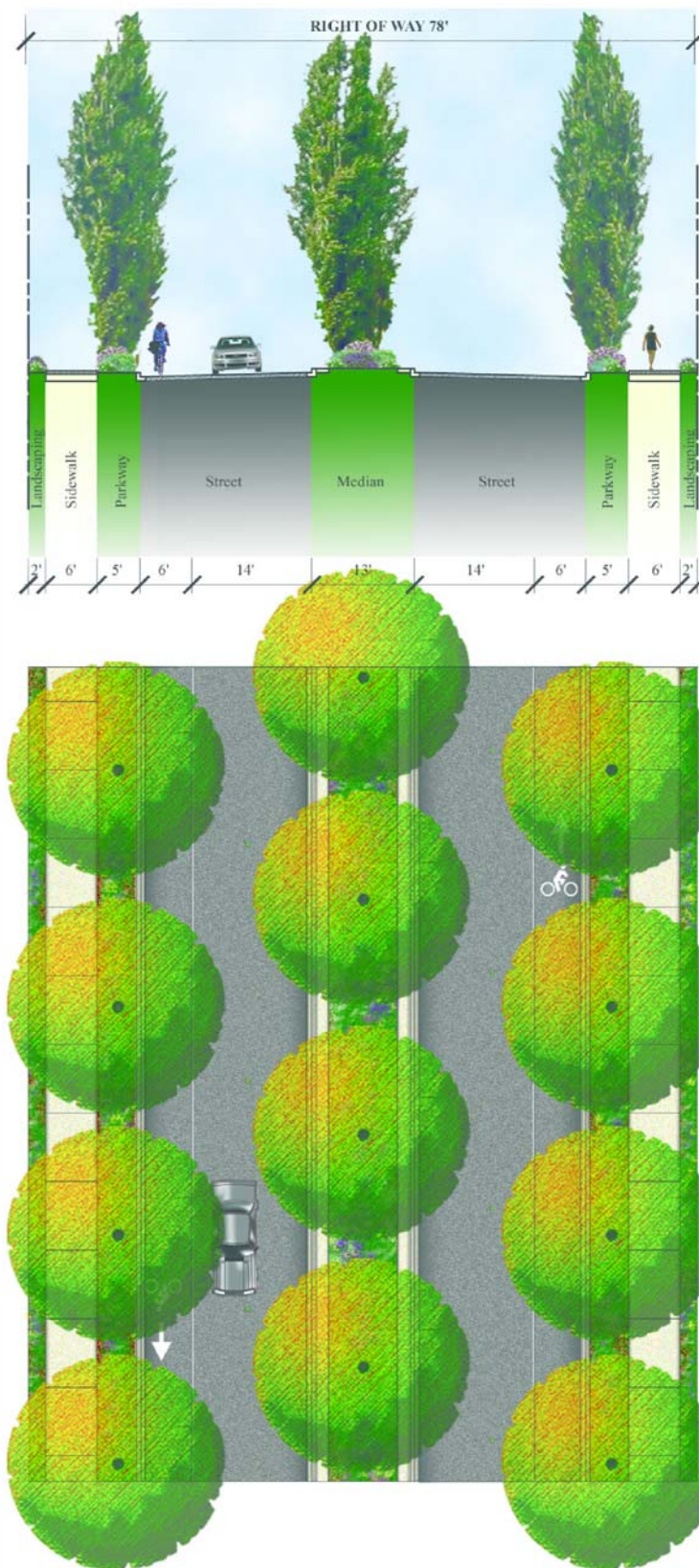
Groundcovers Such As:

Arctostaphylos hookeri - Monterey Carpet Manzanita
Oenothera berlandieri - Mexican Evening Primrose
Santolina virens - Green Lavendar Cotton
Vinca minor - Dwarf Periwinkle

The depicted rendering is intended to show design concept. Plant material size and features may vary at the time of construction.

Street A (Figure 4-18)

- a. Landscaped parkways between curb and sidewalk shall be 5' minimum (including curb)
- b. There will be a 2' minimum flat landscaped parkway buffer area between the sidewalk and adjacent rear yard walls.
- c. Landscape medians will be designed with a decorative 18" landscape maintenance strip along the edges of the 6" curb and along median areas that are less than 2' in width near turning lanes that matches entry monumentation theming. The purpose of this decorative maintenance strip is to protect landscape maintenance workers from on-coming traffic, to assist in preventing irrigation overspray onto adjacent roadway systems and to carry the thematic elements of entry monumentation into the landscape.
- d. Landscape medians will drain towards the center of the landscape median to prevent excess overland irrigation runoff from spilling into roadways. Area drains will be located at strategic points within this center drainage and connected to the storm water drainage system.
- e. All utilities will be located under street paving and not under landscape medians to allow for street tree planting within landscape medians. Utility crossings may occur but, no utilities will be located beneath landscape medians in a continuous linear fashion.



Collector Road (78' R.O.W.) Street "A"

Trees Such As:

Betula pendula 'Alba' - European White Birch
 Chitalpa tashkentensis - Chitalpa
 Cinnamomum camphora - Camphor Tree
 Fraxinus Americana - White Ash
 Ginkgo biloba - Maiden Hair Tree
 Gleditsia triacanthos - Honey Locust
 Koelreuteria bipinnata - Chinese Flame Tree
 Magnolia soulangea - Saucer Magnolia
 Malus spp. - Crabapple
 Olea europaea 'Majestic Beauty' - Olive Tree
Populus nigra 'Italica' - Lombardy Poplar
 Prunus cerasifera spp. - Flowering Plum
 Quercus spp. - Oak
 Salix babylonica - Weeping Willow
 Tipuana tipu - Tipu Tree
 Ulmus parvifolia 'True Green' -
 Chinese Evergreen Elm

Shrubs Such As:

Abelia grandiflora 'Edward Goucher' -
 Glossy Abelia
 Agapanthus africanus 'Ladanifer' -
 Ladanifer Lily-of-the-Nile
 Berberis thunbergii - Japanese Barberry
 Callisemon viminalis 'Little John' -
 Little John Weeping Bottle Brush
Cistus purpureas - Purple Rockrose
 Echium fastuosum - Pride of Madeira
 Forsythia 'Arnold Dwarf' - Arnold Dwarf Forsythia
 Hemerocallis spp. - Day Lily
 Lavandula angustifolia - English Lavender
 Mahonia repens - Creeping Mahonia
Raphiolepis indica 'Pinkie' - India Hawthorn
 Tagetes lemmonii - Mountain Marigold

Groundcovers Such As:

Arctostaphylos hookeri- Monterey Carpet Manzanita
 Artemisa caucasia - Wormwood
Convolvulus mauritanicus - Ground Morning Glory
 Helianthemum spp. - Helianthemum
 Juniperus horizontalis 'Wiltonii' - Blue Rug Juniper
Oenothera berlandieri - Mexican Evening Primrose

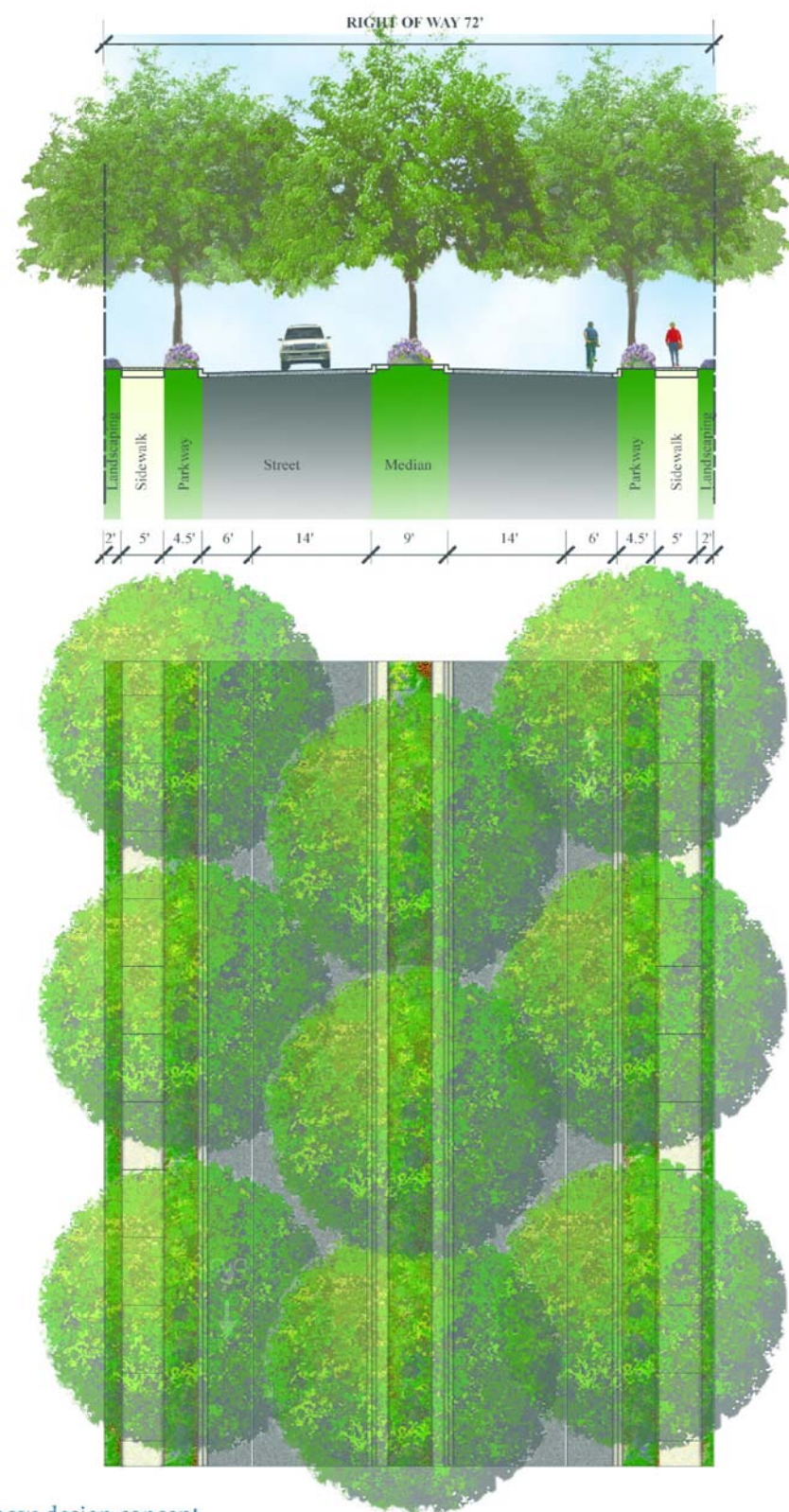
The depicted rendering is intended to show design concept.
 Plant material size and features may vary at the time of construction.

Street B (Figure 4-19)

- a. Landscaped parkways between curb and sidewalk shall be 4 1/2' minimum (including curb)
- b. There will be a 2' minimum flat landscaped parkway buffer area between the sidewalk and adjacent rear yard walls.
- c. Landscape medians will be designed with a decorative 18" landscape maintenance strip along the edges of the 6" curb and along median areas that are less than 2' in width near turning lanes that matches entry monumentation theming. The purpose of this decorative maintenance strip is to protect landscape maintenance workers from on-coming traffic, to assist in preventing irrigation overspray onto adjacent roadway systems and to carry the thematic elements of entry monumentation into the landscape.
- d. Landscape medians will drain towards the center of the landscape median to prevent excess overland irrigation runoff from spilling into roadways. Area drains will be located at strategic points within this center drainage and connected to the storm water drainage system.
- e. All utilities will be located under street paving and not under landscape medians to allow for street tree planting within landscape medians. Utility crossings may occur but, no utilities will be located beneath landscape medians in a continuous linear fashion.

Local Roads (Figure 4-20)

- a. Along local roads, sidewalks shall be contiguous with the adjacent curb with a minimum 5' landscape buffer between the sidewalk and front or side yard property line.
- b. One 24" box street tree will be required for each front yard lot opening onto a local road. However the street tree may at the Master Developers option depending on final architecture, driveway and utility locations is placed within the front yard of each lot and not within the local road right-of-way.
- c. A minimum of three 24" box street trees will be required for each side yard lot that faces onto a local road. These street trees must be placed within the right-of-way.



The depicted rendering is intended to show design concept.
Plant material size and features may vary at the time of construction.

Collector Road (72' R.O.W.) Street "B"

Trees Such As:

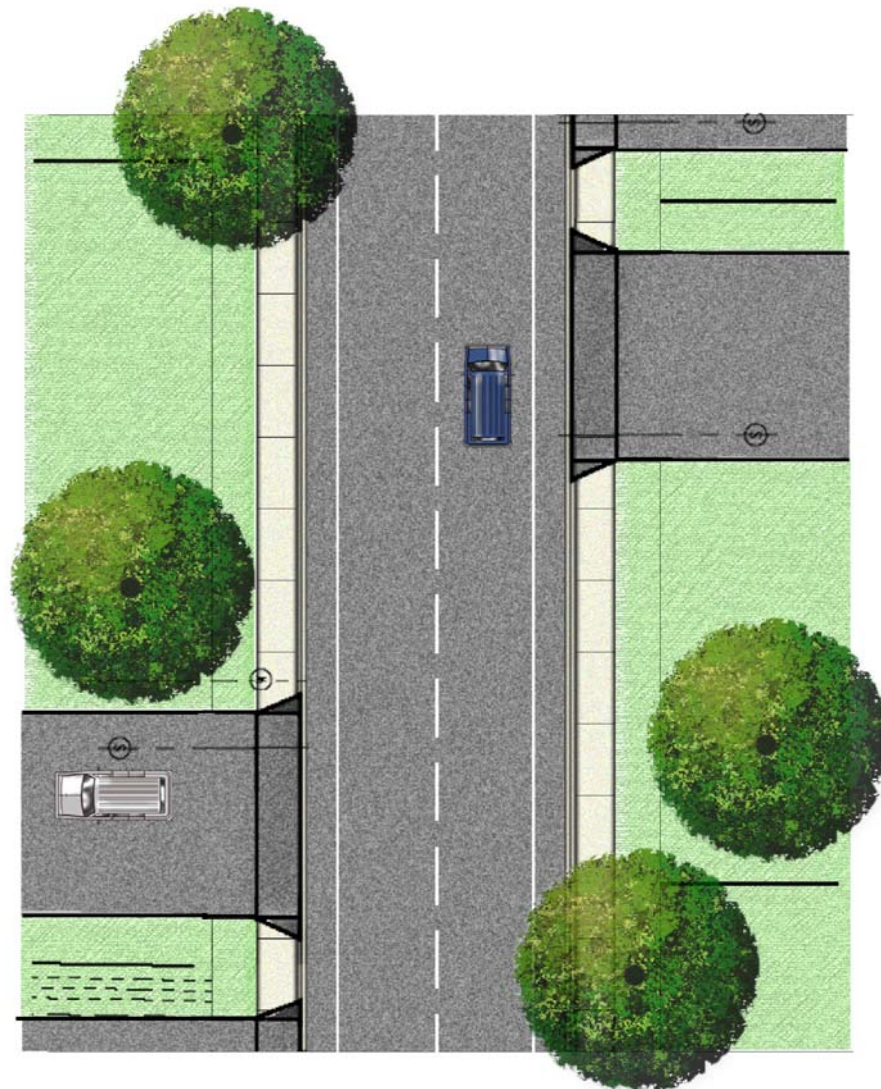
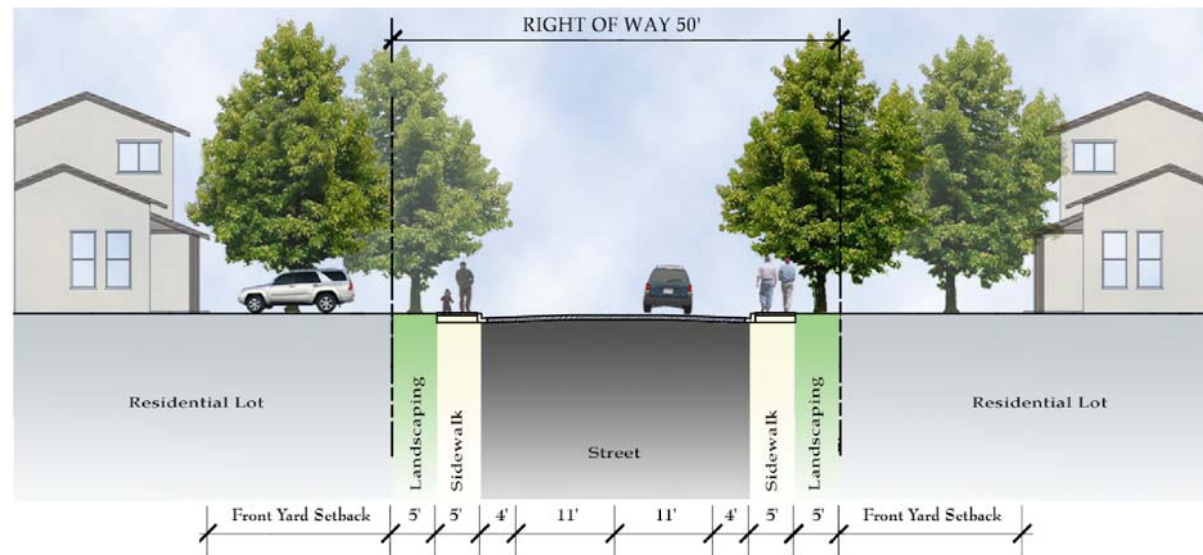
Alnus rhombifolia - White Alder
Chitalpa tashkentensis - Chitalpa
Ginkgo biloba - Maiden Hair Tree
Gleditsia triacanthos - Honey Locust
Grevillea robusta - Silk Oak
Koelreuteria bipinnata - Chinese Flame Tree
Malus spp. - Crabapple
Olea europaea 'Majestic Beauty' - Olive Tree
Prunus cerasifera spp. - Flowering Plum
Quercus spp. - Oak
Salix babylonica - Weeping Willow
Tipuana tipu - Tipu Tree
Ulmus parvifolia 'True Green' -
 Chinese Evergreen Elm

Shrubs Such As:

Agapanthus africanus 'Ladanifer' -
 Ladanifer Lily-of-the-Nile
Berberis thunbergii - Japanese Barberry
Calliandra californica - Baja Fairy Duster
Callisemon viminalis 'Little John' -
 Little John Weeping Bottle Brush
Cistus purpureas - Purple Rockrose
Echium fastuosum - Pride of Madeira
Forsythia 'Arnold Dwarf' - Arnold Dwarf Forsythia
Hemerocallis spp. - Day Lily
Lavandula angustifolia - English Lavender
Leucophyllum frutescens - Texas Ranger
Mahonia repens - Creeping Mahonia
Raphiolepis indica 'Pinkie' - India Hawthorn

Groundcovers Such As:

Artemisa caucasia - Wormwood
Convolvulus mauritanicus - Ground Morning Glory
Cotoneaster spp. - Cotoneaster
Juniperus horizontalis 'Wiltonii' - Blue Rug Juniper
Oenothera berlandieri - Mexican Evening Primrose
Santolina chamaecyparissus - Lavendar Cotton
Sedum rubrotinctum - Pork and Beans



Local Road (50' R.O.W.)

