



Agenda
City of Beaumont Planning Commission
Regular Session 6:00 PM

550 E 6th Street, Beaumont, Ca
Tuesday, August 13, 2019

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packets are available for public inspection in the City Clerk's office at 550 E. 6th Street during normal business hours

Any Person with a disability who requires accommodations in order to participate in this meeting should telephone the City Clerk's office at 951 769 8520, at least 48 hours prior to the meeting in order to make a request for a disability related modification or accommodation.

Page

REGULAR SESSION

CALL TO ORDER

Chairman Tinker, Vice Chairman St. Martin, Commissioner Smith, Commissioner Barr, Commissioner Stephens

Pledge of Allegiance:

Approval/Adjustments to Agenda:

Conflict of Interest Disclosure:

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA)

Any one person may address the Planning Commission on any matter not on this agenda. If you wish to speak, please fill out a "Public Comment Form" provided at the back table and give to the City Clerk. There is a three (3) minute time limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Commission from discussing or taking actions brought up by your comments.

ACTION ITEMS/PUBLIC HEARINGS/REQUESTS

Approval of all Ordinances and Resolutions to be read by title only.

1. Approval of Minutes

3 - 5

Recommended Committee Action(s):

Approve minutes dated July 23, 2019.

[PC Minutes 07.23.19](#)

2. Conduct a Public Hearing and Consider Conditional Use Permit 2019-0035 for a Large Family Daycare at 1349 Quince Street (Play N' Learn Family Daycare).

7 - 27

Recommended Committee Action(s):

1. Hold a Public Hearing;
2. Approve Conditional Use Permit No. 2019-0035, subject to the proposed conditions of approval; and
3. Direct staff to prepare a Notice of Exemption for the applicant

to record with the County Clerk.

[Staff Report - Html](#)

[Attachment A - Draft Conditions of Approval](#)

[Attachment B - Floor Plan](#)

[Attachment C - General Plan Land Use Designation Map](#)

[Attachment D - Zoning Map](#)

[Attachment E - Aerial Photograph](#)

[Attachment F - Sundance Land Use Table](#)

- 3. Conduct a Public Hearing and Consideration of a Request to Subdivide 8.93 Acres into Two (2) Parcels with an Existing Storage Facility on a 5.28-Acre Parcel and a 3.65-Acre Vacant Parcel for Financing and Conveyance Purposes Only. The Proposed Map is Located North of East First Street, South of East Second Street, East of Pennsylvania Avenue and West of Commerce Way at 1422 East First Street.**

29 - 53

Recommended Committee Action(s):

1. Hold a Public Hearing; and
2. Recommend to the City Council, Approval of Tentative Parcel Map No. 37791 (PM2019-0005) for a two-year period, subject to the attached conditions of approval.

[Staff Report - Html](#)

[Attachment A - Draft Conditions of Approval](#)

[Attachment B - Tentative Parcel Map No. 37791](#)

[Attachment C - General Plan Land Use Designation Map](#)

[Attachment D - Zoning Map](#)

[Attachment E - Aerial](#)

[Attachment F - Parcel Map No. 31948](#)

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Adjournment of the Planning Commission of the August 13, 2019 Meeting at ___ p.m.

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, September 10, 2019, at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall.

Beaumont City Hall – Online www.BeaumontCa.gov



MINUTES
Planning Commission Meeting
Council Chambers
550 E 6th St. Beaumont, Ca
Regular Session: 6:00 PM
Tuesday, July 23, 2019

REGULAR SESSION

CALL TO ORDER at 6:00 p.m.

Present: Chairman Tinker, Commissioner Barr, Commissioner Stephens

Absent: Vice Chairman St. Martin, Commissioner Smith

Pledge of Allegiance

Approval/Adjustments to Agenda: None

Conflict of Interest Disclosure: Commissioner Stephens has a conflict with Item 2.

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA)

Any one person may address the Planning Commission on any matter not on this agenda. If you wish to speak, please fill out a "Public Comment Form" provided at the back table and give to the City Clerk. There is a three (3) minute time limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Commission from discussing or taking actions brought up by your comments.

No speakers

ACTION ITEMS/PUBLIC HEARINGS/REQUESTS

Approval of all Ordinances and Resolutions to be read by title only.

1. Approval of Minutes

Motion Commissioner Barr

Second Commissioner Stephens

Commissioner Stephens

Commissioner Barr

absent Commissioner Smith

absent Vice Chair St. Martin

Chairman Tinker

To approve minutes dated June 25, 2019.

Approved by a 3-0 vote

2. Conduct a Public Hearing and Consider Conditional Use Permit 2019-0035 for a Large Family Daycare at 1349 Quince Street (Play N' Learn Family Daycare)

Commissioner Stephens recused himself to avoid any potential conflict.

Public Hearing opened at 6:05 p.m.

S. Silver – Spoke regarding concerns with the location and traffic concerns and requested additional information.

Public Hearing continued to August 13, 2019.

3. Conduct a Public Hearing and Consider Conditional Use Permit 2019-0036 for a Tattoo Studio (Roots Tattoo Studio) Located at 257 E. 6th Street, Suite A

Public Hearing opened at 6:12 p.m.

S. Enriquez and M. Morales – Answered questions of the Commission

Public Hearing closed at 6:15 p.m.

Motion Commissioner Barr

Second Commissioner Stephens

Commissioner Stephens

Commissioner Barr

Commissioner Smith

Vice Chair St. Martin

Chairman Tinker

To approve Conditional Use Permit No. 2019-0036, subject to the proposed conditions of approval; and direct staff to prepare a Notice of Exemption for the applicant to record with the County Clerk.

