

AMENDMENT 3 TO OAK VALLEY & SCPGA GOLF COURSE SPECIFIC PLAN SUMMARY

A. AMENDMENT DESCRIPTION

Amendment No. 3 to the Oak Valley & SCPGA Golf Course Specific Plan (SP#318) (hereafter referenced as Oak Valley Specific Plan), as described herein, supplements the Specific Plan as previously adopted by the City of Beaumont. Amendment No. 3 of the Specific Plan addresses approximately 62.3 acres located along the south edge of the Specific Plan area adjacent to Oak Valley Parkway, as well as shifting unused Specific Plan approved dwelling units to the Amendment area. Portions of the subject area have been part of Planning Areas 26 (Medium Density Residential) and 34 (Open Space) of the Oak Valley Specific Plan. The 62.3 acre area has been previously zoned Specific Plan Area pursuant to the current City of Beaumont official Zoning Maps. The Amendment area is designated Single Family Residential pursuant to the City of Beaumont General Plan Land Use Map, as is the rest of the Specific Plan area overall. The Amendment provides the roadway circulation between Planning Areas 26 and proposed Planning Area 26B, and to Oak Valley Parkway as anticipated by the Specific Plan.

The Oak Valley Specific Plan was adopted in 2001 by the Riverside County Board of Supervisors when the Specific Plan area was still in the County unincorporated area. The Specific Plan area was annexed to the City of Beaumont in 2002-03. Amendment No. 3 to the Specific Plan does not increase the total number of dwelling units as previously allowed by the City's Specific Plan, 4,660 DU's, pursuant to previous approvals and amendments.

The following is a complete list of all amendment items applicable to Amendment No. 3 of the Oak Valley Specific Plan and that are reflected in the attached Figure 1C, Specific Plan Amendment No. 3 Land Use Plan:

- Planning Area (PA) 26B is designated in the amendment area. PA 26B is designated Medium Density Residential pursuant to the Specific Plan, at 58.3 acres, and 274 dwelling units (DU's). PA 26B includes 12.7 acres redesignated from previous original PA 26. Previously approved Specific Plan dwelling units totaling 274 units are being redesignated between Planning Areas 26 and 26B according to the property ownership, and unused units are being shifted from Planning Areas 36, 38 and 39 as further described below. Tentative Tract Map No. 36307 covering PA 26B and the Specific Plan Amendment No. 3 area is being filed concurrently with this Amendment. The Tentative Tract Map proposes 268 single-family residential lots, which is less than the maximum 274 dwelling units allowed in PA 26B as proposed by this Specific Plan Amendment.

- Planning Area 34B of the Specific Plan, currently designated Open Space, is expanded to a total of 8.2 acres. The expansion of PA 34B includes 3.9 acres of the Specific Plan Amendment No. 3 area and the 4.3 acres currently contained in this planning area.
- Planning Area 26 is reduced by 12.7 acres to a new total of 46.3 acres. The 12.7 acres are redesignated as part of PA 26B as noted above according to property ownership. The approved number of units in the reduced area PA 26 is redesignated to 185 dwelling units. The 51 units previously approved as a portion of the dwelling units designated in PA 26 are redesignated as a portion of the overall units allowed in new PA 26B.

PA 26 was previously approved and designated in the Specific Plan at 59.0 acres and 236 dwelling units. The 12.7 acres represents 21.5% of the original approved area that are to be redesignated as a portion of new PA 26B. The same percentage, 21.5%, of the previous approved Specific Plan units in PA 26 (236 units) is 51 units, which are redesignated as a portion of new PA 26B. The remaining area in PA 26 as adjusted, 46.3 acres, and the remaining Specific Plan approved units, 185 units, represent 78.5% of the previous PA 26 approval.

- Existing Planning Areas 36, 38 and 39, Residential use, have had their maximum units allowed reduced from 198, 272 and 164 DU's respectively to 135, 166 and 110 DU's respectively. The dwelling units reduced from PA's 36, 38 and 39, a total of 223 dwelling units, have been shifted for use in PA 26B as noted above. The reduced maximum number of units now allowed for PA's 36, 38 and 39 are still slightly above the number of residential lots recorded for these PA's pursuant to their respective recorded tract maps, Tract Nos. 31288-1, 31288-2, 31288-3, 31288-4 and 31288-5. Therefore, the recorded tract maps for these PA's are still consistent with the reduced unit counts assigned to these PA's. The previous approved units transferred to PA 26B from these other PA's represent unused approved units.