Trees Such As:

Alnus rhombifolia - White Alder
 Chitalpha tashkentensis - Chitalpa
 Cinnamomum camphora - Camphor Tree
 Ginkgo biloba - Maiden Hair Tree
 Gleditsia triacanthos - Honey Locust
 Liquidambar styraciflua 'Burgundy' - Sweet Gum
 Olea europaea 'Majestic Beauty' - Olive Tree
 Platanus acerifolia 'Bloodgood' - London Plane Tree
 Podocarpus gracilior - African Fern Pine
 Tipuana tipu - Tipu Tree
 Ulmus parvifolia 'True Green' - Chinese Evergreen Elm

The depicted rendering is intended to show design concept.
Plant material size and features may vary at the time of construction.

4.3.5 Community Parks and Open Space Amenities

The Sunny-Cal Specific Plan includes one area for a neighborhood park plus open space (Planning Area 8). This 18.09 acre planning area will be developed with 12 net acres of improved park that will accommodate a variety of active and passive recreational activities. The parks will include pedestrian connections to surrounding neighborhoods. Plantings in the parks will provide shade, turf, edges, and focal points to create a setting that will be enjoyed by park patrons. Landscaping within the parks is designed to be consistent with the landscaping throughout the Specific Plan and will incorporate planting material identified in the Plant Materials Palette as shown on the figures in this section.

Neighborhood Park

The 18.09 acre park and open space site (12 nets acres will contain improved park facilities) in Planning Area 8 is intended to provide active recreational facilities for residents of the City of Beaumont. A natural drainage feature within the park and large lawn areas, picnic areas and a meandering paseo will accommodate opportunities for passive park uses that offer diverse experiences for park users. Figure 4-21 provides an example of possible park layout and shows amenities that may be included:

- a. A Multi-Purpose Turf Field (soccer and baseball)
- b. Open Play Areas
- c. Tot Lot
- d. Picnic Area
- e. Comfort Station with boys and girls sides, a utilities/pipe chase, sewer and water connections and a drinking fountain location
- f. Parking Lot and Parking Lot Lighting Conforming to City of Beaumont Standards
- g. 5' meandering paseo constructed of a permeable bonded surface or decomposed granite with concrete edging along both sides to prevent erosion
- h. Paseo Pedestrian Lighting
- i. Active Formalized Play Areas such as basketball courts, baseball and/or softball fields
- j. Passive Natural Park Areas
- k. A Meandering Bio-Swale Drainage Way



- l. Accent and shade trees located throughout the park conforming to City of Beaumont Park and Recreation Standards
- m. Neighborhood Park Entry Monumentation



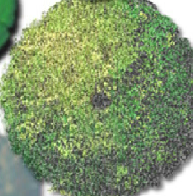

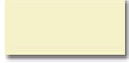
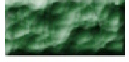




Pocket Parks

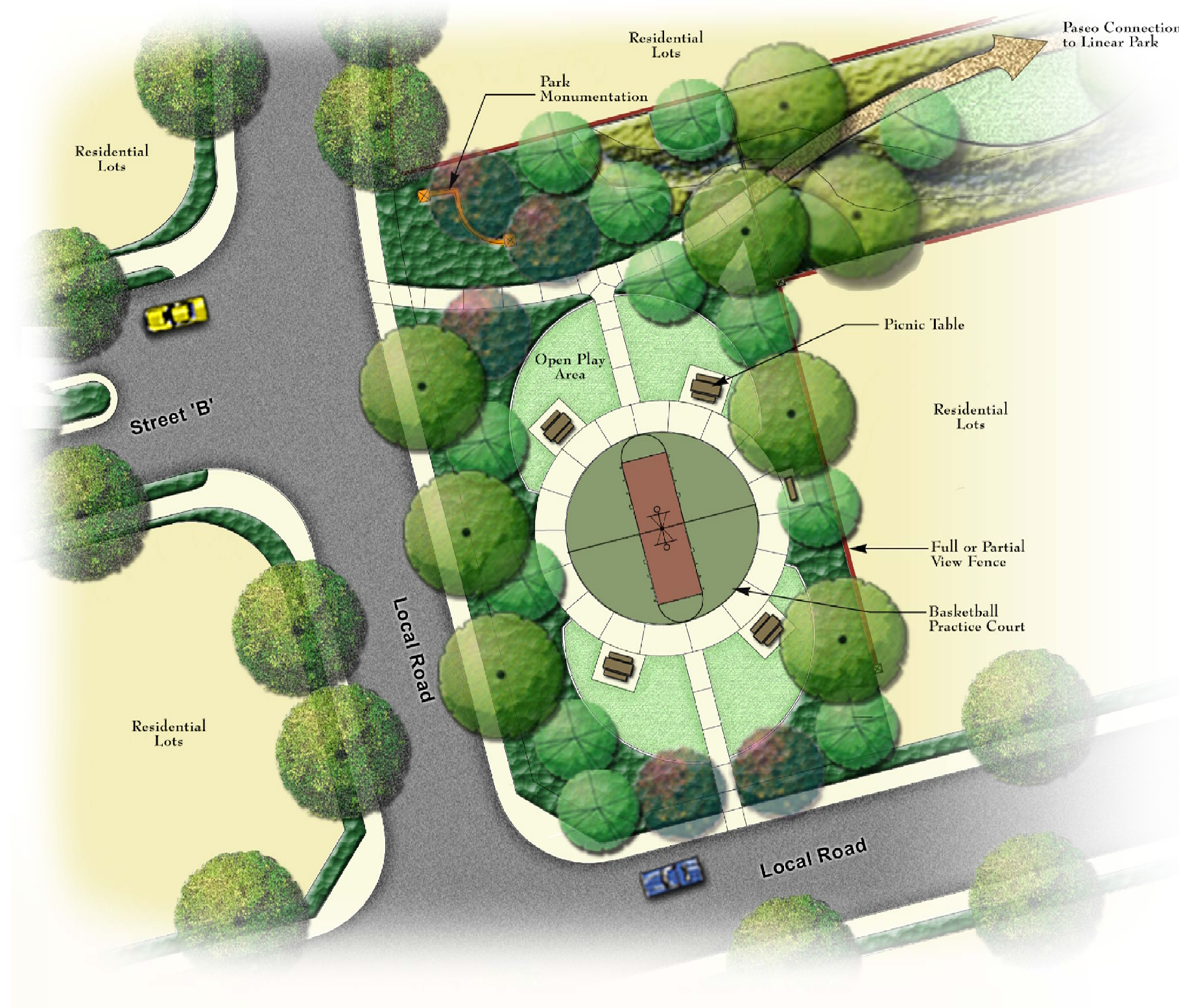
Two half-acre park sites are located at each terminus of Street "B" and are intended to provide recreation facilities for residents of the Specific Plan. Figure 4-22, and Figure 4-23 depicts conceptual schematics for each of these parks. Amenities that may be provided in pocket parks include:

- a. Open Play Areas
- b. Tot Lot
- c. Picnic Areas
- d. ½ Basketball Courts
- e. Minimum 24" box accent and shade trees located throughout the linear park system
- f. 5' meandering paseo constructed of a permeable bonded surface or decomposed granite with concrete edging along both sides to prevent erosion
- g. Paseo Pedestrian Lighting
- h. Entry Monumentation that also indicates Paseo Trail System for Entire Community Development



LEGEND:

Symbol	Description
	Large Canopy Tree
	Small Tree
	Street Tree
	Accent Tree
	Residential lot
	Shrub planting
	Turf
	Linear Park
	Asphalt Road
	Permeable Bonded Surface



Paseo (Linear Parks)

Large Paseos (Linear Parks) within the Project will run northeast to southwest connecting the park in the southwest corner (Planning Area 6) with the eastern edge of the project. This Linear Park system will connect to the Projects two Pocket Parks as shown in Figures 4-24 and 4-25.

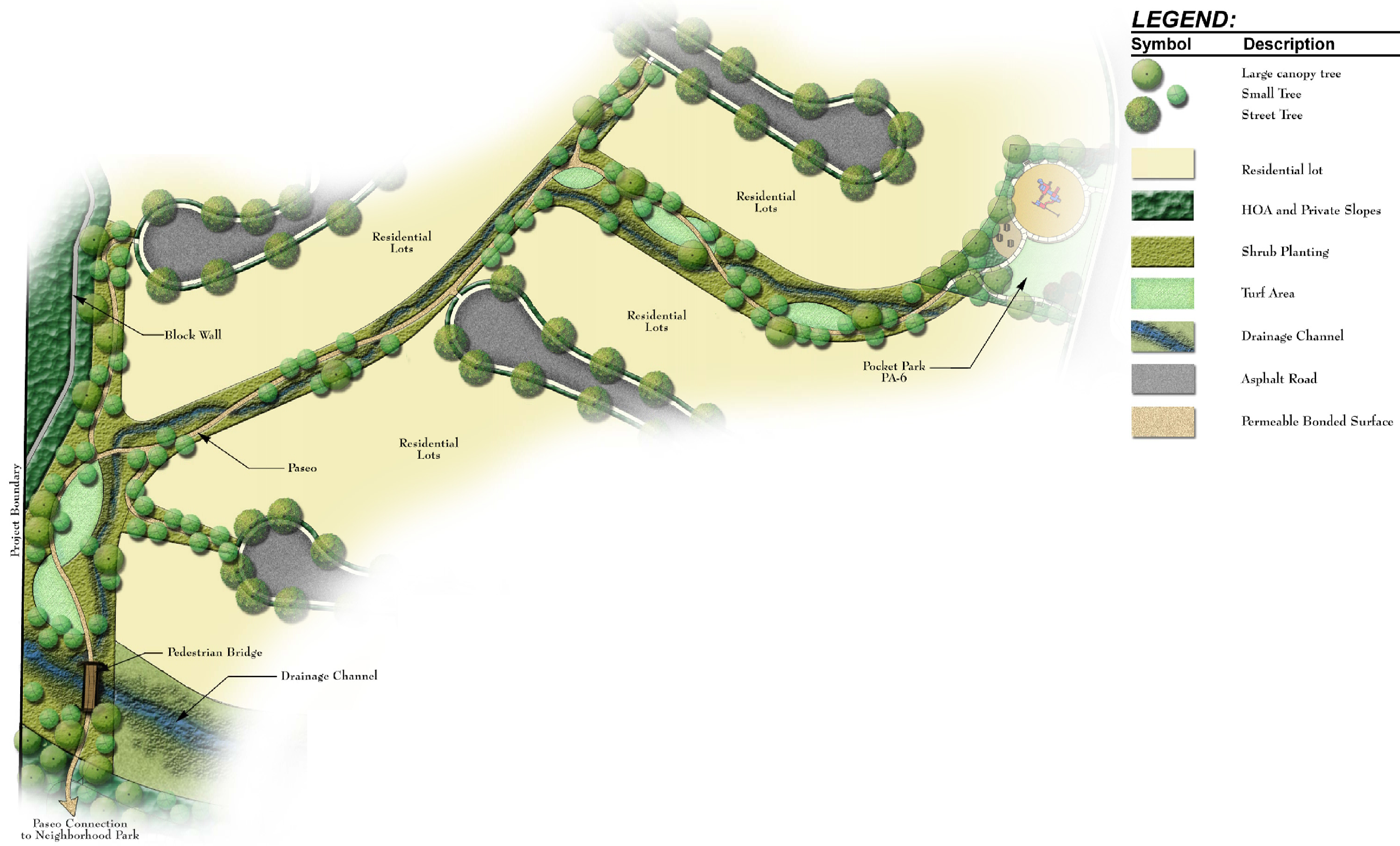
Amenities within the linear parks may of the following:

- a. 5' meandering paseo constructed of a permeable bonded surface or decomposed granite with concrete edging along both sides to prevent erosion
- b. Paseo Pedestrian Lighting
- c. 9' minimum of meandering bio-swale
- d. 5' feet minimum of additional landscaping
- e. Minimum 24" box accent and shade trees located throughout the linear park system

Paseo and Bike Trails

Unique to the Sunny-Cal Specific Plan is a designated paseo system that meanders continuously through the Neighborhood Park, linear parks, pocket parks, and along the rights of way of Cherry Valley Blvd, Brookside Ave and Streets A and B. This designated paseo system is illustrated on the neighborhood park, linear park, pocket park and street right-of-way sections and shall be constructed of a soft permeable bonded surface or decomposed granite surface with concrete edging on both sides to prevent erosion control along with a natural earthen damn crossing at the Natural Drainage Channel that creates a faux bridge like pedestrian opportunity. The entire paseo system shall be ADA accessible.

Also inclusive to the project is a Class II bike lane along the entire lengths of Cherry Valley Blvd and Brookside Ave that is interconnected with another Class II bike lane along Street "A" that allows bicycle access throughout the community. See Street Scene Figures 4-16 through 4-19.



LEGEND:

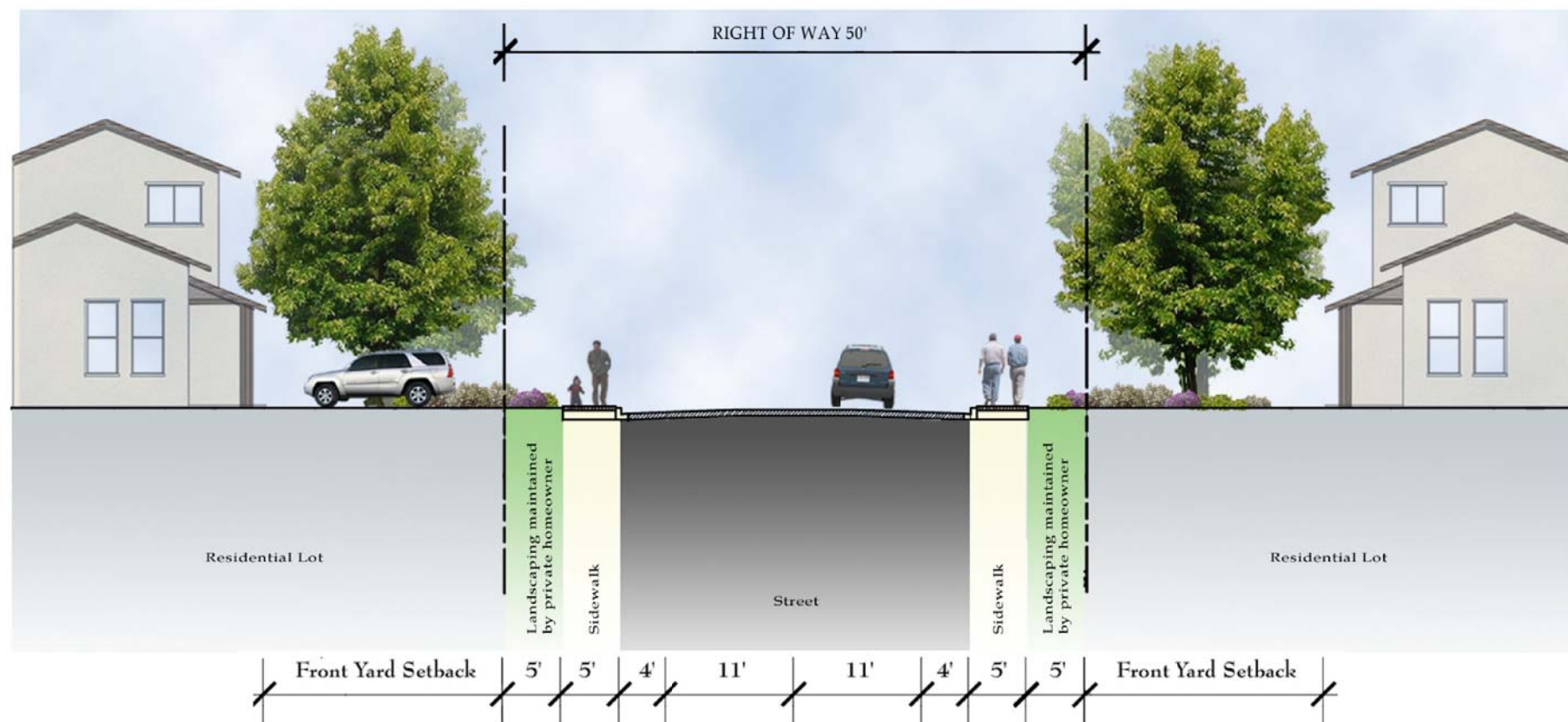
Symbol	Description
	Large canopy tree
	Small Tree
	Street Tree
	Residential lot
	HOA and Private Slopes
	Shrub Planting
	Turf Area
	Asphalt Road
	Permeable Bonded Surface



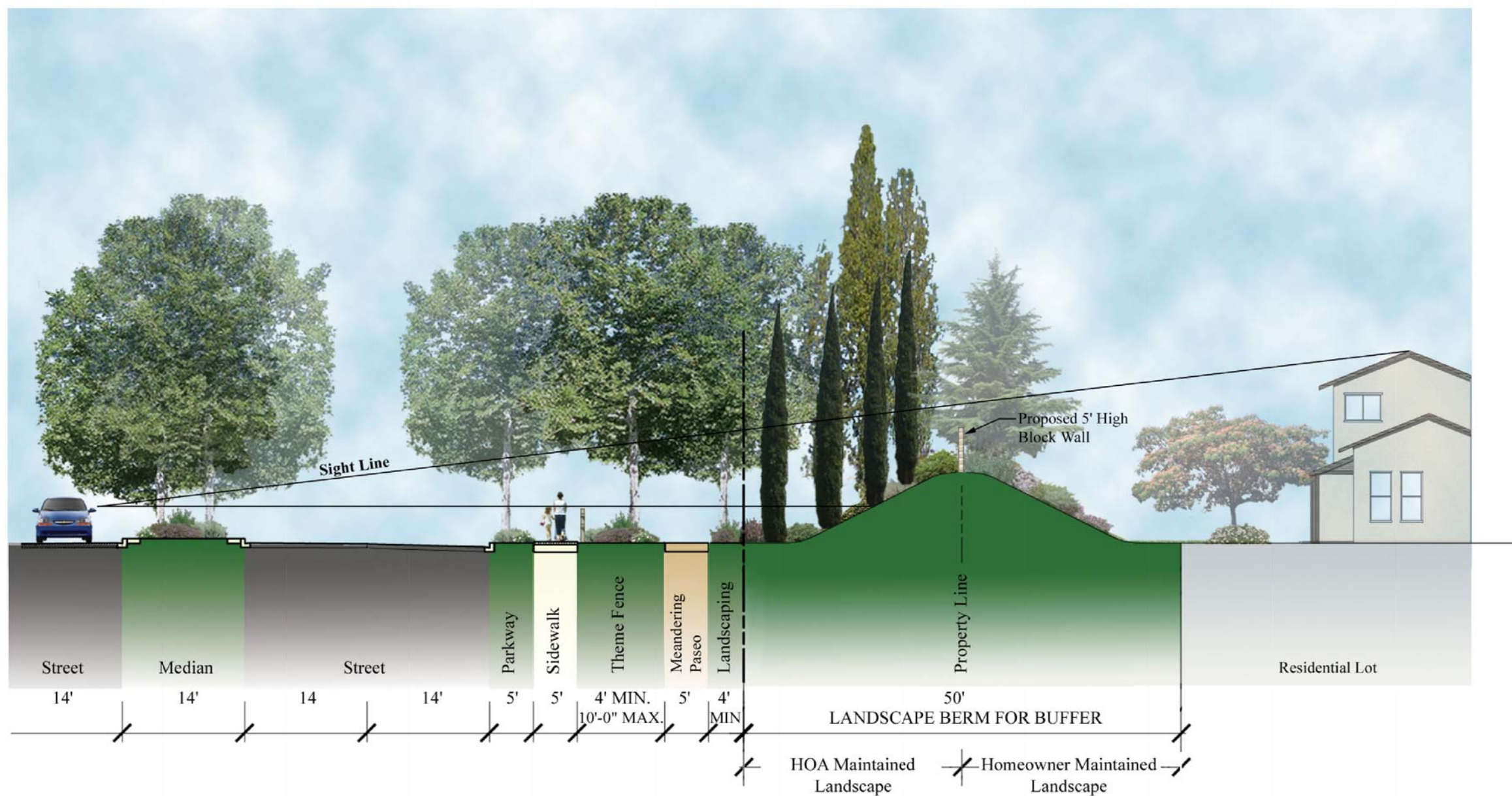
4.3.6 Edge Conditions and Fuel Modification

Edge conditions within the Sunny-Cal Community are variable and are often times left unaccounted for creating isolated situations where no planning occurred. This isolation can be detrimental to the overall outcome of the project and therefore they are addressed here. The following edge conditions occur in the Sunny-Cal Specific Plan.