Approved by a 3-0 vote

4. Conduct a Public Hearing and Consider PLAN2019-0276 for an Amendment to the Beaumont Crossroads Logistics Center Sign Program Located at 1010 W. 4th Street in the Rolling Hills Ranch Industrial Specific Plan

Public Hearing opened at 6:25

B. McDonald – Representing the owner, answered questions of the Commission.

Public Hearing closed at 6:30 p.m.

Motion Commissioner Stephens

Second Commissioner Barr

Commissioner Stephens

Commissioner Barr

Commissioner Smith

Vice Chair St. Martin

Chairman Tinker

To approve PLAN2019-0036 to amend the Beaumont Crossroads Logistics Center Sign Program as presented.

Approved by a 3-0 vote

5. Proposed Amendment to Table 17.03-3 Permitted Uses in Base Zone District and Addition of Chapter 17.18 Regarding Wireless Telecommunications Facilities

Continued Public Hearing was closed at 6:47 p.m.

Motion by Commissioner Barr

Second by Commissioner Stephens

Commissioner Stephens

Commissioner Barr

absent Commissioner Smith

absent Vice Chair St. Martin

Chairman Tinker

To forward a recommendation of approval of the ordinance to the City Council.

Community Development Director Comments

Gave an overview of the upcoming meeting schedule.

ADJOURNMENT

Adjournment of the Special Planning Commission of the July 23, 2019 Meeting at 6:50 p.m.

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, August 13, 2019, at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall.

Beaumont City Hall – Online www.BeaumontCa.gov



Staff Report

TO: Planning Commissioners

FROM: Carole Kendrick, Senior Planner

DATE: August 13, 2019

SUBJECT: Conduct a Public Hearing and Consider Conditional Use Permit 2019-0035 for a Large Family Daycare at 1349 Quince Street (Play N' Learn Family Daycare).

APPLICANT: Guadalupe Mendoza

Background and Analysis:

The project was originally scheduled for a public hearing with the Planning Commission on July 23, 2019, but was continued to the next available meeting due to a lack of quorum. The Planning Commission did open the public hearing and one resident did speak on the item. The resident raised concerns related to safety, traffic and noise. The speaker also had questions regarding the number and age of the children and if the use is allowed within the Sundance development. Additional information regarding the proposed project is provided in the analysis portion of this staff report.

The Municipal Code of the City of Beaumont requires the approval of a conditional use permit by the Planning Commission for large family daycare centers. The purpose of this requirement is to establish a formal review of such proposals, which involves conducting a public hearing and giving written notice to property owners within a 300-foot radius of the site.

Through the conditional use permit process, the Planning Commission has the opportunity to determine if the proposed use, or the location of that use, is compatible with surrounding uses, or through conditions, can be made compatible. The Planning Commission can either deny or approve the proposal, and may establish conditions of approval for the business' operations to ensure that it will not be a detriment to the community.

The subject site has an existing 3,246 square foot, two story, single-family residence that was constructed in 2014. The project setting can also be seen in the following materials attached to this staff report:

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

The applicant currently operates a small family daycare at this location which allows for up to 8 children, which was licensed by the State of California Department of Social Services on October 5, 2018. The state's website does not show that the facility has had any citations or complaints to date. The applicant has filed a Conditional Use Permit Application to expand the in-home day-care for up to 14 children. The home is located in the Sundance community, which is zoned Specific Plan Area (SPA) and is a conditionally permitted use per Table 10 (Residential Permitted Uses) of the Sundance Specific Plan (see Attachment F).

Analysis:

The nature of this project is child care. The business would be in operation 5 days a week, Monday through Friday, from 6:30 am to 6:00 pm. The daycare utilizes indoor and outdoor areas on the first floor. The first-floor interior space includes a family room, living room, two (2) dining rooms, two (2) bathrooms, a bedroom and a kitchen. A fire extinguisher is located near the main entry to the home as well as fire alarms throughout the home. Staff feels that the available interior and exterior play areas should be suitable for a large home day-care facility; however, a final determination of adequacy of the site is to be made by the State of California as part of its facility licensing.

As with all applications of this type, concerns typically exist with compatibility of a single-family residential neighborhood. The consideration of this use functioning without impacts to the neighborhood should be evaluated in the public hearing process with neighborhood input. With a large-family daycare the requested scale of operations may potentially result in concerns, including noise, increased activity levels and parking and circulation problems associated with drop-off and pick-up traffic.

Staff has added a condition that there shall be two driveway parking spaces available at all times to accommodate the pick-up and drop-off traffic. Staff feels two driveway parking spaces would be sufficient for this facility. Additionally, the applicant offers pick-up and drop-off service which alleviates some of the traffic. To date, the City has not received any complaints related to the existing daycare currently operating at the residence.

As with all in-home day care facilities, these businesses are subject to State of California licensing, inspection and monitoring. The City's role is limited to land use appropriateness, while all operational matters are handled by the state.

Concerns:

Homeowner's Association (HOA) and Conditions Covenants & Restrictions (CC&R's)

During the public hearing, a resident asked if the use could be allowed if there were deed restrictions prohibiting running a business from the residence. California Health and Safety Code § 1597.40(b) and (c) prohibits deed restrictions that try to stop providers from operating large or small family child care homes and such restrictions are considered void and cannot be enforced, regardless of when it was created.