Pursuant to the above noted components of Amendment No. 3 to the Oak Valley Specific Plan, the overall number of dwelling units allowed by the Specific Plan, 4,660 DU's, has not changed.

B. SPECIFIC PLAN BACKGROUND

The Oak Valley & SCPGA Golf Course Specific Plan (SP #318) consists of a high quality golf themed residential community composed of single and potential multiple family residential, commercial, schools, parks, recreational and open space land uses on 1,868.2 acres, as amended. Residential planning areas vary in allowed density from 1.0 du/ac to 12.0 du/ac with a mixed use area allowing up to 20.0 dwelling units to the acre. The Specific Plan allows for a total of 4,660 residential units in product types which are designed to meet the market need in the City of

Beaumont and the San Gorgonio Pass area of northern Riverside County, while maintaining a sensitive approach to environmental conditions. The Specific Plan is located southwest of Interstate 10, north of State Highway 60 (Hwy 60), north of Oak Valley Parkway and east of San Timoteo Canyon Road.

The Oak Valley & SCPGA Golf Course Specific Plan (SP #318) was adopted by the County of Riverside Board of Supervisors on August 14, 2001 for 1,749.5 acres that were in the unincorporated area of the County at that time. The City of Beaumont annexed this area to the City in 2002-2003 and adopted the County Specific Plan, joining it to the existing land within the City to the south.

Amendment No. 1 to the Specific Plan (SPA No.1) was approved by the City of Beaumont in October 2004. Amendment No. 1 created designated Planning Areas 34B, 39B, and 40, consisting of open space and residential land uses on the south side of the Specific Plan area. Amendment No. 1 added a total of 305 dwelling units to the Specific Plan. As a result of SPA No. 1, the Oak Valley Specific Plan area consisted of a total of 1,818.7 acres with a total of 4,660 residential units.

Amendment No. 2 to the Specific Plan was approved by the City of Beaumont in 2005. Amendment No. 2 created Planning Area 28A, a residential area allowing 60 units, at the north end of Planning Area 28, which is the golf course clubhouse area and parking lot. Amendment No. 2 did not increase the number of dwelling units allowed in the Specific Plan, which remained at 4,660 units. If Planning Area 28A is developed in the future, it would require transferring unused units from elsewhere in the Specific Plan. PA 28A has not yet been proposed for development.

Amendment No. 3 to the Specific Plan (SPA No. 3), described above in Section A, establishes Planning Areas 26B and 34B in the Specific Plan, for a total of 1,868.2 acres in the Specific Plan area, but maintains the allowed number of residential units at 4,660 DU's.

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Figure 1C

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C. LAND USE PLAN

The following table, Table 1, summarizes and compares the land use plan components of both the originally-adopted 2001 Oak Valley Specific Plan and the Specific Plan as amended by SPA No. 1, SPA No. 2 ad SPA No. 3. Attached Exhibit 1C provides an Amended Specific Land Use Plan with a Statistical Abstract for the Oak Valley Specific Plan as amended by Amendment No. 3. The exhibit in the original Specific Plan, which Exhibit 1C updates, was labeled Figure III.A.1. Table 2 provides a detailed land use summary by planning areas of the entire Oak Valley Specific Plan as amended by Amendment No. 3 and previous amendments that update Table III.A-1 in the original Specific Plan.

Table 1
Comparison of Existing Approved Oak Valley Specific Plan #318*
and 2013 Specific Plan Amendment No. 3

Land Use	Existing Approved SP*				Percent of Total SP Area	2010 SPA No. 3			
	Acres	Density	DU's			Acres	Density	DU's	Percent of Total SP Area
Residential									
Low Density (0.2-2.0 DU/AC)	93.5	1.0	94	5.1%		93.5	1.0	94	5.0%
Low Density (0.2-2.0 DU/AC)	26.5	2.0	53	1.5%		26.5	2.0	53	1.4%
Medium Density (2.0-5.0 DU/AC)	566.6	4.0	2,266	31.2%		612.2	4.0	2,435	32.8%
Medium High Density (5.0-8.0 DU/AC)	113.4	6.0	680	6.2%		113.4	5.5	617	6.1%
High Density (8.0-12.0 DU/AC)	92.9	11.5	1,067	5.1%		92.9	10.4	961	5.0%
Mixed Use	25.0	20.0	500	1.4%		25.0	20.0	500	1.3%
Residential Totals	917.9	5.1	4,660	50.5%		963.5	4.9	4,660	51.6%
Non-Residential									
Parks	38.0	0	0	2.1%		38.0	0	0	2.0%
Schools	40.0	0	0	2.2%		40.0	0	0	2.1%
Golf Course	500.0	0	0	27.5%		500.0	0	0	26.8%
Natural Open Space	222.6	0	0	12.2%		226.5	0	0	12.1%
Commercial	46.4	0	0	2.6%		46.4	0	0	2.5%
Major Streets	53.8	0	0	3.0%		53.8	0	0	2.9%
Non- Residential Totals	900.8			49.6%		904.7			48.4%
Totals	1818.7	2.6	4,660	100.0%		1868.2	2.5	4,660	100.0%