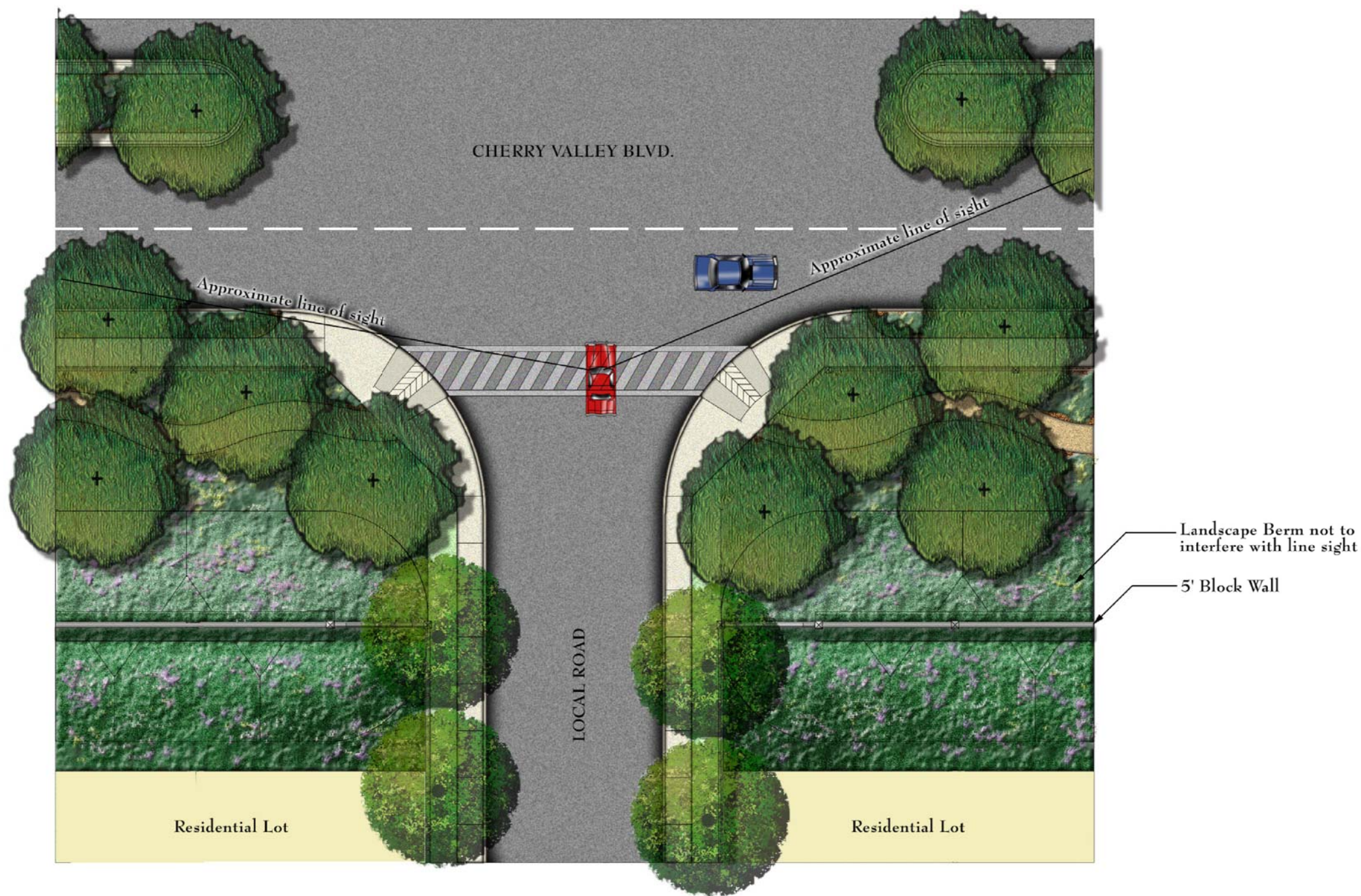
- a. Residential/Adjacent Development- Areas where residential units are adjacent to other development on the east side of the community shall be buffered from the adjacent community with a community wall.
- b. Residential/Local Street- Front Yard landscapes of Residential Lots shall extend into the planting area of the adjacent right-of way and shall be maintained by the resident. See Figure 4-26.
- c. Residential/Cherry Valley Boulevard- A large landscape berm will create a visual buffer between residents whose rear yards are adjacent to Cherry Valley Boulevard. Rear lot lines will extend to the top of slope on the residential side where a community wall will be installed by the master developer at the top of slope. The portion of the landscape berm facing Cherry Valley Blvd will be maintained by a landscape assessment district from the wall at the top of the berm continuous and inclusive of the right-of-way landscape. Irrigation for this slope will be integral with the right-of-way irrigation thus eliminating the necessity of additional water meters, irrigation pressure supply line, irrigation controllers and electrical pedestals. See Figure 4-27.
- d. Landscape Berm/Local Road – The large landscape berm that is located along Cherry Valley Blvd intersects with a local road opening. At this location, the landscape berm will end prior to obstructing the view of vehicles ingress and egress onto Cherry Valley Blvd. See Figure 4-28.
- e. Residential/Natural Drainage Channel- Residential rear yard lot lines facing the natural drainage channel located at the Neighborhood Park will be buffered by either a view fence or a partial view fence so that rear yard views into natural open space and the neighborhood park may be maximized. See Figure 4-29.
- f. Residential/ Pocket Park- Residential side yards facing adjacent to pocket parks will be buffered by either a view fence or a partial view fence so that side yard views into the pocket park may be maximized. See Figure 4-30.



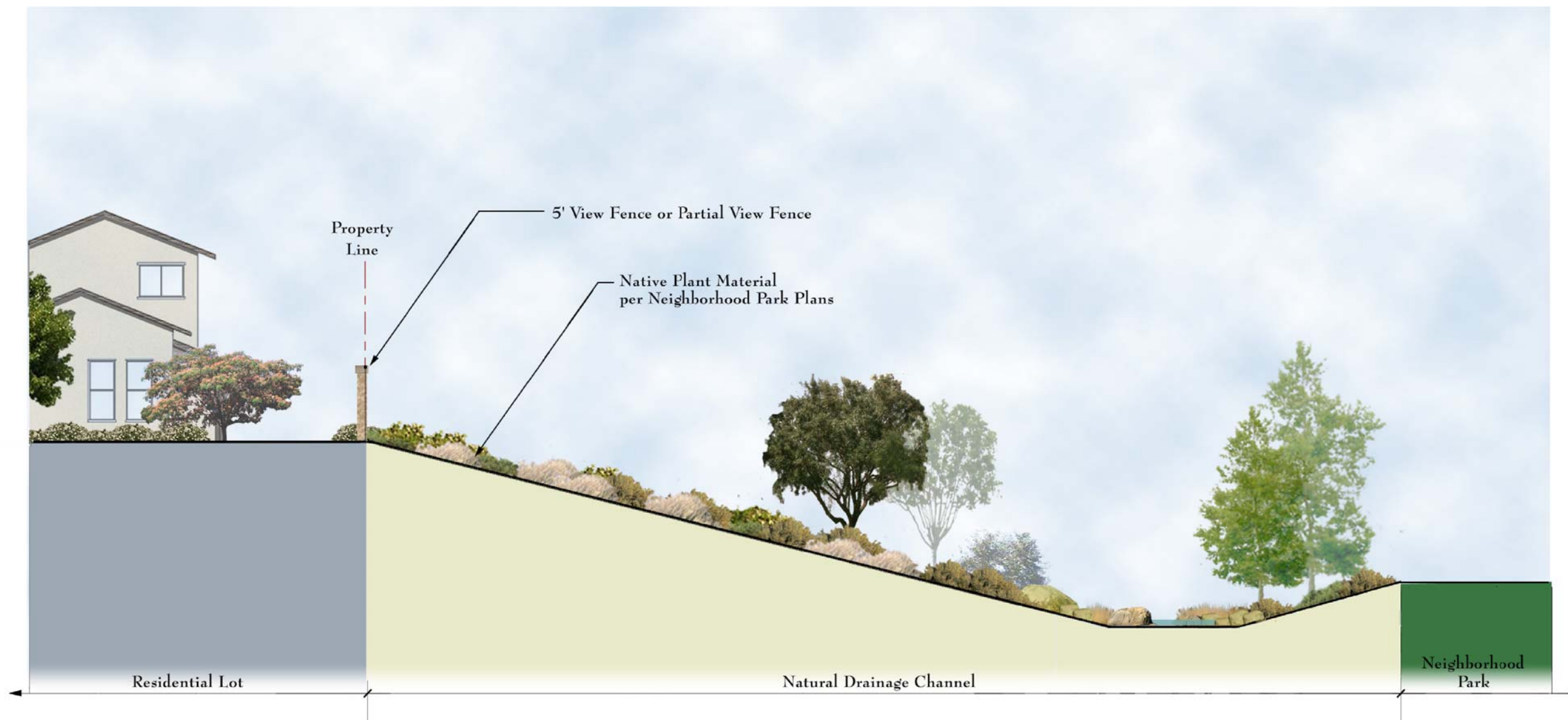
The depicted rendering is intended to show design concept.
Plant material size and features may vary at the time of construction.



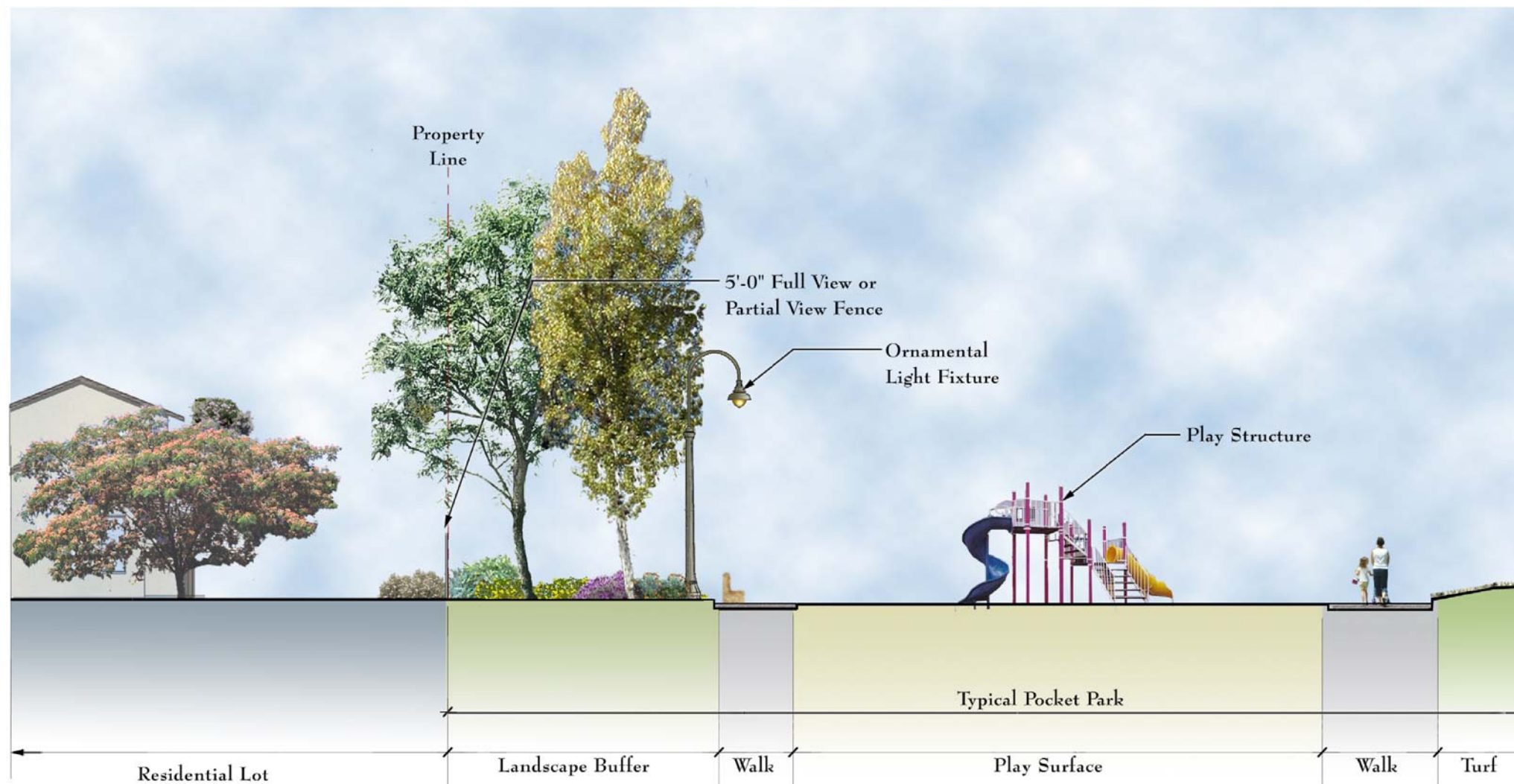
The depicted rendering is intended to show design concept.
Plant material size and features may vary at the time of construction.



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Plant material size and features may vary at the time of construction.



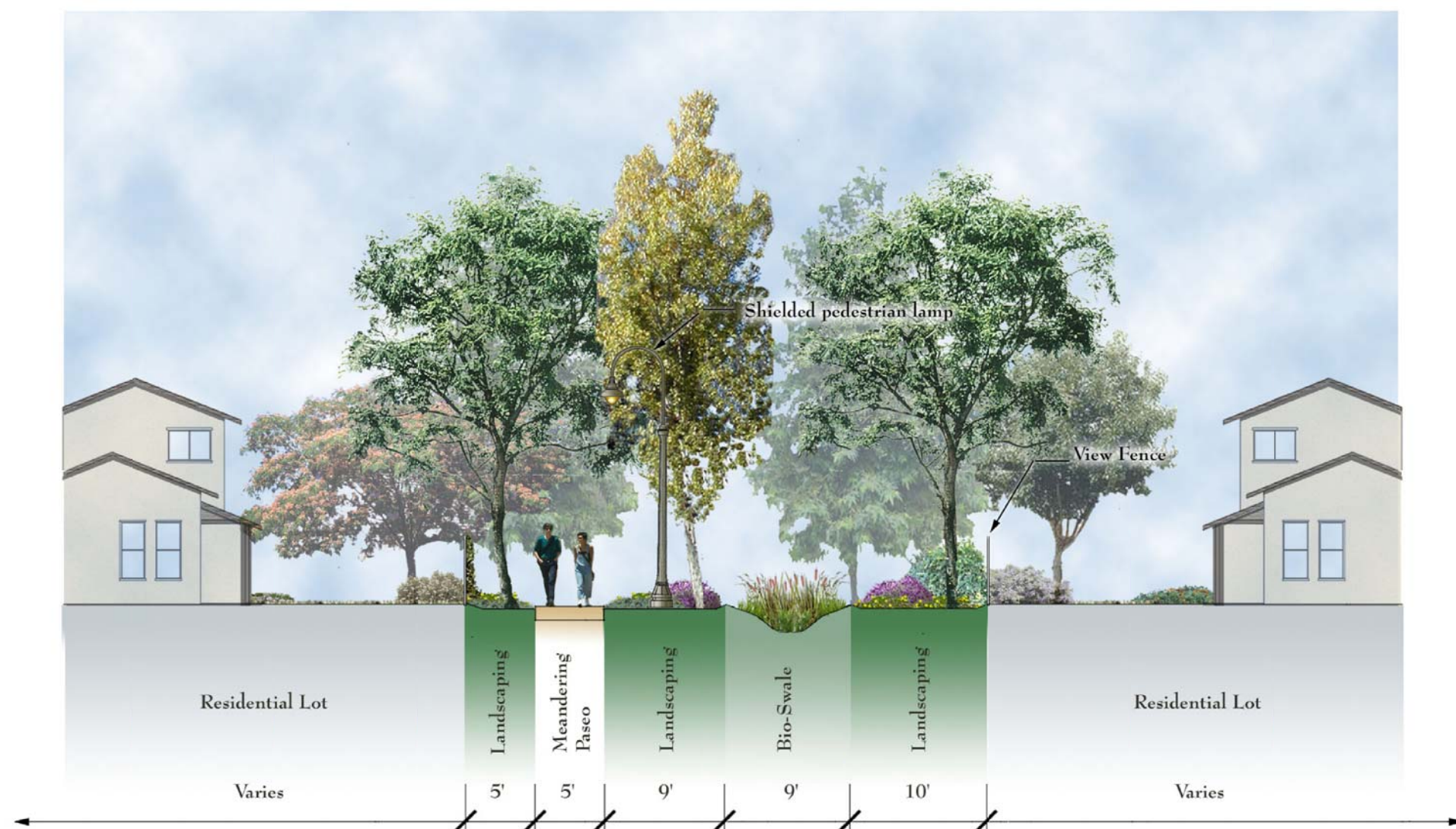
The depicted rendering is intended to show design concept.
Plant material size and features may vary at the time of construction