Number of Children and Age Range

Per California Health and Safety Code § 1597.465 large family day care homes may care for up to 14 children, as long as at least one child is in kindergarten and a second child is at least six (6) years old and other licensing criteria are met. Otherwise, large family day care homes may care for only up to 12 children.

The applicant has indicated that the large family day care intends to care for up to 14 children. The current license allows for children ranging in age from 6 months to 10 years old, however the applicant pending approval of the large family day care will be modifying the age range from 1 to 10 years old.

City Authority

Large family day cares are subject to local zoning requirements and are subject to a Conditional Use Permit per the Beaumont Municipal Code and the Sundance Specific Plan. The City may place *reasonable requirements* on large family day cares. The use can be conditioned to make certain changes in the property or that the use operates in a way that will minimize the inconvenience to neighbors. Conditions must be limited to reasonable restrictions concerning traffic and noise control, parking, and spacing and concentration.

CEQA Review:

This project is exempt from review under the California Environmental Quality Act as it falls in a class of project which have been determined not to have a significant effect on the environment. Per CEQA Section 15274.(a), CEQA does not apply to the establishment or operation of a large family day care home, which provides in-home care for up to 14 children.

Findings:

The Planning Commission may approve and/or modify a Conditional Use Permit in whole or in part, with or without conditions, provided, all the following findings of fact are made:

1. The proposed use is one conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this Zoning Ordinance. *Large Family Day Care uses with 7 to 14 children are conditionally permitted in the residential planning areas of the Sundance Specific Plan, per Table 10. The subject site is located within Sundance Specific Plan and has a land use designation of low density*

- residential. Approval of this use would be consistent with conditionally allowable uses and the intent of the Sundance Specific Plan.*
2. *The proposed use would not impair the integrity and character of the zone in which it is to be located. The Sundance Specific Plan allows for large family day care uses subject to a Conditional Use Permit. Allowing this use in this zone would be not impair the integrity and character of the existing and surrounding uses in the area and is subject to the attached conditions of approval to further protect the character of the neighborhood.*
 3. *The subject site is physically suitable for the type of land use being proposed. The location of the proposed use as a large family day care is physically suitable. The site is currently operating as a small family day care and wishes to expand the use to allow up to 14 children. The site has adequate access for circulation and emergency response. This application has been reviewed by the City's staff and is found to be compatible.*
 4. *The proposed use is compatible with the land uses presently on the subject property. The subject property is an existing single-family residence and is surrounded by single family residences. Allowing a large family day care at the location would be compatible with other existing residences in the area, as a large family day care are a conditionally permitted use in the Sundance Specific Plan and residential zones. The project has been conditioned to provide adequate parking and has limited hours of operation, to protect the character of the neighborhood.*
 5. *The proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located. A large family day care is compatible with current and future land uses in the Sundance Specific Plan. The Sundance Specific Plan is intended to provide a variety of residential uses. The use is also consistent with what will be allowed in the future area zoning and in the general plan update.*
 6. *There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety. The site is adequately served by all public utilities and there is no public health or safety concerns.*
 7. *There would be adequate provisions for public access to serve the subject proposal. The site was constructed as a single-family residence. There is adequate access to the site to serve the public and provide for public safety access as was determined through project review of the underlying subdivision map and the conditions of approval.*
 8. *The proposed use is consistent with the objectives, policies, general land uses, and programs of the City of Beaumont General Plan. The proposed use is consistent with the overall General Plan and its contents. The City strives to provide a balance of land use and development types. Allowing this use in the Sundance Specific Plan works toward achieving these goals.*
 9. *The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare. The proposed use will not be detrimental to the public interest, health, safety, convenience, or welfare because as conditioned, the large family day care must comply with the proposed conditions of approval, the Sundance Specific Plan and the Municipal Code.*
 10. *The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood. The residence is existing and as approved*

meets the City's development guidelines. The project is not proposing any modifications to the elevations and will maintain the residential character of the neighborhood.

11. The Planning Commission shall find that the proposed use does not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations. *The proposed use will provide child care services in a residential setting. The services offered provide an alternative to commercial day care facilities. The allowance of a large family day care will not induce new environmental impacts as a result.*

Incorporated herein by Reference:

- City of Beaumont General Plan
- City of Beaumont Zoning Ordinance
- Project Site's Riverside Conservation Authority Multi-Species Habitat Conservation Plan Informational Map
- Contents of City of Beaumont Planning Department Project File CUP2019-0035, Sundance Specific Plan and BP2014-00565

Fiscal Impact:

The proposed conditional use permit has no financial impact.

Recommendation:

1. Hold a Public Hearing;
2. Approve Conditional Use Permit No. 2019-0035, subject to the proposed conditions of approval; and
3. Direct staff to prepare a Notice of Exemption for the applicant to record with the County Clerk.