* The existing approved Specific Plan represents all approvals as of Specific Plan Amendment #1 approved by the City of Beaumont in October 2004.

SPA #2 approved by the City of Beaumont in 2005 allowed High Density Residential land use and up to 60 du's on 5.8 acres of the Golf Course Clubhouse parking lot adjacent to Champions Drive, which is a portion of Planning Area 28. SPA #2 stated that development of any dwelling units in this area would require a like reduction of units in other planning areas so that the total number of units in the Specific Plan does not exceed that previously approved.

Table 2
Oak Valley Specific Plan per Amendment No. 3
Detailed Land Use Summary

Land Use	Planning Area	Acres	Density Range	Target Density	Maximum DUS
Residential					
Low	7B	33.5	0.2-2 du/ac	1.0	34
	23B	60.0	0.2-2 du/ac	1.0	60
	Subtotal	93.5		1.0	94
Low	19	26.5	0.2-2 du/ac	2.0	53
	Subtotal	26.5		2.0	53
Medium	2	11.8	2-5 du/ac	4.0	47
	3	13.0	2-5 du/ac	4.0	52
	8	48.7	2-5 du/ac	4.0	195
	11	56.3	2-5 du/ac	4.0	225
	12	42.2	2-5 du/ac	4.0	169
	15	26.6	2-5 du/ac	4.0	106
	16	54.2	2-5 du/ac	4.0	217
	20	79.0	2-5 du/ac	4.0	316
	22	37.3	2-5 du/ac	4.0	149
	26	46.3	2-5 du/ac	4.0	185
	26B	58.3	2-5 du/ac	4.7	274
	30	55.1	2-5 du/ac	4.0	220
	39	40.9	2-5 du/ac	2.7	110
	39B	42.5	2-5 du/ac	4.0	170
	Subtotal	612.2		4.0	2,435
Medium High	1	8.6	5-8 du/ac	6.0	52
	18	21.7	5-8 du/ac	6.0	130
	32	27.5	5-8 du/ac	6.0	165
	36	33.0	5-8 du/ac	4.1	135
	40	22.6	5-8 du/ac	6.0	135
	Subtotal	113.4		5.5	617
High	4	12.9	8-12 du/ac	10.0	129
	10	10.8	8-12 du/ac	10.0	108
	25	46.5	8-12 du/ac	12.0	558
	38	22.7	8-12 du/ac	7.4	166
	Subtotal	92.9		10.4	961
Mixed Use	14	25.0	12-20 du/ac	20.0	500
	Subtotal	25.0		20.0	500
Residential Subtotals		963.5		4.9	4,660

Land Use	Planning Area	Acres	Density Range	Target Density	Maximum DUS
Neighborhood					
Commercial	9	12.0			
	27	4.0			
Subtotal		16.0			
Community					
Commercial	29	17.9			
	33A	3.0			
	33B	4.5			
	35	5.0			
Subtotal		30.4			
Elementary Schools	21A	10.0			
	31A	10.0			
Junior High Schools	6	20.0			
Subtotal		40.0			
Parks	5	5.0			
	13	5.0			
	17	6.0			
	21B	6.0			
	24	5.0			
	31B	5.0			
	37	6.0			
Subtotal		38.0			
Golf Course	28*	500.0			
Subtotal		500.0			
Open Space	7A	123.4			
	23A	89.9			
	34	5			
	34B	8.2			
Subtotal		226.5			
Major Roads		53.8			
Subtotal		53.8			
Non Residential					
Subtotals		904.7			
PROJECT TOTALS		1868.2		2.5	4,660

* SPA #2 approved by the City of Beaumont in 2005 allowed High Density Residential land use and up to 60 du's on 5.8 acres of the Golf Course Clubhouse parking lot adjacent to Champions Drive, which is a portion of Planning Area 28. SPA #2 stated that development of any dwelling units in this area would require a like reduction of units in other planning areas so that the total number of units in the Specific Plan does not exceed that previously approved.

xxx Changes per SPA #3.