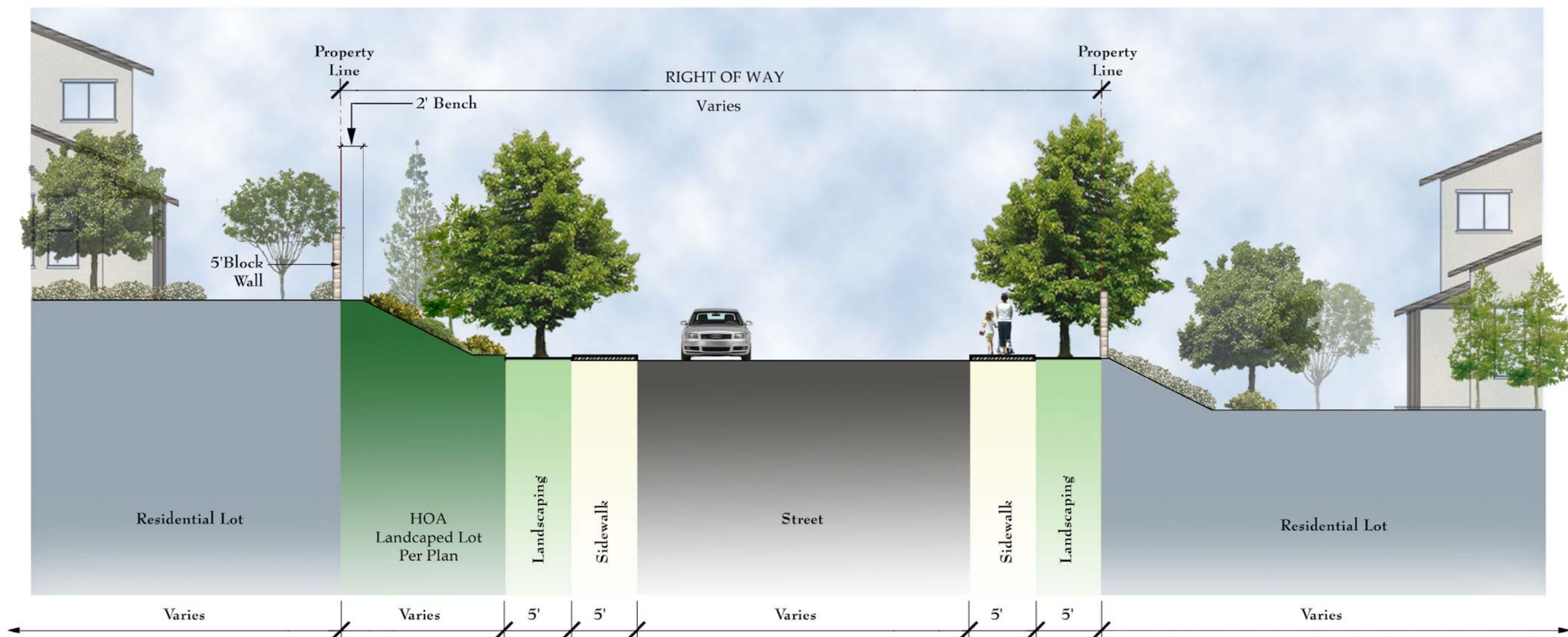
- g. Residential/Linear Park- Residential side and rear yards facing adjacent to linear parks will be buffered by either a view fence or a partial view fence so that side and rear yard views into the linear parks may be maximized. See Figure 4-31.
- h. Residential/Water Well Lot- Residential side yard adjacent to the Water Well Site shall be buffered as approved by the City and the Beaumont Cherry Valley Water District. It is strongly encouraged that land within and around the water well location be landscaped and maintained with the same types of plant material that will exist within the rest of the community.
- i. Residential Rear or Side Yard with Slope Facing Right of Way- In instances where rear or side yards are located above a slope that faces the right-of-way (whether on Street "A", Street "B" or a Local Road) that is directly adjacent to street "A" and Street "B", the wall and/or fence and the private residence lot line will be located at the top of the slope and the slope facing the right-of-way will be part of a common area lot with landscaping and irrigation that will be maintained by City or landscape assessment district. See Figure 4-32.

If this same rear or side yard slope is connected with the rights-of-way to Streets "A" and "B" and can be connected to similar slopes across the street of a local road with one sleeve where the rear or side yard is located above the right-of-way that face the local street (or as shown in edge condition j- Residential Rear or Side yard with No Elevation Change Between Lot and Right-of-Way) .then the wall or fence and the private residence lot line will be located at the top of the slope and these slopes facing the right-of-way and/or flat areas within right of way shall also be part of a common area lot (or common area right-of-way) with landscaping and irrigation that will be maintained by City or landscape assessment district. This shall continue on all such rear or side yard slopes and/or flat areas within rights-of-way until irrigation would have to extend into the front yard of a private residential lot. See Figure 4-33.

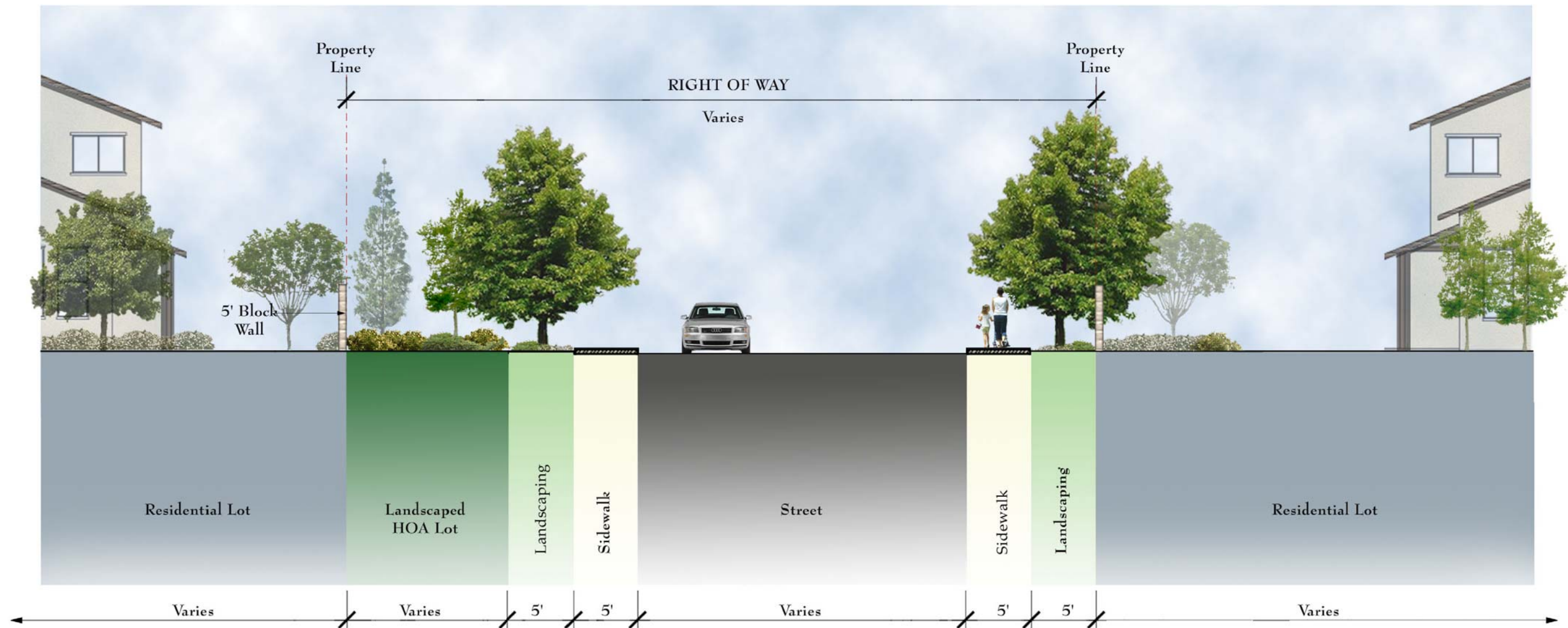
In interior tract locations where these same edge conditions occur that are able to connect with a sleeve to the rear or side yard slope that is connected to the right-of way, it will be the master developers or merchant builders option as to whether or not these slopes will be designated as common are lots or landscape easements for the purpose of maintaining the landscape.



The depicted rendering is intended to show design concept.
Plant material size and features may vary at the time of construction.

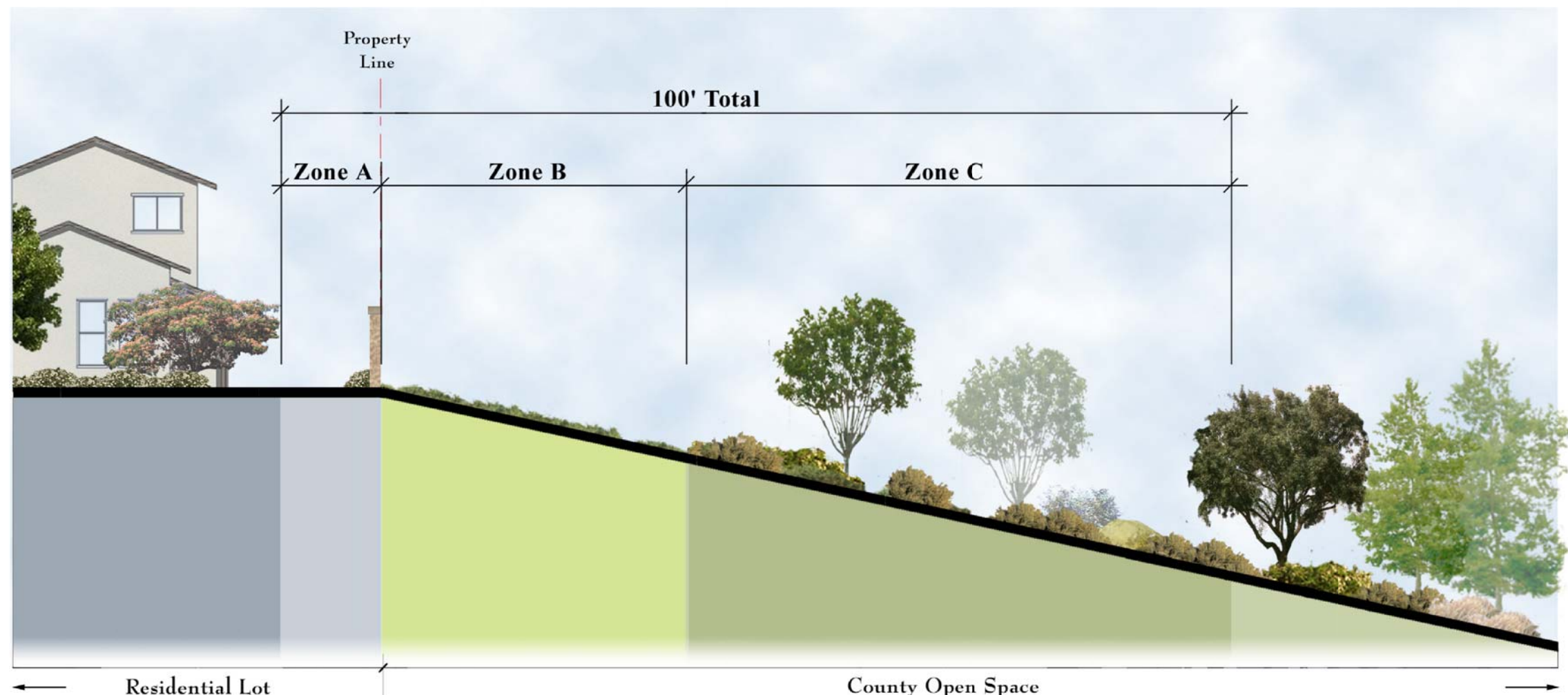


The depicted rendering is intended to show design concept.
Plant material size and features may vary at the time of construction.



The depicted rendering is intended to show design concept.
Plant material size and features may vary at the time of construction.

- j. Residential Rear or Side Yard with No Elevation Change Between Lot and Right of Way- Refer to Edge Condition "I" Residential Rear or Side Yard with Slope Facing Right of Way.
- k. Residential Rear or Side Yard with Slope Facing into Residential Lot Adjacent to Right of Way- For Residential rear or side yards where slopes adjacent to right of way face into the residential lot, the slope will be a part of the residential lot and the wall or fence associated with this area will be located at the top of slope so that all slope area is a part of the private residential lot with landscape and irrigation maintained by the private home owner.
- l. Residential Rear Yard/County of Riverside Open Space- For edge conditions where residential rear and/or side yards are adjacent to County Open Space, City Fuel Modification requirements will be in force as shown in Figure 4-34.



Zone A: (Irrigated Setback Zone)

Zone A shall be a permanently irrigated area installed by each individual private lot owner that is between a 20' setback from rear of house to the edge of the residential pad. Zone A shall contain no habitable structures, structures that are directly attached to habitable structures or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as hardscape, fences, walls and non-habitable gazebos that are located within this zone shall be constructed of non-combustible materials. Plants within Zone A shall be primarily low growing and less than 4' in height with the exception of trees. Plants shall be low-fuel and fire resistive. Trees within Zone A shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity. Zone A shall be maintained by the individual private lot owner on a regular basis by pruning and thinning plants, controlling weeds and maintaining irrigation systems.

Zone B: (Irrigated Setback Zone)

Zone B shall be a permanently irrigated area installed by the developer after rough grading is completed. Zone B shall contain no habitable structures, structures that are directly attached to habitable structures or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as hardscape, fences, walls and non-habitable gazebos that are located within this zone shall be constructed of non-combustible materials. Plants within Zone B shall be primarily low growing and less than 4' in height with the exception of trees. Plants shall be low-fuel and fire resistive. Trees within Zone B shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity. Zone B shall be maintained by the individual private lot owner or HOA on a regular basis by pruning and thinning plants, controlling weeds and maintaining irrigation systems.

Zone B: (Non-Irrigated Setback Zone)

All dead and excessively twiggy growth shall be removed. After pruning large trees and shrubs, low growing plants shall be separated by a distance three times their height from large plants. Trees and large shrubs shall be pruned to provide clearance of three times the height of the understory plant material (or 6', whichever is higher). Debris and trimmings produced by thinning shall be removed from the site, or if left, shall be converted to mulch, and dispersed, non-irrigated, to a depth of 6". No native plants shall be cut below 6". Individual non-irrigated groupings of plants over 18" in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30% of the total Zone B area.

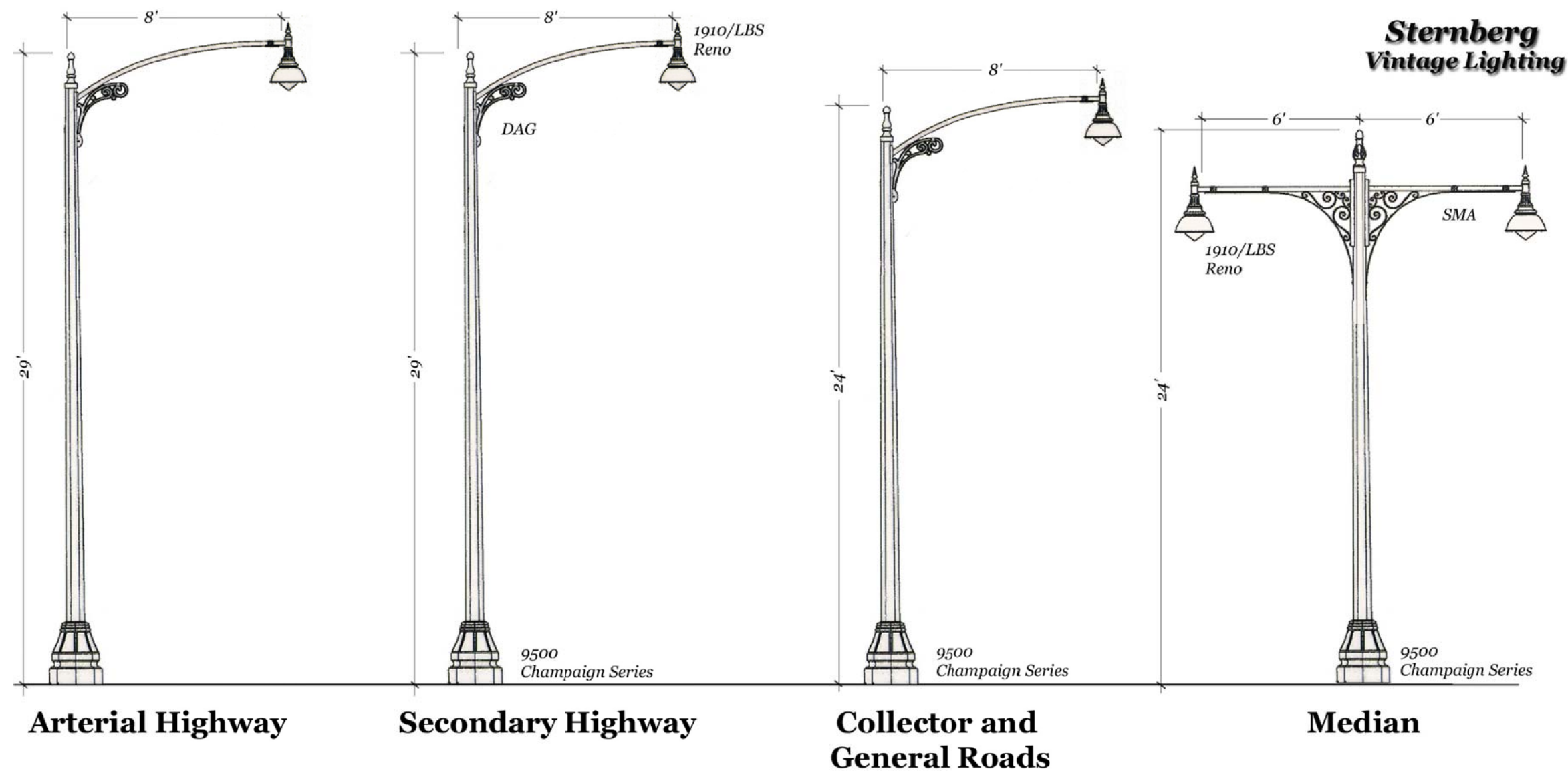
4.3.7 Street Lighting, Paseo Lighting, Landscape Lighting, Mailbox Enclosures, and Bus Turnouts

Street Lighting, Landscape Lighting and Mailbox Enclosures are all landscape accessory items that add to the character and ambiance of the community.