Attachments:

[Attachment A - Draft Conditions of Approval](#)

[Attachment B - Floor Plan](#)

[Attachment C - General Plan Land Use Designation Map](#)

[Attachment D - Zoning Map](#)

[Attachment E - Aerial Photograph](#)

[Attachment F - Sundance Land Use Table](#)



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

**CONDITIONAL USE PERMIT
NO. CUP2019-0035
CONDITIONAL USE PERMIT FOR
ESTABLISHMENT OF A LARGE FAMILY
DAYCARE LOCATED AT 1349 QUINCE
STREET (APN 419-710-033)**

**PLANNING COMMISSION
APPROVAL DATE:**

STANDARD CONDITIONS

1. The permit for the above referenced Conditional Use Permit and property consists of all Conditions of Approval herein.
2. The use hereby permitted is for the establishment of a large family daycare.
3. The permittee shall defend, indemnify, and hold harmless the City of Beaumont, the Beaumont Redevelopment Agency, its agents, officers, consultants, and employees from any claims, action, or proceeding against the City of Beaumont or its agents, officers, consultants, or employees to attack, set aside, void, or annul, an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. CUP2019-0035. The City of Beaumont will promptly notify the permittee of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the permittee of any such claim, action or proceeding or fails to cooperate fully in the defense, the permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
4. This approval shall be used within one (1) year of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of operation permitted by this approval within the one (1) year period which is thereafter diligently pursued to completion and commencement of uses consistent with the land use entitlements authorized by this permit. Prior to the expiration of the one (1) year period the permittee may request a one (1) year extension of time in which to use this permit.
5. The development and uses entitled pursuant to the permit shall comply with the Beaumont Municipal Code and all other applicable City of Beaumont ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the approved site plan, unless otherwise amended by these conditions of approval.

Conditions of Approval

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6. All subsequent submittals required by these conditions of approval, including but not limited to improvement plans, building plans, shall be subject to the payment of review fees by the permittee as set forth herein.
7. The hours of operation for the business are limited to 6:30am to 6:00pm Monday - Friday.
8. A valid business license shall be maintained in force at all times.
9. Outdoor storage and/or discarded materials on the property are prohibited.
10. Any new signage on the site is subject to a sign permit application from the City.
11. Tenant Improvement Plans may be required dependent on the improvements made within the home. Please contact the Building and Safety Department with any questions concerning any building improvements.
12. For Sales Tax Purposes, this location shall be the "Point-of-Sale" for all transactions conducted.
13. The Community Development Director shall monitor the subject use to ensure that the scale of the use does not exceed the limitations of the existing site improvements. In the event that the Director determines that the scale of the use has exceeded site limitations, a hearing shall be scheduled before the Planning Commission to review the permit and consider modification or revocation thereof.
14. The scale of the operation shall be limited to a maximum of 14 clients, all of which are required to be minors. The care of adults is not permitted at this location.
15. The applicant shall be responsible for securing clearance, permits and approvals from all relevant agencies, including the Building Department, Fire Department and the State of California's Department of Social Services.
16. This permit shall be for the benefit of the applicant in whose name the permit was issued, for the specific approved location. The permit shall not be transferrable to another individual or location.
17. There shall be two (2) driveway parking space available at all times to accommodate the pick-up and drop-off traffic.

FIRE DEPARTMENT

18. Fire protection shall be provided in accordance with the requirements to be set forth by the Riverside County Fire Department.
19. New and existing buildings shall be provided with approved 4-inch address numbers on front of the building. CFC-section-505.
20. Provide 2A10BC Fire Extinguishers throughout the site. See fire department for locations and mounting height. CFC section-906.1.
21. Provide 'NO SMOKING' signs throughout the site. CFC section-31.
22. Submit a site and floor plan to the Riverside County Fire Department in Beaumont Ca. Along with an 850 form from Community Care License.
23. Address, Fire Alarm, Smoke Alarms, Carbon Monoxide Alarms, Exiting, garage separation, etc. will be required prior to fire final. To read more Office of the Fire Marshal has a handout and you can call for a pre-fire inspection prior to submittal to CCL.
24. F1. FIRE FINAL - and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code, California Fire Code, and other related codes which are in force at the time of building plan submittal.
25. F2. PREMISES IDENTIFICATION/COMMERCIAL BUILDING NUMBERS - Prior to issuance of Certificate of Occupancy or building final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve (12) inches in height for building(s) up to 25 feet in height, and 24 inches in height for building(s) exceeding 25 feet in height. All addressing must be legible, of a contrasting color with the background, and (6) inches in height for suite identification on contrasting background. During construction of this project, the site address shall be clearly marked with a minimum of 24 inch numbers. Unobstructed lighting of the address (s) shall be by means approved by the Office of the Fire Marshal. In multiple suite centers (strip malls), business shall post the name of the business on the rear door (s). CFC section-505.1 & Riverside County Fire Ordinance 787.

Conditions of Approval

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26. F3. RAPID ENTRY KNOX BOX - a Knox Box Rapid Entry System shall be provided. The Knox Box (s) and or a Knox Pad Lock shall be installed in an accessible location approved by the Fire Code Official (to the right of the door, 6 foot to the top of the box). The Knox Box may be supervised by the alarm system. Provide 3 sets of keys, and each key shall have a durable and legible tag affixed for identification. CFC section-506.1.

27. F4. SAFETY PRECAUTIONS - Approval of the safety precautions for buildings being constructed, altered or demolished shall be required by the Fire Code Official in addition to other approvals for specific operations or processes associated with such construction, alteration or demolition. Structure, facilities and conditions which in the opinion of the fire code official, constitute a distinct hazard to life or property. The fire code official is authorized to order the posting of signs in a conspicuous location in each structure. The posting of signs shall not be obscured, removed, defaced, mutilated, or destroyed.

28. F5. FIRE DEPARTMENT INSPECTION APPROVAL - Construction or work for which the Office of the Fire Marshal's approval is required shall be subject to inspection by the Fire Code Official and such construction or work shall remain accessible and exposed for inspection purposes until approved.

29. F6. AUTHORITY TO INSPECT - The Office of the Fire Marshal shall maintain the authority to inspect as often as necessary for buildings and premises, including such other hazards or appliances designated by the Fire Code Official for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.