D. PLANNING AREA (PA) DEVELOPMENT STANDARDS

The following text adds to Section III, Subsection B, Planning Area Development Standards, of the Oak Valley Specific Plan and provides specific planning area standards for revised Planning Area 34B and new Planning Area 26B. Figure 2, depicting these two planning areas, follows the text summary.

Planning Area 34B: Open Space

a. DESCRIPTIVE SUMMARY	Planning Area 34B , as depicted in Figure 2 attached, provides for 8.2 acres to be dedicated as open space.
b. LAND USE AND DEVELOPMENT STANDARDS	The specific land use and development standards for Planning Area 34B shall be the same as those set forth in Section 2f for Planning Area 34 (Open Space) referenced in the "Zoning Ordinance" section of the original Oak Valley Specific Plan. (See the Zoning Ordinance tab of the original Specific Plan, which was originally adopted by Riverside County as Ordinance 348.4013). City of Beaumont's adoption of the specific plan by annexation and City ordinances now enforces these standards.
c. PLANNING STANDARDS	<ol style="list-style-type: none">1. Access to PA 34B if necessary shall be provided for through PA 40 and PA 26B.2. A special landscaped buffer/treatment, consistent with that depicted in Figure 4-24 of the Oak Valley Specific Plan, is planned to be used in PA 34B to interface between adjacent open space uses in and northwest of PA 34B and the adjacent residential uses in PA 40 and PA 26B.3. Please refer to Section IV of the Oak Valley Specific Plan for specific <i>Design Guidelines</i> and other related design criteria.4. Please refer to Section III.A of the Oak Valley Specific Plan as amended by Amendment 3, for the applicable development plans and standards that apply site-wide, including for this planning area.

Planning Area 26B: Medium Density Residential

a. DESCRIPTIVE SUMMARY	<p>Planning Area 26B, as depicted in Figure 2 attached, provides for 58.3 acres of Medium Density Residential homes with a maximum of 274 DUs at an average target density of 4.7 DU/ AC within a density range of 2-5 DU/ AC. The minimum lot size provided shall be not less than 3,995 square feet. The lot layouts are to reflect an Executive Single Family, Golf Course Villa and traditional pattern. The Planning Area will target both value-oriented homes and move-up homes. Park sites may be provided in this planning area.</p>
b. LAND USE AND DEVELOPMENT STANDARDS	<p>The specific land use and development standards for Planning Area 26B shall be the same as those set forth in Section 2a referenced in the "Zoning Ordinance" section of the original Oak Valley Specific Plan. (See the Zoning Ordinance tab of the original Specific Plan, which was originally adopted by Riverside County as Ordinance 348.4013). Except that Planning Area 26B is shall be limited to a minimum lot size of 3,995 square feet and the minimum front yard setback shall be 20 feet to the garage and 10 feet to living area or a porch. City of Beaumont's adoption of the specific plan by annexation and City ordinances now enforces these standards. Park sites may be provided in this planning area.</p>
c. PLANNING STANDARDS	<ol style="list-style-type: none"> <li data-bbox="556 1072 1367 1220">1. Access to PA 26B shall be provided via the main entry road from Oak Valley Parkway between PA's 26B and 34B, as well as from other proposed roadways through PA 26, that will also connect to Oak Valley Parkway. <li data-bbox="556 1220 1367 1368">2. A roadway landscape treatment will be developed for the proposed Entry Road off of Oak Valley parkway that includes minimum 20 - feet wide landscape parkway (including sidewalks) on both sides of the Entry Road. <li data-bbox="556 1368 1367 1516">3. A special landscaped buffer/treatment, consistent with that depicted in Figure 4-21 of the Oak Valley Specific Plan should be considered to interface between any park site and residential uses proposed within PA 26B. <li data-bbox="556 1516 1367 1622">4. Please refer to Section IV of the Oak Valley Specific Plan for specific <i>Design Guidelines</i> and other related design criteria. <li data-bbox="556 1622 1367 1761">5. Please refer to Section III.A of the Oak Valley Specific Plan as amended by Amendment 1, for the applicable development plans and standards that apply site-wide, including for this planning area.

Figure 2

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