Street Lighting

Street lighting locations shall be coordinated with the civil engineer and with the City of Beaumont Engineering Department. At a minimum the following street lighting guidelines shall occur:

- a. Street Lighting locations shall be located at intersections, at the ends of cul-de-sacs within local roads and spaced at every 150' on both sides of the road for street sections with landscape medians. At the master developers option, street lighting within roads that have landscape medians may be placed within the landscape median in-lieu of both sides of the road if the following conditions occur:
 1. Dual street lights shall be used that provide a light source to both roadways on either side of the landscape median.
 2. Utilities for street lights shall be located within the roadway and shall only cross over into the landscape median at the location of the street light.
 3. Street light locations do not obstruct the overland flow of water within the median so that water freely flows to each landscape median drain location.
 4. Street light locations shall be coordinated with the landscape architect to insure no conflict with landscape median landscaping.
- b. Street lighting shall be coordinated with the landscape architect at community entry monument, roundabout and neighborhood monument locations so that street lights and street light power sources do not conflict with entry monument design and character.
- c. Street lights shall be installed by the master developer. At the master developer's option, decorative street lights may be used in-lieu of standard lighting fixtures so long as the decorative street lights enhance and reinforce the rural landscape theme and image of the project as shown in Figure 4-35.



Standard Colors:



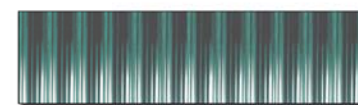
Architectural Medium Brown



Verde Green



Swedish Iron



Park Green

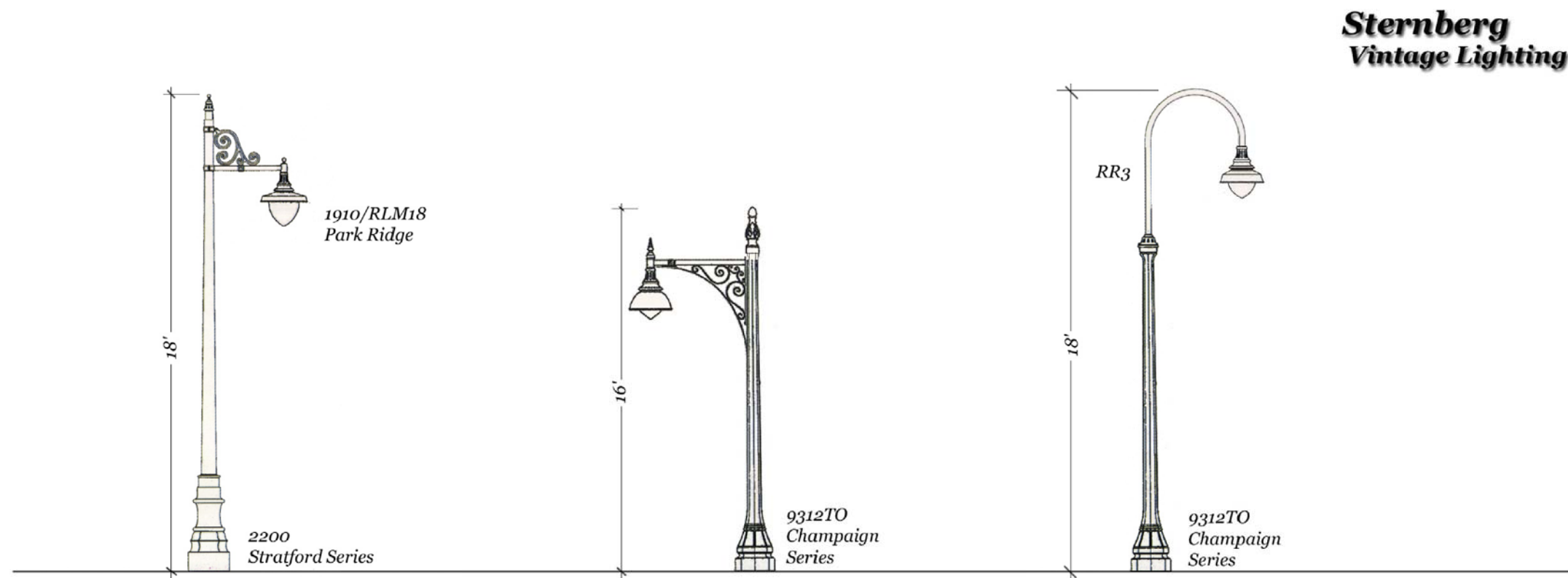


Black

Paseo Lighting

The purpose of paseo lighting along the paseo is to provide a sense of location for users of the paseo when utilizing the paseo system in early morning or late evening hours when no sun light shall provide such visibility. With this in mind the following minimum standards for paseo lighting shall be:

- a. Paseo lighting shall be located within the linear park, pocket park and neighborhood parks adjacent to the paseo at a minimum of 150' on center, starting at the beginning of the paseo system within each park element and continuing throughout the entire park system.
- b. Paseo lighting may also be used at other locations at the master developer's option such as the faux bridge location or at other strategic park program element locations.
- c. Paseo lighting shall not be required within roadways where paseos occur that already have decorative street lighting as a light source.
- d. Paseo lighting shall be decorative in nature but shall be less dominate in terms of lighting fixture, height and brightness than street lighting.
- e. Paseo lighting shall be installed by the master developer.
- f. Paseo lighting fixtures shall enhance and reinforce the rural landscape theme and image of the project. Examples of decorative paseo lighting that may be used in-lieu of standard street light fixtures are shown in Figure 4-36.



Decorative Paseo Light Fixture Options

Standard Colors:



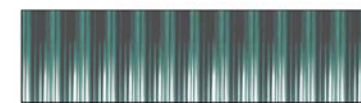
Architectural Medium Brown



Verde Green



Swedish Iron



Park Green



Black

Landscape Lighting

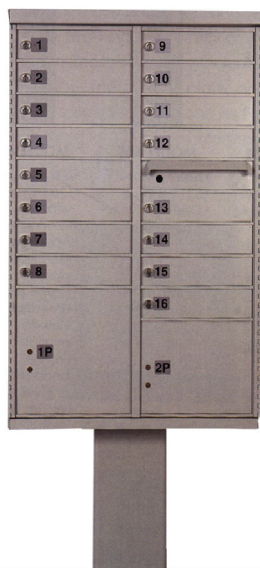
Landscape lighting shall be used at community monument and roundabout locations to enhance and accent these features. In addition, landscape lighting may be used at the master developers' option within landscape medians. At a minimum the following guidelines for landscape lighting shall occur:

- a. Landscape lighting intended to be exposed to view as a decorative part of community entry or roundabout monumentation is not required but if used shall be consistent with the rural landscape theme and image of the project.
- b. Landscape lighting within community entries or roundabouts shall be used as accent features to provide up-lighting to specimen trees, significant portions of the entry monument structure and the community signature. The fixtures for such up lighting shall be hidden from view with landscape materials so that only the light is seen not the light source.
- c. Electrical points of connection for landscape lighting shall be coordinated with the landscape architect and the dry utility consultant.
- d. The day to day programming of the landscape lighting shall be an integral part of the irrigation control system so that lights turn on and off at pre-specified times that are adjustable throughout the year and adjustable for special occasions such as holidays and community events.

Mailbox Enclosures

Mailbox enclosures for the entire community shall be coordinated with the United States Postal Service. The following minimum guidelines for mailbox enclosures shall apply:

- a. Locations for mailbox enclosures shall be located along streets that have side yards so as not to occur between any two adjacent homeowner's property lines.
- b. Locations for mailbox enclosures shall be coordinated with the landscape architect so as not to disrupt the landscape theme and rural character of the landscaping.
- c. At the master developers' option, mailbox enclosures may be standard enclosures or may be decorative in nature utilizing a decorative shell over the standard mailbox enclosure. See Figure 4-37.



Option A
Cluster Box Unit



Option B
Cluster Box Unit in Stone Pilaster with Concrete
Footing and Cap

Bus Turnouts

Bus turnouts shall be coordinated with the Riverside Transit Authority (RTA) and are planned along Cherry Valley Blvd. General guideline criteria for bus turnouts shall be as follows:

- a. Bus turnouts shall be coordinated with the traffic engineer, the civil engineer, the landscape architect and the Riverside Transit Authority.
- b. Bus turnouts shall not impede the overall rural character of the community and shall be located a minimum of 150 away from major intersections and community monumentation.
- c. Bus turnouts may at the master developers option be coordinated with the Riverside Transit Authority so that the appurtenances within the bus turnout (i.e. shelter and bench locations) coordinate with the overall theme of the community as shown in Figure 4-38

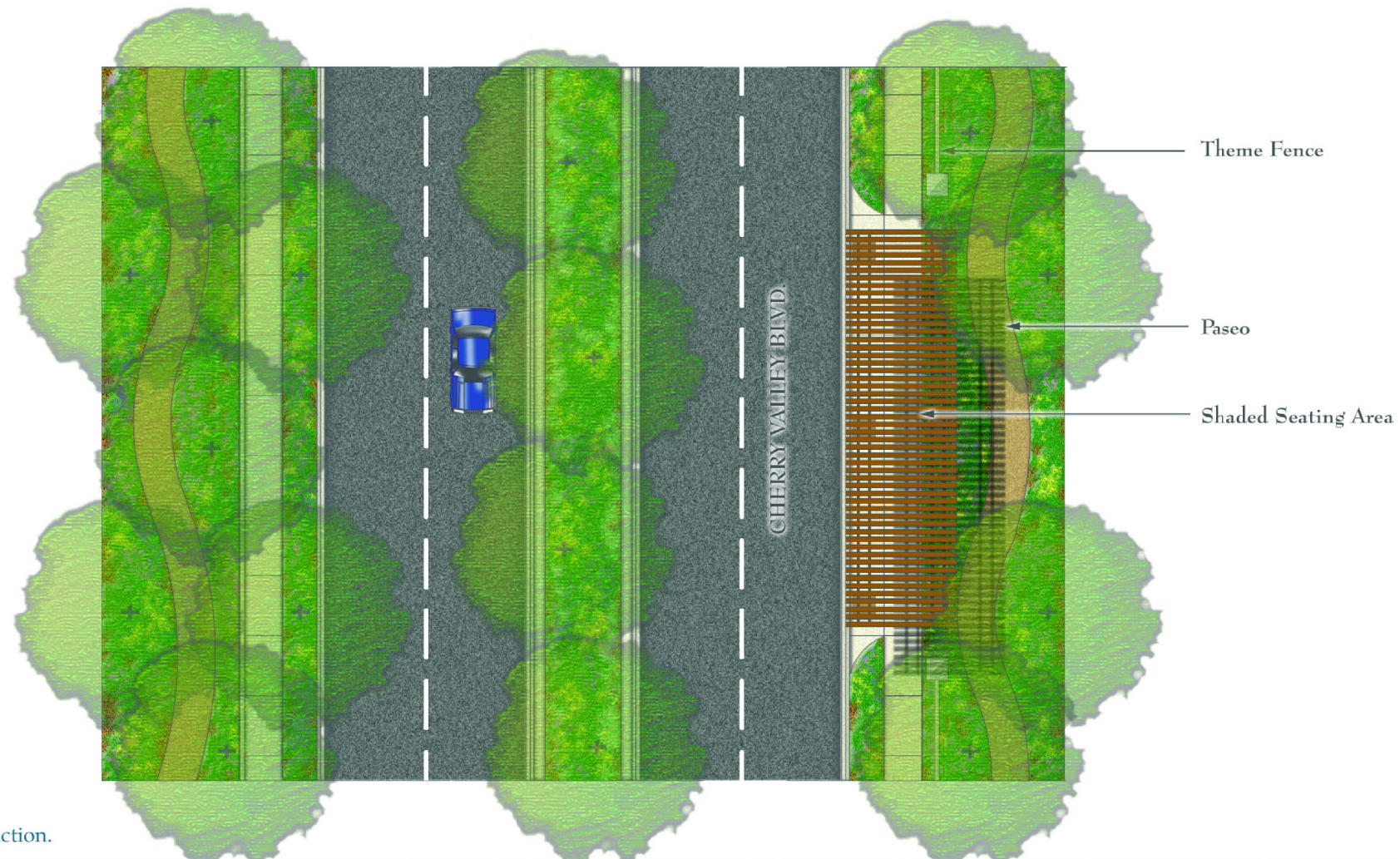
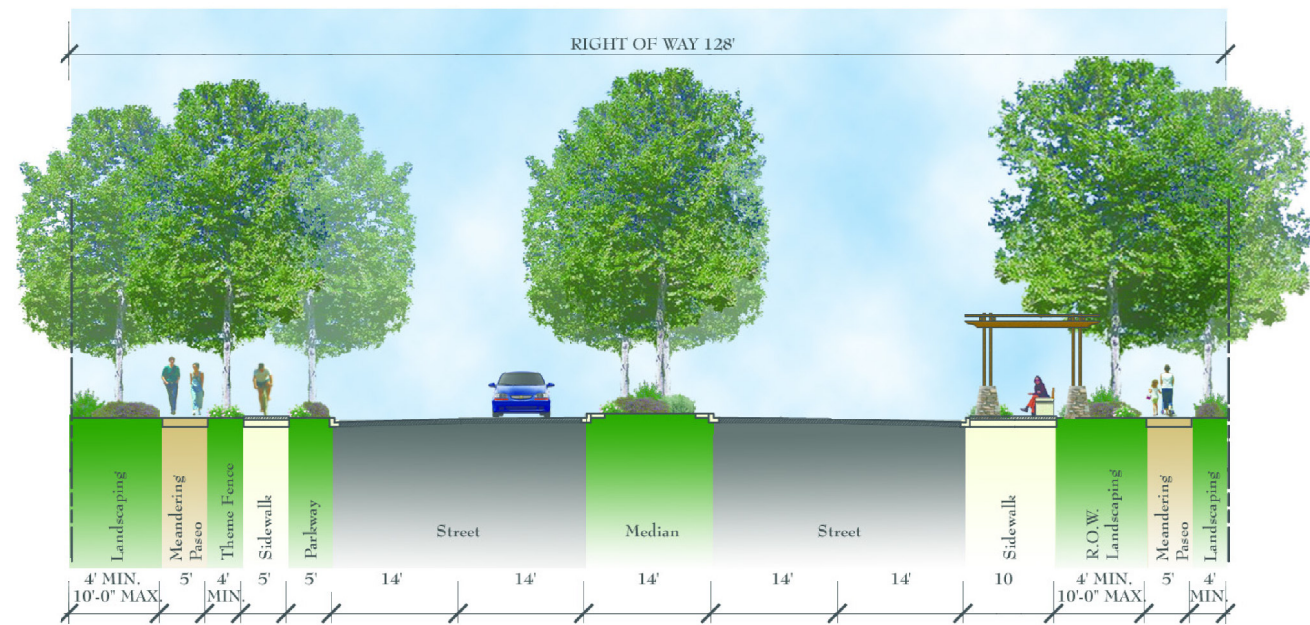
4.3.8 Technical Issues Such as Erosion Control, Landscape and Irrigation Treatments Maintenance Responsibility, and Master Developer/Merchant Builder Coordination**Erosion Control**

Grading will be planned so that graded slopes are revegetated as quickly as possible after grading operations and consistent with the City of Beaumont erosion control requirements all slopes greater than 10 in vertical elevation change will be permanently landscaped and irrigated in one of two ways:

Private Lot Slopes

Private lot rear yard and side yard slopes will be landscaped with one or a combination of the following: hydroseed, flats, container sized 1 gallon shrubs and groundcovers and 15 gallon trees. Front yard slopes or side yard slopes that curve and extend into the front yards of private lots shall be excluded from this process.

Irrigation for slopes on private slopes shall be designed so that water supply can be temporarily obtained from permanent irrigation sources but that can be cut from this source and connected to each private lot as water meters for each private lot become available. Front yard slopes or side yard slopes that curve and extend into the front yards of private lots shall be excluded from this process.



The depicted rendering is intended to show design concept.
Plant material size and features may vary at the time of construction.

Common Area Slopes

Common area slopes shall be landscaped with one or a combination of the following: hydroseed, container sized 1, 5 and 15 gallon plant shrubs, vines and groundcovers and 15 gallon trees. At the master developers option 24" box size and larger trees may also be used on slope areas.

Irrigation for common area slopes shall be coordinated with adjacent street rights-of-way so that one meter, one controller and one pressure supply line system may be used for both areas. Only one electric control valve will be allowed per valve box. Electric control valves, quick coupling valves, ball valves and other irrigation appurtenances connected to pressure supply line may be banked close together to minimize the area required for these elements. All valve box lids shall be permanently branded with a minimum of the station number for the electric control valve and an abbreviation of the type of irrigation equipment within the valve box for other types of irrigation equipment.

Irrigation and Landscape Treatments

Irrigation point of Connection Master Plans will begin to be created during the tentative map process as grading; lot configuration and maintenance responsibility begin to be more precisely defined and will act as the coordination mechanisms between landscape architect, civil engineer, dry utility consultant, utility provider, and water district through the construction document process.

The irrigation system will utilize a permanent underground irrigation system that is a combination of spray heads and rotors in combination with electric control valves and a computerized central control system for irrigation operations of common area slopes. All electric control valves shall be permanently connected via wire to an irrigation controller that is capable of being operated by a computerized central control system which includes an on-site weather station/ET gage capable of reading current weather data and making automatic adjustments to independent program run times for each electric control valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition to the above, the computerized central control system shall be equipped with flow sensing and master valve capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failures due to mainline breaks and eliminating over watering and flooding due to pipe and/or head breaks.

Maintenance Responsibility

Maintenance Responsibility may consist of a variety of City and association types such landscape maintenance assessment districts, lighting districts, homeowners associations, City of Beaumont Parks and Recreation, City of Beaumont Public Works, Riverside County Transit Authority, and private homeowner's. A maintenance responsibility master plan defining ultimate maintenance responsibly will be created more precisely, focusing on each phase during the tentative map process as grading and lot configuration begins to be more precise.

All landscape areas shall be maintained in accordance with the best industry standards for professional landscape maintenance. Such maintenance shall include ET based irrigation programming utilizing all functions of the central control system, fertilizing, mowing, edging, pruning, trimming, herbicide programming, pesticide programming, clean-up and other on-going seasonal programmed maintenance functions. Replacement or dead and diseased plant materials originally approved shall be replaced with like plant material immediately when found in a diseased or dead condition. Irrigation systems shall be routinely inspected, repaired and maintained in an operating condition based on the alarms provided by the computerized central control system and visual assessment at all times. All walks and paseos shall be kept routinely free of litter and debris.

5.0 IMPLEMENTATION PROGRAM

5.1 IMPLEMENTATION PROGRAM

An Implementation Program is hereby established to meet the goals of the Project. This program contains a number of legal, procedural, and administrative elements. The purpose of this section is to familiarize subsequent land owners, developers, public agencies, and decision makers, as well as interested citizens, with the goals and intentions of the Sunny-Cal Specific Plan. The implementation program will be processed concurrently with the Specific Plan. The Implementation Program summarizes the requirements listed in this section for the all development within the Specific Plan.