30. F7. ALTERATIONS - Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Office of the Fire Marshal with review and approval prior to installation.

31. F8. FIRE EXTINGUISHERS - Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire extinguishers shall be mounted no higher than 5 feet above finished floor, measured to the top of the extinguisher. Extinguishers must have current CSFM service tags affixed; or within one year if from the date of month and year manufacture. Higher Hazards shall require a higher hazard fire extinguisher. CFC section- 906.1.

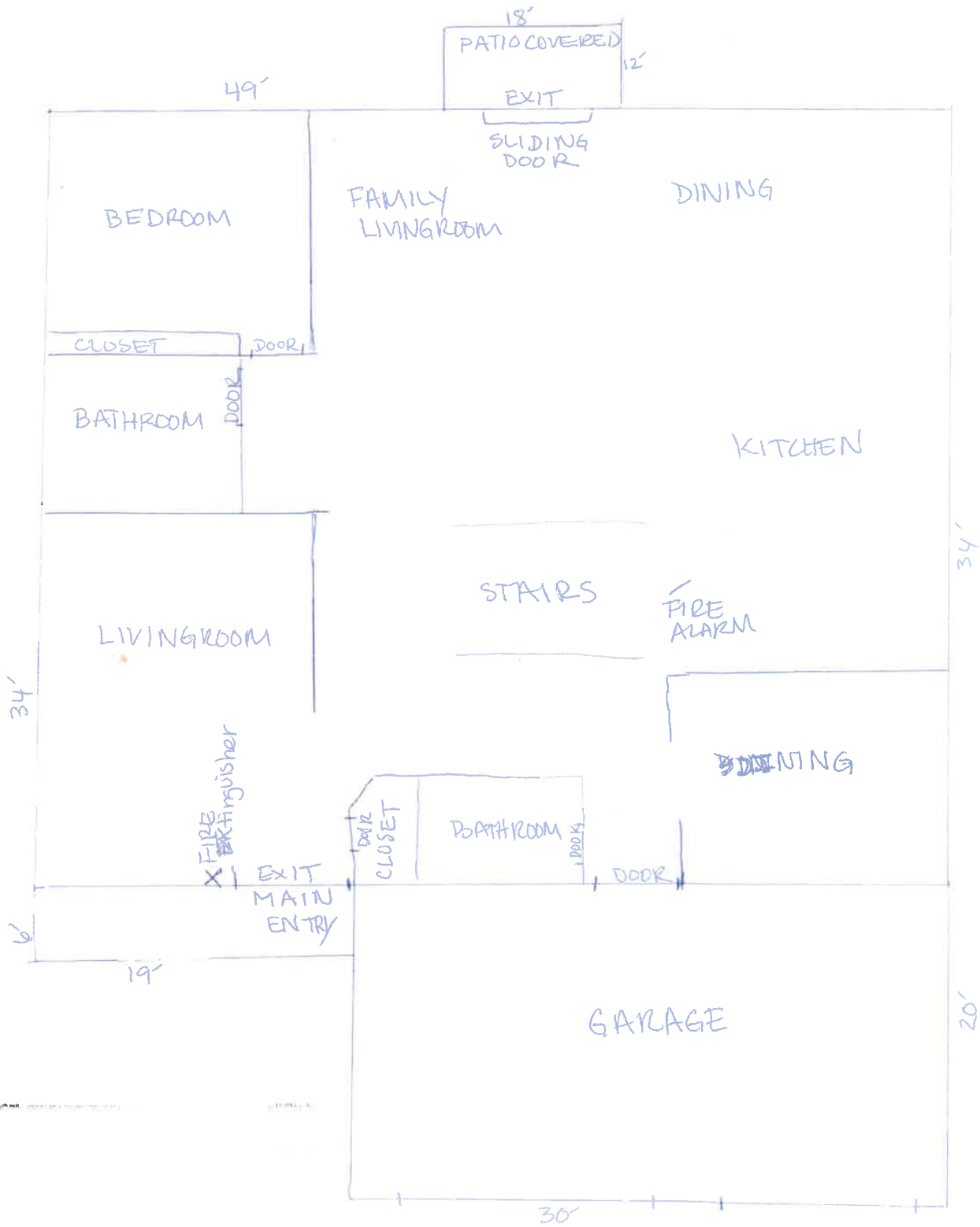
32. F9. BUILDING OPENINGS - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building were ground ladder access is the only means to reach the highest point on the building from the exterior. Obstructions will not be placed