5.2 APPLICABILITY AND RELATIONSHIP TO EXISTING CITY OF BEAUMONT ORDINANCE

The City of Beaumont Zoning Code, 17.14.020, contains provisions for a Specific Plan Zone. The Specific Plan will act as the zoning for the subject property and the City will establish such zoning for the Project Site through adoption of an ordinance. For this reason, detailed regulations and standards, which will govern future development of this site, are included within this Specific Plan. Those sections of the City's Zoning Code that are general or procedural in nature and pertaining to all other projects or zones in the City shall remain in force. Except as specifically referenced herein, no other provisions of the City's Zoning Ordinance shall apply.

5.2.1 General Notes

1. Whenever the provisions contained herein conflict with those contained in the City Codes, the provisions of the Sunny-Cal Specific Plan document shall take precedence.
2. When any issue, condition, situation arises or occurs that is not covered by or provided for by these Regulations and Standards for Development, those provisions provided by the City Codes that are most applicable for the most similar issue, condition, or situation, as determined by the Planning Director or his/her designee, shall apply.
3. Phasing of the Specific Plan may be allowed as long as infrastructure and community facilities needs of the community are met.
4. Grading shall be permitted outside of the area of immediate development when it is consistent with an approved grading plan. Property owner approval shall be required for all offsite grading. Stockpile and borrow sites may be permitted within areas scheduled for future development, subject to an approved grading plan. Grading permits shall be

authorized for issuance concurrent with or following the approved process of a subdivision map, Conditional Use Permit, or a Development Plan review.

5. Building setback requirements may be reduced if it is consistent with the Specific Plan goals and policies as determined by the Planning Director or his/her designee.
6. Only the general boundary alignments and residential acreage figures of the individual land use areas are shown in Section 2.0 and Section 3.0. The precise boundaries and acreage will be determined during the tentative map preparation.
7. The location of any pedestrian pathways and linkages, parking lots, building orientation, and lot configurations shown in the Specific Plan are conceptual. The precise locations will be determined during tentative map preparation.
8. Planning area boundaries may be modified with the approval of the Planning Director or his/her designee as an administrative approval.
9. The transfer of residential density from one residential Planning Area to another residential Planning Area or district is permitted based upon the provisions listed below. Any revisions to Planning Areas made in accordance with the provisions listed below do not require an amendment to the Sunny-Cal Specific Plan.
 - a. Changes in the size of Planning Areas not exceeding 15 percent (15%) of their gross area and not increasing the overall density of the project.
 - b. Transfer of dwelling units between Planning Areas not exceeding ten percent (10%) of the total number of dwellings per planning area and not increasing the overall density of the project.
 - c. Residential density may be transferred from any residential Planning Area to any other residential Planning Area, regardless of planning area location or residential land use category.
 - d. The permitted density within any Planning Area need not be evenly distributed to all subdivisions which comprise the Planning Area.
 - e. A density transfer allows any residential land use category to be developed within any given residential Planning Area.
 - f. Applications for density transfer shall be made in writing to the Planning Director or his/her designee and shall include the following:
 - i. Location of planning areas or district designations

- ii. The number of units to be transferred
 - iii. A calculation for each planning area showing the approved current number of target units, the number of target units if the transfer is approved and the percentage increase and decrease.
 - iv. The signature of all property owners involved.
- g. The Planning Director or his/her designee shall review and approve the Density Transfer Application if it meets the provisions stated in this section. If so, the application for density transfer shall be reviewed and acted upon within 60 calendar days upon receipt of the application in writing. In the event the application is not acted upon in 60 calendar days, the application shall be deemed approved as submitted unless extended by mutual agreement of the reviewing authority and the developer.
- h. The Planning Director shall approve the density transfer if the following conditions are met:
 - i. The overall goals of the Specific Plan are maintained.
 - ii. The full range of housing stock remains available.
 - iii. Community facilities such as the parks can accommodate the additional units in the affected area.
 - iv. Infrastructure facilities such as roads, sewer, and water can accommodate the additional units in the affected area.
 - v. There are no changes to the affected areas which require the preparation of additional environmental documentation.
- i. Any transfer of density to a non-residential Planning Area shall only be permitted with approval of a Specific Plan Amendment

5.2.2 Design Notes

1. Physical design of buildings, walls or fencing, lighting and landscaping shall achieve consistency in the use of materials, color texture, height and bulk as identified in the design guidelines in Section 4.0.
2. Building design techniques which maximize family and functional privacy should be utilized whenever possible.

3. Street signs and community directional signs shall be consistent with the character of the community and in terms of size, color and materials.
4. Roadway planting should be consistent with the street trees and special accent trees as listed in Section 4.0, Design Guidelines or this Specific Plan. All plantings should be designed to complement neighborhood architectural styles.
5. Front yard landscaping shall include at least one (1) 24" Box street tree. to be installed by the builder. Trees should be selected based on the criteria of the landscape design guidelines set forth in Section 4.0.
6. A development review application shall be submitted to the City of Beaumont Department of Community Development for all tentative subdivision maps within the Sunny-Cal Specific Plan Project Site.

5.3 LAND USE DEVELOPMENT STANDARDS

The development standards identified in Section 2.1 and Section 3 shall regulate land use and development within the Sunny-Cal Specific Plan. The City shall insure that land uses within the plan adhere to the identified permitted uses or mechanisms for conditional use. Tentative Maps and the overall design of the plan shall conform to the identified development standards.

Following the approval of this Specific Plan, subdivision maps shall be filed for review and approval by the City of Beaumont. The City's process of reviewing these maps is facilitated by inclusion of development standards within this Specific Plan document. The Director of Planning and Community Development will be responsible for determining what plans are in substantial compliance with the Specific Plan. Changes in street alignments to provide better circulation or reallocation of dwelling units among the planning areas will be permitted without amending the Specific Plan.

A development review application shall be submitted to the City of Beaumont Department of Community Development for all tentative subdivision maps within the Sunny-Cal Specific Plan project areas.

5.4 SPECIFIC PLAN

5.4.1 Approval Process

In accordance with California Government Code Sections 65450 – 65454, Specific Plans shall be prepared, adopted and amended in the same manner as General Plans, except that Specific Plans may be adopted by resolution or by ordinance. The Sunny-Cal Specific Plan will be

adopted by resolution of the City Council of the City of Beaumont, and the zoning for the Project Site changed to “SPA” by ordinance. As discussed in Section 1.5 under state law, the City has the authority to adopt specific plans that set all conditions and restrictions in the area identified in the Specific Plan regardless of the underlying zone, including but not limited to density and intensity of use, setbacks, heights, area, and open space. The City’s Planning Commission must conduct a public hearing before it can recommend the City Council adoption of the Specific Plan. The City Council will then review and adopt the Specific Plan by resolution.

The process of adopting the Specific Plan will include:

- Submittal of the Specific Plan, Specific Plan Application, and appropriate fees to the City
- Review of the specific plan document by City staff
- Submission, review, and circulation of environmental documentation (Project EIR) required by CEQA
- Completion of the CEQA process and certification of the project’s EIR by the City Council
- A public meeting of the City Planning Commission to consider the Specific Plan
- A public meeting of the City Council for final approval

5.4.2 Minor Modifications

Minor modifications to the Specific Plan are allowed at the discretion of the Planning Director or his/her designee. Modification to the Specific Plan shall be consistent with the purpose and intent of the approved Specific Plan. All amendments to the approved Specific Plan and to any subsequent Specific Plan Amendment, other than minor changes, are to be processed as a Specific Plan Amendment.

5.4.3 Changes That Do Not Require a Specific Plan Amendment

Changes that do not require a Specific Plan Amendment shall include the following:

1. The transfer of dwelling units from one planning area to another or within the same planning area, while maintaining the maximum overall dwelling unit number for the Specific Plan.
2. The addition of new information to the Specific Plan exhibits or text that does not change the effect of any regulation. The new information may include more detailed, site-specific information. If this information demonstrates that planning area boundaries are inaccurately designated, based upon the Goals of the Specific Plan, said boundaries may be adjusted or

designated to reflect a more accurate depiction of on-site conditions, without requiring a Specific Plan Amendment.

3. Changes to the community infrastructure such as drainage systems, roads, water and sewer systems, etc., which do not have the effect of increasing or decreasing capacity in the project area beyond the specified density range nor increase the backbone infrastructure, construction or maintenance costs.

5.4.4 Administrative Changes to the Specific Plan

The Sunny-Cal Specific Plan provides a certain degree of flexibility with respect to the details of project developments as well as those items in general terms in the Specific Plan. If and when it is determined that changes and/or adjustments are necessary or appropriate, these changes and/or adjustments shall be made as an administrative procedural approval by the Planning Director or his/her designee. After such administrative change has been approved, it shall be attached to the Specific Plan as an addendum, and may be further changed or amended from time to time as necessary.

5.4.5 Specific Plan Amendments

The Specific Plan may be amended as necessary in the same manner it was adopted, by resolution. Said amendment or amendments shall not require a concurrent General Plan Amendment unless it is determined by City staff that the proposed amendment would substantially affect the General Plan goals, objectives, policies, or programs. An environmental assessment form shall accompany the proposed amendment, but it is presumed that the Environmental Impact Report (EIR) approved for the project includes all future development for the Specific Plan. If further environmental documentation were required, it would be a focused analysis and action per Sections 15162 – 15164 of the CEQA Guidelines.

5.5 RELATIONSHIP TO EIR FOR SUBSEQUENT APPROVALS

In accordance with the provisions of Section 65457(a) of the California Government Code, no environmental impact report or negative declaration need be filed pursuant to Division 13 (commencing with Section 21000) of the California Public Resources Code, for any residential project including any subdivision or planning area change, which is undertaken pursuant to and in conformity with the Sunny-Cal Specific Plan. A residential project is any development proposal which will result exclusively in the construction of housing and ancillary uses.

5.6 FINANCING MECHANISMS

The major infrastructure and facilities within the Sunny-Cal Specific Plan area and off site areas will be financed through appropriate funding mechanisms acceptable to the City of Beaumont. However, the developer shall ultimately be responsible for all fair-share costs associated with implementing the project including but not limited to the cost to provide infrastructure and to comply with all mitigation measures, Conditions of Approval, and other requirements of the Project.

Different financing strategies may be utilized to fund the various public facility improvements specified by the Specific Plan. The scope of financing options will vary depending upon the entity responsible for the facility including Private and/or Developer Financing or Construction; Community Facilities District(s); the application of funds from City, County, State and other agency programs; Development Impact Fees, General Fund Revenue, Gas Taxes, Redevelopment Funds, Federal State and Local Grant Funding, and Infrastructure Financing Districts and/or other financing mechanism accepted by the City.

The City, developer and builders will cooperate to ensure that the public facilities are built in accordance with all requirements as established in the Specific Plan. A Development Agreement, or other similar documents, together with the conditions of approval, may be used to facilitate this process.

5.7 MAINTENANCE ASSOCIATIONS

The creation and successful operation of a maintenance assessment district is an important factor in maintaining the aesthetic quality of the project. It is anticipated that maintenance responsibilities may be divided among a Master Homeowners Association (HOA), Neighborhood Associations, Community Facilities District (CFD) and/or other maintenance mechanisms. Final decisions regarding maintenance entities will be made at a future stage of project design review and in concert with the City of Beaumont. See Section 4.0 Landscape Design Guidelines for further clarity.

5.7.1 Master Homeowners Association

Common areas identified within the Specific Plan shall be owned and maintained by a permanent public or private maintenance organization to assume ownership and maintenance responsibility for all common recreation areas, open space, circulation systems, landscape easements and landscaped areas. Areas of responsibility may include open space, HOA

recreation facilities, Community Center, landscaped entryways, and landscaped areas along the project roadways. See Section 4.0 Landscape Design Guidelines for further clarity.

5.7.2 Open Space and Parks

The Neighborhood Park (Planning Area 8) may not be directly associated with a particular neighborhood, and shall be the responsibility of a City-wide landscape district, Parks and Recreational districts, or a public facilities maintenance district.

5.7.3 Project Roadways

All public roadways, private streets, landscape parkways, and improvements shown in Section 2, shall be designed and constructed to standards as accepted by the City of Beaumont. All public roadways will be incorporated into the City of Beaumont system of roads for operation and maintenance as approved by the City.

5.7.4 Water

Concurrent with the annexation of the Project Site to the City, the Project Site will be annexed into the Beaumont-Cherry Valley Water District (BCVWD) for water service. The Project applicant (the property owners) hold 1,439.5 acre feet of overlying water rights and are entitled to request water service from BCVWD up to an equivalent volume of potable groundwater.¹

5.7.5 Sewer

All sewers and sewer lift stations shown in the Specific Plan shall be designed and constructed to standards as accepted by the City of Beaumont. Sewers and lift stations will be incorporated into the City of Beaumont sewer system for operation and maintenance as approved by the City.

¹ Pursuant to a stipulated judgment in the case of San Timoteo Watershed Management Authority v. City of Banning, Beaumont-Cherry Valley Water District, et al., Riverside County Superior Court Case No. RIC 389197 ("Judgment"), February 4, 2004.

6.0 GENERAL PLAN CONSISTENCY

6.1 INTRODUCTION

This section presents an analysis of the conformance of the Sunny-Cal Specific Plan (Specific Plan) to the goals, regulations, conditions, and programs of the City of Beaumont Housing Element and Beaumont General Plan (General Plan)¹ for each of the following elements.

- Community Development
- Circulation
- Resource Management
- Safety

¹ All references to the General Plan refer to the City of Beaumont General Plan, approved March 2007

6.2 HOUSING ELEMENT

6.2.1 General Plan Goals

The Housing Element identifies goals for: housing demand and accessibility, housing supply and affordability, housing opportunity, housing conservation.

Housing Demand and Accessibility

The City seeks “a choice of residential communities, within a reasonable distance of the individual's place of occupation, where the individual may develop a sense of identity and belonging, and satisfy physical, cultural and economic needs of existing and future residents.

Specific Plan Policies Conforming to the Housing Demand and Accessibility Goals

REFERENCES (to General Plan)	REGULATIONS, CONDITIONS AND PROGRAMS (per General Plan)	SUNNY-CAL SPECIFIC PLAN COMPLIANCE
IV Housing Element F. Goals Policies and Program Objectives 1. Goal 1 Housing Demand and Accessibility	a. (1) Provide a mix of housing opportunities affordable to the City's labor force	At the recommendation of the City Planning Commission the implementation of the Specific Plan will result in the provision low density residential units.
	a. (2) Coordinate the location of major housing development particularly affordable housing and multi-family units, with existing and proposed transit routes and the location of transit facilities.	Multifamily units will not be constructed as part of the Specific Plan. However, affordable housing with regard to smaller lot sizes will be provided that will be in close proximity to public transit. At present, no fixed transit routes serve the project site, although route 36 runs along desert Lawn Drive and Calimesa Boulevard to the west and northwest of the site. The Specific Plan will accommodate transit facilities and includes bus turnouts in locations requested by RTA.
	a. (3) Protect sites planned for high density residential.	The property is currently zoned agricultural and is not planned for high density residential.
	a. (4) Encourage high density residential development near existing and proposed transit routes, park and ride lots, major transfer stations and proposed fixed guideway routes.	No such facilities currently exist near the Specific Plan. Because no such facilities currently exist on the property and are not proposed by RTA, the property is not suited for high density residential and therefore, the Specific Plan shall consist of low density residential development.

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REFERENCES (to General Plan)	REGULATIONS, CONDITIONS AND PROGRAMS (per General Plan)	SUNNY-CAL SPECIFIC PLAN COMPLIANCE
IV Housing Element F. Goals Policies and Program Objectives 1. Goal 1 Housing Demand and Accessibility	a. (6) To provide for the widest possible distribution of rental housing so that choice of location and cost exist.	The Specific Plan will not prohibit rental units.
	a. (7) Locate low and moderate income housing in proximity to core public services, public transportation and shopping to reduce the use of scarce resources and travel costs.	The Specific Plan does not propose or prohibit low and moderate income housing, however the development will not be in close proximity to core public services, public transportation and shopping.
	a. (8) To provide opportunity for all segments of the population, with emphasis on low income, minority groups, elderly, mentally and developmentally disabled, and others with unusually high ratios of housing costs/income to obtain decent housing and suitable living environment within the City.	The Specific Plan does not prohibit any of these groups from the housing opportunities provided.

Housing Supply and Affordability

A goal of the housing element is to provide "...a supply of housing that varies sufficiently in cost, design, style, texture and type to meet the economic and social needs of every existing and future resident of the City."

Specific Plan Policies Conforming to the Housing Supply and Affordability Goals

REFERENCES (to General Plan)	REGULATIONS, CONDITIONS AND PROGRAMS (per General Plan)	SUNNY-CAL SPECIFIC PLAN COMPLIANCE
IV Housing Element F. Goals Policies and Program Objectives 2. Goal 2 Housing Supply and Affordability	a. (1) To establish programs aimed at making affordable housing units available at a monthly cost no more than 30% to 33 % of each household's gross monthly income, depending on income category.	This policy identifies a City responsibility. The Specific Plan does not affect programs aimed at making affordable housing available. Such programs may benefit the residents of the Specific Plan.
	a. (2) To achieve coordination and uniformity in all regulations relating to housing to expedite the construction of homes for moderate and low income persons.	The Specific Plan identifies residential land use designations that are consistent with the City's General Plan.
	a. (3) To provide opportunities for new construction methods and housing types to increase the supply of housing for all segments of the population.	The architectural design guidelines and varied residential densities in the Specific Plan provide numerous opportunities for a variety of housing types, construction materials, and methods.
	a. (4) To implement existing financing vehicles and stimulate the development of innovative financial techniques that will reduce housing costs.	This policy establishes a City responsibility. However, such programs may benefit the residents of the Specific Plan.
	a. (5) To reduce the processing and review time by government to the maximum extent possible, with special processing assistance for affordable housing projects.	This policy establishes a City responsibility.
	To establish effective mechanisms for 1) preventing buyer speculation on publicly financed units which are produced and sold at below-market terms and 2) ensuring that the maximum feasible housing benefits is realized from public funds used to assist builders or consumers of housing.	This policy establishes a City responsibility.

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REFERENCES (to General Plan)	REGULATIONS, CONDITIONS AND PROGRAMS (per General Plan)	SUNNY-CAL SPECIFIC PLAN COMPLIANCE
IV Housing Element F. Goals Policies and Program Objectives 2. Goal 2 Housing Supply and Affordability	To permit temporary housing facilities in all non-residential zones by right, and in multiple-family zones by minimal discretionary review. To continue to modify land use policy and regulations to eliminate those which discriminate against manufactured housing.	This policy establishes a City responsibility.
	To adopt a zoning code amendment to create a new mixed use development district or amend selective existing commercial districts to conditionally allow residential use.	This policy establishes a City responsibility.
	To consider a density incentive for apartments (i.e., grant apartments a higher density than condominiums so apartment builders can better compete for available land).	The Specific Plan does not provide any higher density land uses.
	To coordinate infrastructure financing measures in order to reduce housing construction costs and minimize any financial burden on homeowners and renters.	The Specific Plan does not dictate the type of financing mechanism to be used.
	To require Specific Plan development (planned unit development) to have theme design.	The design elements of the Specific Plan invoke the rural character of the region. Specific design criteria are identified in the design guidelines of the Specific Plan (Section 4).

Housing Opportunity

The City desires that housing opportunities be made available to all communities without discrimination on the basis of race, religion, sex, age, marital status, or household composition.

Specific Plan Policies Conforming to the Housing Opportunity Goals

REFERENCES (to General Plan)	REGULATIONS, CONDITIONS AND PROGRAMS (per General Plan)	SUNNY-CAL SPECIFIC PLAN COMPLIANCE
IV Housing Element F. Goals Policies and Program Objectives 3. Goal 3 Housing Opportunity	a. (1) To facilitate expansion of the total housing supply by the private sector as a fundamental approach to adequate housing opportunity.	The Specific plan is a private sector effort that will result in the expansion of the total housing supply in the City with a range of different lot sizes.
	a. (2) To diligently pursue actions to reduce regulatory constraints to housing which impede housing opportunities.	This policy establishes a City responsibility.
	a. (3) To strive for construction of 25% of all housing units at prices or rents affordable to households earning 120% or less of median income.	This policy establishes a City responsibility. However, homebuilders within the Specific Plan may provide affordable units.
	a. (4) To provide a variety of incentives including density bonuses to support the new construction objective.	This policy establishes a City responsibility. However, homebuilders within the Specific Plan may desire to utilize such programs.
	a (5) To encourage builders to provide ground floor units of rental and condominium projects which have one wheelchair accessible entrance and at least one bathroom that accommodates wheelchairs by: <ul style="list-style-type: none"> • Providing double credit toward affordable objectives for qualified units. • Providing incentives and assistance to builders willing to build such units such as reduced processing time. • Distributing information to builders and offering them technical support in the design of adaptable/accessible housing units. • Undertaking a demonstration project with a willing builder and documenting and disseminating the results to other builders. 	This policy establishes a City responsibility. However, homebuilders within the Specific Plan may desire to utilize such programs.

Housing Conservation

The Housing Conservation goal of the General Plan calls for "...a structurally sound and well maintained housing stock and residential neighborhoods with adequate and coordinated public and private services and facilities, clean air, quiet and pleasant surroundings, reasonable assurances of safety and security, and a meaningful sense of community life."

Specific Plan Policies Conforming to the Housing Conservation Goals

REFERENCES (to General Plan)	REGULATIONS, CONDITIONS AND PROGRAMS (per General Plan)	SUNNY-CAL SPECIFIC PLAN COMPLIANCE
IV Housing Element F. Goals Policies and Program Objectives 4. Goal 4 Housing Conservation	a. (1) To plan for and monitor the adequate delivery of public services and provision of public facilities to all residents, especially to those whose needs are the greatest.	The Specific Plan identifies the infrastructure that will serve the project and its residents.
	a. (2) To promote new housing that conserves land and resources and is cost efficient.	The Specific Plan provides new housing, preserves open space, and includes two neighborhood parks. The Specific Plan is providing parkland in excess of that required by the General Plan.
	a. (5) To promote development design which provides for maximum possible residential security and safety.	This policy establishes a City responsibility. However, Specific Plan Design elements will consider safety and security by including numerous gates and walls that are part of the design features.
	a. (6) To prohibit the conversion of rental units or mobile home parks to ownership or other uses unless conditions are adopted to maintain existing affordable conditions.	The Specific Plan does not prohibit the application of this policy.
	a. (7) To mitigate utility costs, condition development approvals to include weatherproofing measures, specifically: water heater installation blankets, low-flow showerheads, ceiling insulation, caulking and weather stripping, and duct insulation.	To reduce utility costs and the use of resources all structures will provide energy efficient water heaters, low-flow shower heads, ceiling insulation, weather stripping, caulking, and duct insulation.
	a. (8) Encourage the maintenance and repair of structurally sound housing units to prevent their deterioration.	Housing within the Specific Plan shall be constructed with high standards and will comply with all Uniform Building Code, Plumbing Code, and Fire Code Standards.

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REFERENCES (to General Plan)	REGULATIONS, CONDITIONS AND PROGRAMS (per General Plan)	SUNNY-CAL SPECIFIC PLAN COMPLIANCE
IV Housing Element F. Goals Policies and Program Objectives 4. Goal 4 Housing Conservation	a. (9) To promote and encourage solar energy design for new and old development.	The Specific Plan encourages the use of solar energy design.
	a. (11) To require hillside housing development to be regulated by a Hillside Ordinance.	The Specific Plan does not include any hillside housing.
	a. (12) To require Specific Plans or Planned Unit Development to have perimeter slump stone walls constructed around development in order to promote aesthetic design and City beautification.	A stone wall, pilaster and fencing system will be incorporated into the project where appropriate, as shown in Figure 2-14.
	a. (13) To require drought tolerant/resistant landscaping on all new residential development in order to conserve water, promote low maintenance, and ensure compatible landscaping throughout the City.	Drought tolerant/resistant landscaping will be used throughout the Specific Plan as discussed in the Landscape Design Guidelines, as discussed in Section 4.
	a. (14) To encourage conservation of all natural resources and require adherence to all policies and goals, as listed in the Natural Resources and Conservation Element.	Specific Plan consistency with the Natural Resources and Conservation Element is discussed in Section 6.11.
	a. (15) To promote safety by requiring all new development and redevelopment projects to adhere to all Public Safety Element policies and goals.	Consistency with the policies of the Public Safety Element of the General Plan is discussed in Sections 6.6 and 6.8.
	a. (16) To promote aesthetic/beautification and a desirable/compatible, livable housing development by requiring new development to adhere to rural/vacant land architectural and landscape standards.	The Specific Plan provides architectural and landscaping standards, consistent with this policy that will be applied to development within the Specific Plan.

6.3 COMMUNITY DEVELOPMENT ELEMENT OF THE GENERAL PLAN

6.3.1 Comprehensive Planning Summary of Issues from the General Plan²

The City is comprised of an original City center which contains homes and businesses located to the north of the Interstate 10 (I-10) Freeway along with newer residential development to the north, west, and east of the original City Center. Commercial development is generally located one block north of the I-10 Freeway and industrial uses are located along the railroad corridor south of the I-10 Freeway. These neighborhoods shall be continued to be preserved while also adapting to changing demands related to newer planned developments.

Specific Plan Conformance to the General Plan Community Development Policies – Comprehensive Planning

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Community Development – Comprehensive Planning	Policy 1: To promote a balance of land use and development types throughout the City.	A fiscal impact analysis (FIA) was completed as part of the annexation of the property to the City in order to achieve a balanced land use with an economic analysis of land use.
	Policy 2: To implement an integrated land use and transportation system that accommodates existing and future service and utility demands.	The Specific Plan includes bus turnouts at locations requested by the Riverside Transit Agency (RTA). Said turnouts will be constructed to RTA standards.
	Policy 3: To require major centers and larger residential developments to be accessible to major transportation facilities.	
	Policy 4: To use specific plans and other master planning tools for the design and development of quality development projects with long-term value.	The Specific Plan incorporates design standards for architecture, walls, fences, and landscape that were developed to be compatible with, as well as, enhance the visual environment.

² References to the Draft General Plan refer to the August 2005 Draft General Plan currently under review by the City.

6.3.2 Residential Development Summary of Issues from the General Plan

The City has a variation of different types of residential neighborhoods, which include single-family units and some higher density uses. Residential uses account for approximately 48% of the City's total land area and will continue to be a central element in the City's land use planning policy.

Specific Plan Conformance to the General Plan – Residential Development

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Community Development – Residential Development	Policy 6: To support the development of new housing opportunities as defined by the Land Use Plan contained in the Community.	The Specific Plan proposes 560 dwelling units and will contain high quality single-family residential neighborhoods, paseos, parks, and open space.
	Policy 8: To examine future opportunities for new residential development.	
	Policy 9: To encourage the development of new housing at varying densities to accommodate a variety of incomes and lifestyles and special needs groups.	The Specific Plan allocates a variety of housing densities ranging from 2.4 housing units per acre to 4.3 housing units per acre on lots ranging in size from 7,000 square feet to 20,000 square feet.

Community Development Policy 10 relates to large animal keeping and is not applicable to the Specific Plan. Policies 11 through 17 address issues associated with commercial and industrial development and are not germane to the Specific Plan.

6.3.3 Phased Development Summary of Issues from the General Plan

The City and its sphere of influence still contains a large amount of undeveloped land of which it will continue to anticipate significant growth as entitlements are granted.

Specific Plan Conformance to the General Plan – Phased Development

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Community Development – Phased Development	<p>Policy 18: To strive to ensure there will be adequate water and wastewater system capacity to meet projected demand.</p> <p>Policy 19: To implement comprehensive water and wastewater management programs and ensure that future developments pay their fair share for any needed infrastructure improvements</p> <p>Policy 20: To oversee the development of adequate and dependable public services and facilities to support both existing and future development.</p>	<p>Development of the individual Planning Areas within the Specific Plan may take place all at once or in phases. If the Planning Areas are not developed concurrently, a phasing plan will be prepared at the time tentative maps are submitted to the City for approval.</p> <p>Development of the Specific Plan will be timed such that adequate infrastructure facilities will be available to serve the Project Site. All residential development, prior to any building permits being finalized issued shall pay the required development fees to support future development.</p> <p>As part of the annexation to the City, a Plan of Services has been prepared, which details the availability of services and facilities to the Specific Plan Project.</p>

Community Development Policy 21 relates to maintenance of existing properties and is not applicable to the Specific Plan.

6.3.4 Urban Design Summary of Issues from the General Plan Update

The City will continue to promote a process of creating attractive and livable communities through design policies.

Specific Plan Conformance to the General Plan – Urban Design

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Community Development – Urban Design	<p>Policy 22: To continue to work towards improving the appearance of the entryways and entry points leading into the City.</p> <p>Policy 23: To continue to work towards the implementation of streetscape and sign standards.</p>	<p>The Specific Plan provides design guidelines for a high quality, environmentally sensitive streetscape and stone wall, pilaster, and fencing system. The streetscape planned for Cherry Valley Blvd. and Brooks Ave. convey the rural character of the area through landscaping and rail fencing.</p> <p>The Specific Plan is located at an entryway to the City with landscaped berms along the northern and western boundaries that will provide an attractive gateway to the City. The Specific Plan contains standards for signage and streetscapes.</p>

6.3.5 Water Utilities Summary of Issues from the General Plan

The Beaumont/Cherry Valley Water District provides service in the City and portions of the surrounding sphere of influence.

Specific Plan Conformance to General Plan – Water Utilities

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Community Development – Water Utilities	<p>Policy 25: To encourage the development of a water storage and delivery system to accommodate existing and projected demand.</p> <p>Policy 26: To work with local purveyors to maintain and expand, as needed, a water storage and distribution system that will meet existing needs and projected demand.</p> <p>Policy 27: To promote the development of a system that will use reclaimed water for irrigation.</p>	<p>The Specific Plan will annex to the Beaumont-Cherry Valley Water District (BCVWD) for water services. The Project's Water Master Plan is designed to provide domestic water to the future residents of the site in a manner consistent with BCVWD and City requirements.</p>

Policy 24 relates to the design of commercial and industrial projects. As the Specific Plan contains none of those uses, the policy does not apply to the Project.

6.3.6 Wastewater Utility Summary of Issues from the General Plan

The City will continue to treat wastewater with a recently expanded plant that can accommodate up to 4.0 million gallons per day of effluent.

Specific Plan Conformance to General Plan – Wastewater Utility

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Community Development – Wastewater Utility	<p>Policy 28: To protect water quality through effective wastewater system management.</p> <p>Policy 29: To ensure that future development is adequately served by wastewater treatment facilities.</p> <p>Policy 30: To continue to plan for the development of a system that will use reclaimed water for irrigation.</p>	<p>The Sewer Master Plan is designed to provide sewer service to the future project residents in a manner consistent with requirements of the City.</p> <p>As part of the annexation to the City, a Plan of Services has been prepared, which details the availability of services and facilities, including wastewater systems to the Specific Plan Project.</p>

6.3.7 Financing Infrastructure Summary of Issues from the General Plan

The provision of new infrastructure to meet both existing and projected demand is important with the large amount of residential, commercial, and industrial development that will be completed under the General Plan's land use policy.

Specific Plan Conformance to General Plan Update – Financing Infrastructure

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Community Development – Financing Infrastructure	<p>Policy 33: To require future development to pay their pro-rata share for infrastructure and public facilities.</p> <p>Policy 34: To explore the feasibility of using assessment districts, benefit assessment districts, traffic mitigation fees, Mello-Roos, or other financial mechanisms as a means to finance the construction of new infrastructure.</p> <p>Policy 35: To assist in the provision of public services and facilities through the collection of appropriate development fees to cover the cost of providing expanded facilities and services.</p>	<p>Development within the Specific Plan will contribute to offsite improvements through payment of established City fees, participation in the Transportation Uniform Mitigation Fee (TUMF) program, or provide for construction of offsite facilities under an appropriate fee credit agreement.</p>

6.4 CIRCULATION ELEMENT OF THE GENERAL PLAN (THE GENERAL PLAN UPDATE)

6.4.1 Regional Transportation Comprehensive Planning Summary of Issues from the General Plan

The City of Beaumont's circulation system consists of two major freeways, Interstate 10 (I-10) and State Route 60 (SR-60). Connections to these freeways are made from a network of collector streets that also serve the City and Sphere of Influence area.

Specific Plan Conformance to General Plan Update – Regional Transportation

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Circulation – Regional Transportation	<p>Policy 1: To cooperate with Caltrans in the implementation of any necessary freeway and State highway improvements.</p> <p>Policy 2: To cooperate in the improvement of the existing regional transportation system.</p> <p>Policy 3: To continue to cooperate with other regional transit agencies to facilitate the timely improvement of regional roadway and transit facilities.</p> <p>Policy 4: To actively pursue the required interchange and ramp improvements within the City.</p>	<p>The Specific Plan will contribute its fair share towards improvements identified in the Traffic Study included in the EIR. These improvements include ramps on the I-10 Freeway at Cherry Valley Boulevard and Oak Valley Parkway.</p> <p>The Project will contribute to a park and ride facility for the I-10 near Cherry Valley Boulevard in addition to participating in the installation of bus stops along Cherry Valley Blvd. and Brookside Ave.</p>

6.4.2 Local Transportation Summary of Issues from the General Plan

The existing roadway system is oriented in a “grid-iron” pattern and will require significant expansion to allow for future development under the land use policy.

Specific Plan Conformance to the General Plan – Local Transportation

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Circulation – Local Transportation	<p>Policy 5: To cooperate with Caltrans in the implementation of any necessary freeway and State highway improvements.</p> <p>Policy 6: To cooperate in the improvement of the existing regional transportation system.</p> <p>Policy 7: To cooperate with other regional transit agencies to facilitate the timely improvement of regional roadway and transit facilities.</p> <p>Policy 8: To actively pursue the required interchange and ramp improvements within the City.</p>	<p>The Specific Plan will contribute its fair share towards improvements identified in the Traffic Study included in the EIR. These improvements include ramps on the I-10 Freeway at Cherry Valley Boulevard and Oak Valley Parkway.</p> <p>Development within the Specific Plan will contribute to offsite improvements through payment of established City fees, participation in the Transportation Uniform Mitigation Fee (TUMF) program, or provide for construction of offsite facilities under an appropriate fee credit agreement.</p>
	<p>Policy 9: To oversee the development of a circulation system that will serve the needs of the City.</p> <p>Policy 10: To maintain a minimum Level of Service "C" at intersections during non-peak hours and Level of Service "D" at all intersections during peak hours.</p>	<p>The Project will contribute its fair share towards local road, intersection, and traffic signal improvements as identified in the project traffic study, including ramps on the I-10 Freeway at Cherry Valley Blvd. and Oak Valley Pkwy. The traffic study concludes that implementation of the Project will not cause any local intersections to exceed LOS D during the peak hour, provided the mitigation in the EIR is implemented in a timely manner.</p>
	<p>Policy 13: Preserve the quality of residential neighborhoods by minimizing the impacts of through traffic.</p>	<p>Street “A” of the Specific Plan is sized and designed to provide a direct north-south connection between Cherry Valley Blvd. and Brookside Ave. to prevent through traffic in the residential Planning Areas of the Project.</p>
Circulation – Local Transportation	<p>Policy 14: Strive to limit the environmental impacts associated with the construction of roadways and the installation of infrastructure improvements.</p>	<p>The Specific Plan EIR will identify potential environmental impacts resulting from the construction of the Specific Plan, including its roadways and infrastructure improvements, and identify appropriate mitigation measures to minimize such impacts.</p>

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
	<p>Policy 15: Continue to oversee the development of an integrated transportation system capable of meeting the need to move people and goods by private and public means with maximum efficiency, convenience, economy, safety, and comfort.</p> <p>Policy 16: Achieve a safe, balanced and coordinated transportation system that allows for efficient, comfortable and convenient travel through and within the City and the region.</p>	<p>Specific Plan Streets "A" and "B" provide north-south and east-west access respectively through the Project Site. Street "A" provides a north-south connection between Cherry Valley Blvd. and Brookside Ave. The Specific Plan's Circulation Master Plan is consistent with both the City and County General Plan Circulation Elements and existing roads in the area surrounding the Project Site.</p>

Policies 11 and 12 relates to the traffic generated by commercial and industrial uses. As the Specific Plan Land Use Plan proposes only residential, park and open space land uses, these policies do not apply to the Project.

6.4.3 Summary of Parking Issues from the General Plan

Inadequate parking contributes to traffic congestion and may make local business establishments inaccessible. Consequently, the Circulation Element support contains policies to ensure the provision of adequate parking.

Specific Plan Conformance to General Plan– Parking

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Circulation – Parking	Policy 17: As part of the City's review of future development to ensure that an adequate supply of private off-street and public parking is provided.	The Sunny-Cal Master Circulation Plan has streets designed to accommodate on-street parking in appropriate locations. The Specific Plan requires residential development to provide two covered spaces per dwelling unit. The neighborhood park (Planning Area 8) will provide parking as required by the City.

Policies 18 and 19 relate to the provision of joint-use and public parking facilities. The Specific Plan does not include any joint-use facilities. Public parking will be provided in the neighborhood park as approved by the City. Therefore these policies do not apply to the Project. Policy 20 addresses parking in the City's downtown business district; since the Project site is not located downtown, this policy does not apply to the Specific Plan.