Conditions of Approval
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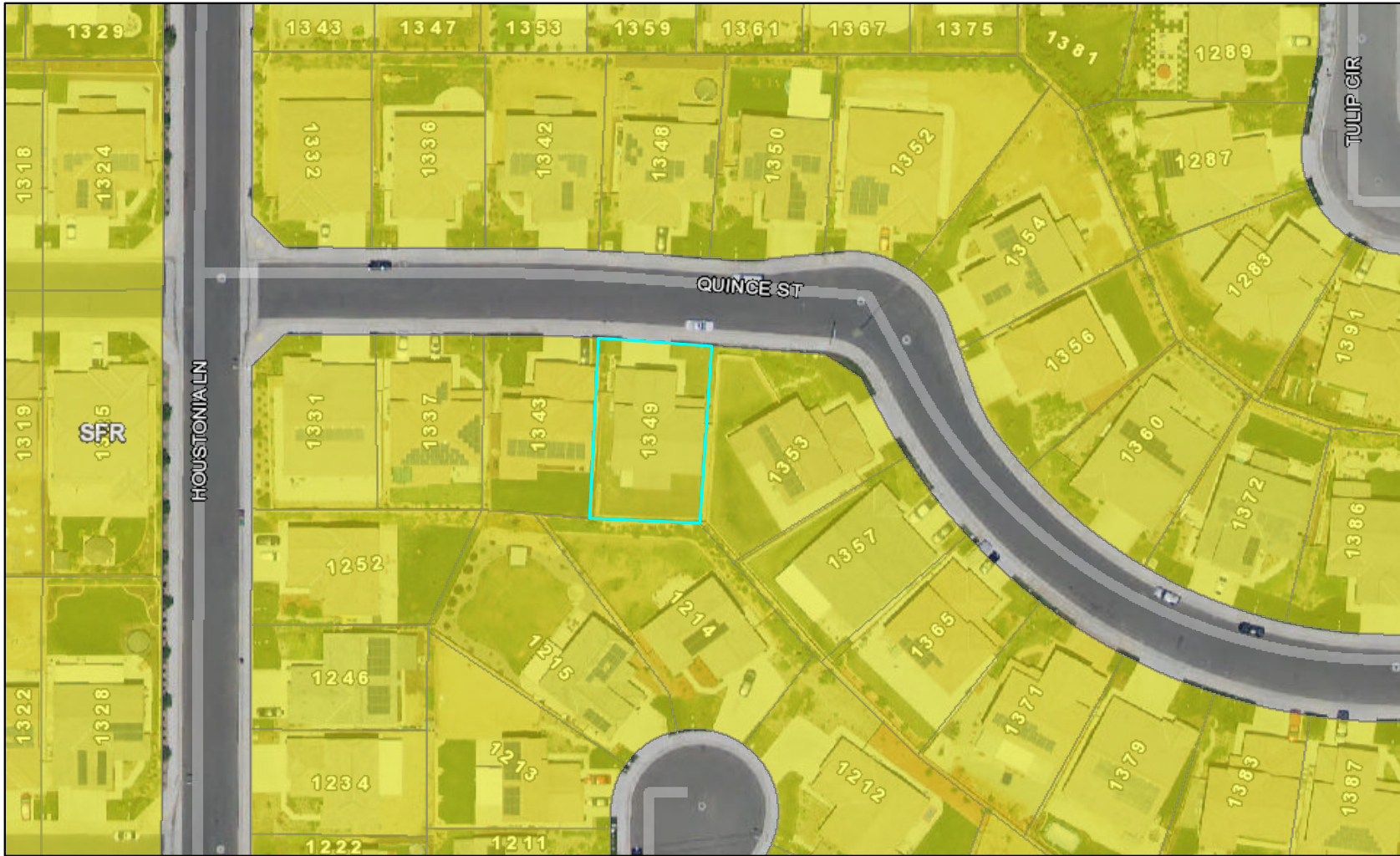
as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787.8.

END CONDITIONS

BACK YARD



CUP2019-0035 - General Plan Land Use Designation



6/21/2019 10:59:27 AM

General Plan

- Rural Residential
- Single-Family Residential

- Multi-Family Residential

- General Commercial

- Community Commercial

- Industrial

- Commercial Industrial Overlay

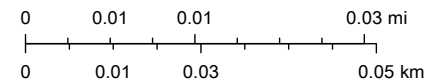
- Urban Village Overlay

- Beaumont Avenue Overlay

- Public Facilities

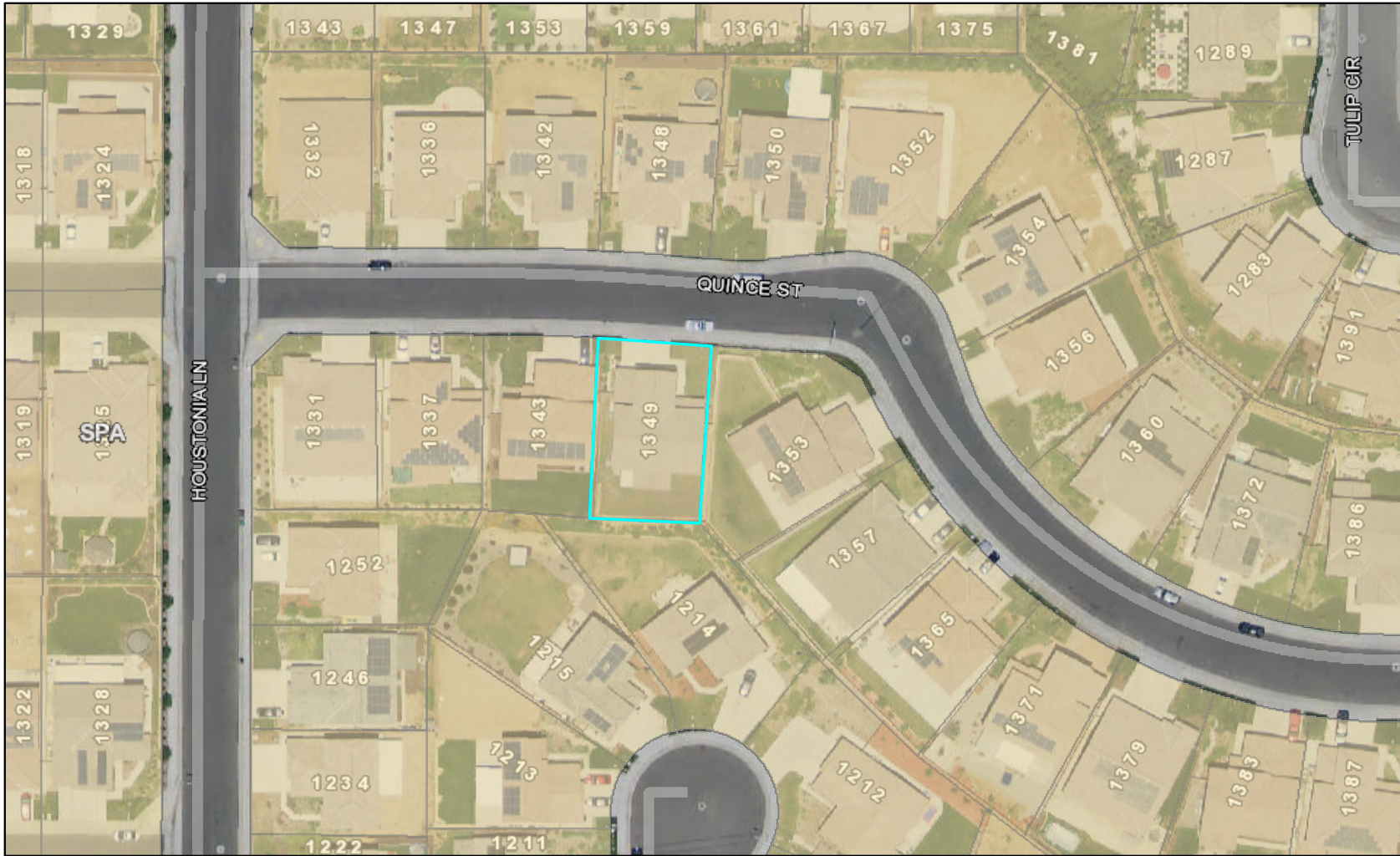
- Recreation and Conservation

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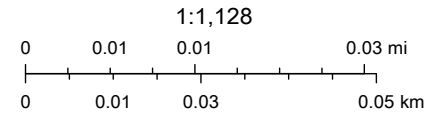
City of Beaumont

CUP2019-0035 - Zoning



6/21/2019 11:12:37 AM

- | | | | |
|---------------------------|--------------------------|--------------------------|--------------------------|
| Zoning | Residential Multi-Family | Commercial Community | Beaumont Avenue Overlay |
| Rural Residential | Specific Plan Area | Commercial Manufacturing | Mineral Resource Overlay |
| Residential Single-Family | Commercial General | Manufacturing | Public Facilities |



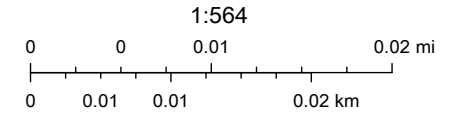
City of Beaumont

CUP2019-0035 - Aerial



6/21/2019 11:13:52 AM

- Parcels
- Minor Streets
- Labels
- Parcel Labels
- Highways/Major Streets
- City Boundary



City of Beaumont

a. Permitted Uses

The following uses, as defined in Table 10, shall be permitted within the residential planning areas of the Sundance Specific Plan.

**Table 10
Residential Permitted Uses**

Residential Uses	Very Low Density	Low Density	Low-Medium Density	Medium Density	High Density
Single family dwellings, detached	P	P	P	P	P
Single lot subdivisions	X	X	X	P	P
Patio Homes	X	X	P	P	P
Townhomes/condominiums	X	X	X/P/PP ¹	X/P/PP ¹	P/PP
Multi-family apartments	X	X	X	X	P/PP
Open Space, parks, recreational facilities, trails	P	P	P	P	P
Daycare (small family)	H	H	H	H	H
Daycare (Large family)	C	C	C	C	C
Daycare Centers	X	X	C/PP	C/PP	C/PP
Churches, temples or other places of religious worship	C	C	C	C	C
Educational Institutions	C	C	C	C	C
Governmental Uses	C	C	C	C	C
Hospitals or other facilities licensed by the California Department of Health	C	C	C	C	C
Public Utilities	C	C	C	C	C
Accessory buildings, structures and uses related to a permitted use (including swimming pools, spas, sports courts, patios and patio covers, mail boxes, garden structures, storage sheds, greenhouses) ²	P	P	P	P	P
Accessory Dwelling Unit	P	P	P	P	P
Temporary real estate offices for lot sales on the tract upon which the office is located for not more than two years. ³	PP	PP	PP	PP	PP
Home Occupations	PP	PP	PP	PP	PP
Construction trailer during active construction only	PP	PP	PP	PP	PP
Nurseries, Horticultural uses, during the development of the Specific Plan area	PP	PP	PP	PP	PP
Detention basins/flood control facilities	P	P	P	P	P
Model Home Complex	PP	PP	PP	PP	PP
Recreation Vehicle Storage ⁴	X	X	X	C	C

P = Permitted, C = Conditional Use Permit, H= Home Occupation Permit, PP=Plot Plan approval required X=Not Permitted

¹ Attached Townhomes/condominiums are not permitted in the Low Medium and Medium Density categories; however, detached homes sold as condominiums are considered a permitted use subject to plot plan approval.

² Allowed in accordance with the site development standards outlined in this section

³ Extensions may be granted by the Planning Commission

⁴ Allowed for residents' only of the specific residential project the storage yard is made part of. The storage yard is to be maintained and operated by a homeowners association and not for commercial purposes.