6.4.4 Summary of Railroad Issues from the General Plan

The Union Pacific Railroad (UPRR), which traverses the City from west to east, presents opportunities for economic development. However, the City and UPRR must coordinate so that UPRR operations do not contribute to traffic congestion.

Specific Plan Conformance to General Plan– Railroads

Policies 21, 22, and 23 address the railroad and the need for coordination to minimize traffic congestion and other impacts to the City. There are no railroads in or near the Project Site, therefore these policies do not apply to the Project.

6.4.5 Summary of Public and Alternative Transit Issues from the General Plan

Public transportation services within the City are provided by the City Transit Department and the Riverside Transit Authority (RTA). Transit service consists of fixed routes and curb-to-curb dial-a-ride service. The curb-to-curb dial-a-ride service is exclusively for the use of disabled persons and senior citizens. The General Plan has policies to support and encourage the use of transportation other than private automobiles.

Specific Plan Conformance to General Plan– Public and Alternative Transit

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Circulation – Public and Alternative Transit	<p>Policy 24: As part of future development, the City will consider the dedication and/or construction of appropriate facilities in support of a public transportation system.</p> <p>Policy 25: Continue to cooperate with the local and regional public transit providers to ensure that existing and future transit demands are met.</p> <p>Policy 26: Support the use of express transit services and the development of park-and-ride facilities along regional transportation corridors.</p>	<p>The Specific Plan will contribute its fair share towards a park and ride facility for I-10 in the vicinity of Cherry Valley Blvd. The Specific Plan will also participate in the installation of bus stops along Cherry Valley Blvd. and Brookside Ave.</p>
	<p>Policy 27: Continue to oversee the development of a safe and efficient bike lane and bike trail system.</p> <p>Policy 28: The City of Beaumont will continue to require that new developments provide sidewalks so as to provide a safe environment for pedestrians.</p> <p>Policy 29: The City of Beaumont will continue to promote the development of equestrian and hiking trails.</p>	<p>The Master Circulation Plan for the Sunny-Cal Specific Plan includes a system of sidewalks, bicycle trails, walking paths and paseos which provide connectivity from the residential Planning Areas to the Pocket Parks and Neighborhood Park.</p>

6.5 RESOURCE MANAGEMENT ELEMENT OF THE GENERAL PLAN (THE GENERAL PLAN UPDATE)

6.5.1 Summary of Soil Resources and Agriculture Issues from the General Plan

Although much of the vacant land within the City limits, its Sphere of Influence and the larger planning area addressed in the General Plan is suitable for agricultural use, development pressures places a severe constraint on the viability of continue or permanent agricultural uses. The western portion of the City has the potential for aggregate resources resulting from alluvial erosion.

Specific Plan Conformance to General Plan– Soil Resources and Agriculture

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Resource Management – Soil Resources and Agriculture	Policy 1: Promote the maintenance of open space through implementation of the General Plan.	The Project site is the former Sunny-Cal Egg and Poultry Ranch. The only significant open space feature on the Project Site is a natural drainage area located in Planning Area 8 in the southwest portion of the Project Site. The Specific Plan proposes to maintain this drainage area in a natural state
	Policy 2: Support the maintenance of existing agricultural resources in the City to the extent feasible.	Although the Sunny-Cal Egg and Poultry Ranch was in business for a number of years, the ranch ceased operations in Fall 2005 due to the financial and economic pressures from out of state egg producers that made egg production economically unviable and thus infeasible.
	Policy 3: Future development is required to implement soil conservation practices.	Implementation of mitigation measures relative to erosion identified in the EIR will minimize the loss of soil through wind and water erosion during the construction phase of the Project. At buildout, the Specific Plan will have landscaping (including hardscape where appropriate) on the parkways, front yards, parks, paseos, and berms (Planning Areas 5 and 9).

6.5.2 Summary of Water Quality Issues from the General Plan

Historically the City's water supply has come from groundwater within the Beaumont Groundwater Storage Unit (BSU). The San Timoteo Watershed Management Authority (STWMA), of which the City is a member, is responsible for the management of groundwater resources in the BSU pursuant to an

agreement among individual users and the major water purveyors in the BSU. Studies undertaken by the STWMA indicate the water levels in the BSU have remained relatively stable over the past 20 years.

Urban runoff typically carries pollutants such as grease and oil. This runoff, which once percolated back into the ground, is diverted to nearby streams and flood channels and contributes to the degradation of surface water quality. Pursuant to the requirements of the State Regional Water Quality Control Board, the City adopted a Drainage Management Plan in 1999 to reduce pollutants in storm water runoff and increase public awareness of water quality issues.

Specific Plan Conformance to General Plan– Water Quality

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Resource Management – Water Quality	Policy 4: Promote the maintenance of water quality in the City.	Water conservation techniques identified in the EIR and conditions of approval of the Specific Plan will be observed. Additionally, as part of the tentative tract map approval process, Storm Water Pollution Prevention Plans (SWPPP) and Water Quality Master Plans (WQMP) will be required for the Project. The SWPPP and WQMP will identify Best Management Practices (BMPs) designed to keep ensure that no pollutants resulting from construction of the Project enter the storm drain system. Planning Areas 7, 8, and 10 will include improvements to prevent erosion, siltation, and flooding. These improvements include a detention basin in Planning Area 8 and bio-swales in Planning Areas 7 and 10.
	Policy 5. Promote water conservation efforts in the City.	Water conservation techniques identified in the EIR and conditions of approval of the Specific Plan will be observed. These techniques will also become conditions of approval at the tentative tract map stage. Additionally, the Master Landscape Plan encourages the use of drought tolerant and water conserving plant materials throughout the Project.

SUNNY-CAL SPECIFIC PLAN

GENERAL PLAN CONSISTENCY

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REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Resource Management – Water Quality	Policy 6. Strive to promote development practices that will mitigate potential flooding.	Implementation of the Specific Plan will include installation of flood control improvements to provide 100-year flood protection. A detention basin will be constructed in Planning Area 8 capable of handling the flow for a 10 year 24 hour storm flow. Bio-swales will be incorporated into the paseos (Planning Areas 7 and 10).

6.5.3 Summary of Air Quality Issues from the General Plan

The principal source of air pollution affecting Beaumont includes pollutants transported by wind from the South Coast Air Basin, (SCAB). The SCAB includes most of Los Angeles, Orange and the western portions of Riverside and San Bernardino Counties. Although air quality in the past twenty years has greatly improved, federal and state air quality standards will continue to be exceeded under current plans into the next century.

Specific Plan Conformance to General Plan– Air Quality

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Resource Management – Air Quality	Policy 8: Encourage incorporation of energy conservation features in new developments and in the renovation of existing development.	Construction within the Specific Plan will incorporate energy conserving materials and appliances.
	Policy 9: Require feasible fugitive dust reduction techniques to be utilized during construction activities such as regularly watering down the construction area.	The Air Quality Analysis contained in the Specific Plan EIR identifies mitigation measures relative to fugitive dust. The Specific Plan and subsequent tentative tract maps will be required, via the City's conditions of project approval, to adhere to those measures.

Policy 7 relates to the use of energy efficient equipment in the design of City facilities. Since the Project site does not contain nor is it in proximately to City facilities, thus this policy does not apply to the Specific Plan. Policy 10 addresses the City's participation with the South Coast Air Quality Management District (SCAQMD) and does not apply to the Specific Plan.

6.5.4 Summary of Biological Resources Issues from the General Plan

Due to human activity associated primarily with cultivation and agriculture, biological resources in Beaumont have been largely disturbed, although a significant amount of natural vegetation remains in the Badlands. Sensitive species within the City include: the Stephen's kangaroo rat, San Bernardino Merriam's kangaroo rat, Least Bell's vireo, and the Quino Checkerspot butterfly. The City is a local permittee under the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and as such complies with its requirements.

Specific Plan Conformance to General Plan– Biological Resources

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Resource Management – Biological Resources	<p>Policy 11: To work with landowners and government agencies in promoting development that is sensitive to the environment and gives maximum consideration to the preservation of natural habitats.</p> <p>Policy 12: To work with landowners and government agencies in identifying areas within the Planning Area that should be preserved as open space for passive recreation, resource management, or public safety.</p> <p>Policy 13: Encourage the protection of existing wildlife in the conservation areas located in the southerly portion of the General Plan Planning Area.</p>	<p>As indicated in the biological assessment prepared for the Sunny-Cal project as part of the EIR, the only significant biological feature on the Project Site is the natural drainage feature located in Planning Area 8. The Specific Plan proposed that this feature be retained, thus the Project complies with the General Plan policies relative to biological resources.</p> <p>The Project Site is not within the boundaries of a MSHCP criteria cell.</p>

6.5.5 Summary of Cultural and Historic Resources Issues from the General Plan

The City began as a mail stop on a passenger stage route through the San Geronio Pass in 1866. There are few structures in the City that pre-date 1900, however there is a section of the community that has an old town character and contains a number of buildings of historic interest as well as some Victorian homes scattered throughout the City. Additionally, the City intends to preserve old streetlights and existing columns that still exist.

Specific Plan Conformance to General Plan– Cultural and Historic Resources

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Resource Management – Cultural and Historic Resources	Policy 15: Identify and preserve those sites/buildings that are important to the community for the benefit of the future generations that will reside or work in the City.	<p>The EIR prepared for the Specific Plan, identified some structures that have local historical importance, specifically a house that was once owned and occupied by Gorgeous George, however it was determined that this structure cannot be preserved in place given its location and the ultimate expansion of Cherry Valley Blvd. which will occur with or without the Project.</p> <p>The Specific Plan EIR examined the significance of this structure and determined that the historic integrity of the original structure had been compromised through additions and remodels. The EIR contains mitigation measures to commemorate the local importance of the Gorgeous George house.</p>

Policies 14 and 16 relate to City actions and relationships with other civic organizations respectively, and are therefore not applicable to the Project.

6.5.6 Summary of Park and Recreation Issues from the General Plan

Civic leaders have emphasized the need for more parks and recreational facilities for those who live and work in the City.

Specific Plan Conformance to General Plan– Park and Recreation

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Resource Management – Park and Recreation	Policy 18: The City will evaluate the feasibility of expanded joint-use of the open space lands used for flood control and utility easements.	Planning Area 8, which encompasses approximately 18 acres will contain 12 net acres of improved parkland, a natural drainage channel, and open space. The Specific Plan also includes landscaped buffers (Planning Areas 5 and 9) and paseos/linear parks (Planning Areas 7 and 10 which will incorporate pedestrian paths and bicycle trails.

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Resource Management – Park and Recreation	Policy 19: Continue to implement park dedication and improvement requirements of 5 acres of parkland for every 1,000 persons in conjunction with residential development.	The Specific Plan proposes a total of 560 dwelling units. Based on the City standard and assuming 3.5 persons per dwelling unit, the Specific Plan is required to provide approximately 10 acres of parkland. The Specific Plan proposes 12 net acres of parkland in an 18 acre park and open space planning area in the southwest portion of the Project (Planning Area 8), two pocket parks at 0.5 and 0.37 acres, approximately 4 acres of paseos (linear parks), and landscaped buffer areas (approximately 9 acres) with trails (Planning Areas 5 and 9) for a total of approximately 32 acres of park, open space, and recreation amenities.
	Policy 20: The City shall negotiate agreements with the utility companies, the Flood Control District for the establishment of recreation trails, linkages, uses, and appropriate landscaping within their respective rights-of-way. Policy 21: The City shall seek to establish a comprehensive bikeway and pedestrian trail system.	The Project Site does not contain rights of way for utilities or other public facilities. The Specific Plan does include its own system of trails (for bikes and pedestrians) which link the residential planning areas to the pocket parks and the proposed neighborhood park.
	Policy 22: The City shall seek to expand opportunities to develop parks that are of a community or regional park scale, to facilitate expanded demand for organized sports activities and community functions.	The Specific Plan includes 12 net acres of improved parkland in the southwest portion of the Project Site. As shown in Figure 4-21, this park can accommodate open play areas as well as sports fields. Thus, the Specific Plan is not inconsistent with this policy.

Policy 17 relates to the City's maintenance of existing facilities and is not applicable to the Project.

6.6 SAFETY ELEMENT OF THE GENERAL PLAN (THE GENERAL PLAN UPDATE)

6.6.1 Summary of Seismic Safety Issues from the General Plan

The City is located in a seismically active area at the junction of the Transverse Ranges and the Peninsular Ranges with the San Andreas Fault system located northeasterly of the City. Other faults in the vicinity of the City include the San Jacinto Fault, the Banning Fault, and the Beaumont Plains Fault.

Specific Plan Conformance to General Plan– Seismic Safety

Safety Element Policies 1 through 5 relates to City activities or educational programs, and do not apply to the Project. Detailed geotechnical studies were completed for the Project Site project to identify potential faults and geotechnical constraints. Therefore, the Project does not conflict with Policies 1 through 5.

6.6.2 Summary of Flood Control Issues from the General Plan

Streams in and around the City drain into three distinct drainage areas: (i) San Timoteo Creek, which drains into the Santa Ana River Basin; (ii) the San Jacinto River, which also drains into the Santa Ana River Basin; and (iii) Smith Creek, which drains into the Whitewater River and ultimately the Salton Sea. Major widespread flooding in the City, although rare, typically results from winter storms. Nuisance drainage problems can cause natural channel capacities to be exceeded resulting in minor floods. Maps produced by the Federal Emergency Management Agency (FEMA) identify the old town area, an area along Cherry Valley Boulevard, and an area along a portion of Highland Springs Road as being within a 100-year flood zone.

Specific Plan Conformance to General Plan– Flood Control

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Safety – Flooding	Policy 6: Continue to promote flood safety through comprehensive land use planning.	Land Uses proposed by the Specific Plan took into consideration the constraints on the Project Site. Implementation of the Specific Plan will include installation of flood control improvements to provide 100-year flood protection. A detention basin will be constructed in Planning Area 8 capable of handling the flow for a 10 year 24 hour storm flow. Bio-swales will be incorporated into the paseos (Planning Areas 7 and 10).

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Safety – Flooding	<p>Policy 10: The City will require all new developments to mitigate potential flooding that may result from the development.</p> <p>Policy 11: The City will support regional efforts to control and mitigate existing potential flood-related problems.</p>	A detailed hydrology study was prepared for the Project Site, and the Drainage Plan (Figure 2-7) was developed based on the results of that analysis. Implementation of the Specific Plan will include installation of flood control improvements to provide 100-year flood protection. A detention basin will be constructed in Planning Area 8 capable of handling the flow for a 10 year 24 hour storm flow. Bio-swales will be incorporated into the paseos (Planning Areas 7 and 10). On site drainage will be conveyed through a series of 30 to 60 inch diameter storm drains.

Safety Element Policies 7 through 9 relates to City activities or educational programs, and do not apply to the Project.

6.6.3 Summary of Law Enforcement Issues from the General Plan

The Beaumont Police department provides comprehensive law enforcement to the City including operating an emergency services communication van for use during natural disasters and other emergency situations, assisting local residents in organizing neighborhood watch groups, and participating in the “Graffiti Task Force.”

Specific Plan Conformance to General Plan– Law Enforcement

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Safety – Law Enforcement	Policy 12: Continue to maintain adequate levels of police patrol services through coordinated land use and facility planning efforts.	As part of the annexation to the City, a Plan of Services has been prepared to address the provision of municipal services by the City.
	Policy 14: Continue to coordinate the review of development proposals with the Police Department to assure that police patrol service shall be adequately addressed.	The City police department reviewed the Project and provided information for preparation of the EIR. Therefore, the Project is consistent with this policy.

Safety Element Policies 13, 15, 16, and 17 relates to City activities and do not apply to the Project.

6.6.4 Summary of Fire Protection Issues from the General Plan

The City contracts with the Riverside County fire department for fire protection, public service, and emergency medical aid response.

Specific Plan Conformance to General Plan– Fire Protection

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Safety – Fire Protection	Policy 18: Continue to implement those measures that will be effective in reducing the potential for wildfire.	The Specific Plan includes a fuel modification zone for the edges where the residential lots back up to the County open space property (Figure 4-34).
	Policy 19: Continue to strive to provide an adequate level of paramedic services for emergency medical aid to minimize trauma of injury or illness to patients.	As part of the annexation to the City, a Plan of Services has been prepared to address the provision of municipal services.
	Policy 21: Continue to reduce fire hazards associated with older buildings.	The Project site currently contains older buildings, however these structures will be removed as the Project Site is developed.

Safety Element Policy 20 relates to City activities and does not apply to the Project.

6.6.5 Summary of Hazardous Materials Issues from the General Plan

Hazardous Materials Policies 22 through 23 relates to City activities and coordination with regional agencies, and do not apply to the Project.

6.6.6 Summary of Noise Control Issues from the General Plan

Land uses identified as noise sensitive in the City include schools, parks, and residential developments. Residential development will be required to implement design measures that will attenuate traffic noise.

Specific Plan Conformance to General Plan– Noise Control

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Safety – Noise Control	Policy 24: The City will protect public health and welfare by eliminating existing noise problems and by preventing significant degradation of the future acoustic environment.	As part of the of the EIR mitigation measures will be implemented to prevent any significant any degradation of future acoustic environment.
	Policy 25: The City will incorporate noise considerations into land use planning decisions.	As part of the approval of the Specific Plan, an EIR will address all noise considerations.
	<p>Policy 26: The City shall require the inclusion of noise mitigation measures, as may be necessary to meet standards, in the design of new roadway projects in Beaumont.</p> <p>Policy 27: The City shall promote the effective enforcement of City, State and Federal noise standards by all appropriate City divisions.</p> <p>Policy 28: The City shall ensure the effective enforcement of City, State, and Federal noise standards by all appropriate City departments.</p>	<p>The Specific Plan EIR examined potential noise impacts on project residents and surrounding land uses/residents from project traffic. Section 4.9 outlined applicable noise standards, and examined potential noise impacts of the I-10 Freeway on the neighborhood park in the southwest portion of the site. Mitigation Measures N-1—N-5 in this EIR address both short- and long-term noise impacts, so the SCSP project is consistent with noise control policies 24 through 28.</p>

6.6.7 Summary of High Wind Hazards Issues from the General Plan

Prevailing winds in the Pass Area are primarily from the west in spring, summer, and early fall. Potentially hazardous conditions exist in open, sparsely developed areas.

Specific Plan Conformance to General Plan– High Wind Hazards

REFERENCES TO GENERAL PLAN	POLICIES PER GENERAL PLAN	SUNNY-CAL SPECIFIC PLAN CONFORMANCE
Safety – High Wind Hazards	<p>Policy 29: The City shall promote design measures that will mitigate the effects of high winds.</p> <p>Policy 30: The City will continue to consider the potential risk posed by high winds in the City.</p>	<p>The proposed Specific Plan project is designed according to applicable uniform building codes, which take into account local wind loads and risks. Therefore, the SCSP project is consistent with high wind hazard policies 29 and 30.</p>