Staff Report

TO: Planning Commissioners

FROM: Carole Kendrick, Senior Planner

DATE: August 13, 2019

SUBJECT: Conduct a Public Hearing and Consideration of a Request to Subdivide 8.93 Acres into Two (2) Parcels with an Existing Storage Facility on a 5.28-Acre Parcel and a 3.65-Acre Vacant Parcel for Financing and Conveyance Purposes Only. The Proposed Map is Located North of East First Street, South of East Second Street, East of Pennsylvania Avenue and West of Commerce Way at 1422 East First Street.

APPLICANT: COORG Corporation

Background and Analysis:

The subject property is currently partially developed with a storage facility and caretakers' unit. The storage use was approved by the Planning Commission on May 13, 2003, under Plot Plan 03-PP-10. On March 3, 2005, Parcel Map No. 31948 was recorded, and the subject property was included in the subdivision as a remainder parcel as shown in Attachment F. The subdivision map showed a street called Monmouth Avenue that connected First and Second Streets on the west side of the storage facility. Monmouth Avenue was proposed as an 80-foot-wide street.

Monmouth Avenue was later vacated on March 2, 2006, under Street Vacation 05-5V-02, therefore half widths of the street were returned to the adjacent property owners. The development of the storage facility occurred in 2006, and buildings were constructed in the vacated area. The applicant is currently in the process of refinancing the property and was required to adjust the lot lines to correspond with the existing development and vacant land.

The applicant originally submitted a Lot Line Adjustment (PW2019-0338) on April 11, 2019, with the intention to move the line between Assessor's Parcel Nos. 419-260-044 and 419-260-054. However, the Assessor's parcel numbers only represent a tax number and only one legal lot exists, therefore the applicant submitted a tentative parcel map for financing and conveyance purposes only to subdivide the storage facility and the vacant land east of the facility.

Fiscal Impact:

The proposed subdivision has no financial impact.

Recommendation:

1. Hold a Public Hearing; and
2. Recommend to the City Council, Approval of Tentative Parcel Map No. 37791 (PM2019-0005) for a two-year period, subject to the attached conditions of approval.

Attachments:

[Attachment A - Draft Conditions of Approval](#)

[Attachment B - Tentative Parcel Map No. 37791](#)

[Attachment C - General Plan Land Use Designation Map](#)

[Attachment D - Zoning Map](#)

[Attachment E - Aerial](#)

[Attachment F - Parcel Map No. 31948](#)



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

**TENTATIVE PARCEL MAP NO. 37791
(PM2019-0005) TO SUBDIVIDE 8.93 ACRES
INTO TWO (2) PARCELS LOCATED ON THE
NORTH SIDE OF FIRST STREET, SOUTH
SIDE OF SECOND STREET AND WEST OF
COMMERCE WAY AT 1422 EAST FIRST
STREET. (APN 419-260-044 & 419-260-054)**

PLANNING COMMISSION
APPROVAL DATE:

DRAFT

STANDARD CONDITIONS

1. The following conditions of approval are for TENTATIVE PARCEL MAP NO. 37791 (PM2019-0005).
2. The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **TENTATIVE TRACT MAP NO. 37791** and related documents, which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
3. The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
4. This conditionally approved tentative map will expire two (2) years after the original approval date, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development agreement. Action on a minor change and/or revised map request will not extend the time limits of the tentative map. Approval of the final map by the City Council is required.

5. The final map shall be prepared by a licensed land surveyor or registered civil engineer subject to all the requirements of the State of California Subdivision Map Act and The Beaumont Municipal Code.
6. If deemed necessary by the Community Development Director, within ten (10) days of approval by the City Council ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Community Development Director prior to release of the final conditions of approval.
7. Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal, listed in Ordinance No. 506.
8. The proposed subdivision map is a “financing and conveyance map”. It cannot lead directly to development nor does it require any physical improvements, as the future applications dictate the manner of site development. The function of the map is to simply permit the simplified conveyance of portions of the parcel to individual users, or to separate project elements for financing.

AGENCY CONDITIONS

9. The subdivider shall comply with the requirements of the Beaumont Unified School District.
10. The subdivider shall comply with the requirements set forth by the Beaumont Fire Department.
11. The subdivider shall comply with the requirements as set forth by the Beaumont-Cherry Valley Water District.

RECORDATION CONDITIONS

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

12. The subdivider shall submit written clearances to the Public Works Director that all pertinent requirements from the following agencies have been met:
 - City Fire Department
 - City Police Department
 - City Community and Economic Development Department
 - Beaumont Cherry Valley Water District
13. All delinquent property taxes, special taxes and/or any other assessments shall be paid to the Riverside County Tax Collectors Office.

Conditions of Approval
TPM37791 (PM2019-0005)
Page 3

14. Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the final map if they are located within the land division boundary. All offers of dedication and conveyances shall be submitted and recorded as directed by the Public Works Director.

PUBLIC WORKS

Section 1 – General

- 1.1 The design of public infrastructure elements shall conform to the requirements of the City General Plan, Water Quality Management Plan, City of Beaumont Master Plans, City of Beaumont Standards, Caltrans Standard Specifications and the Standard Specifications for Public Works Construction, current edition, as required by the City Engineer. Grading work outside of road right of way shall conform to the latest edition of California Building Code and the City of Beaumont standards and practices. All existing utilities that will be abandoned shall be removed and called out on plans for removal.
- 1.2 The following plans and reports, if required, shall be prepared by a competent California licensed civil engineer prior to any site development. All required plans shall be drawn in ink at appropriate scales on mylar sheets as approved by the City Engineer. At approval of the plans, digital copies of the signed/approved shall be given to the City on a CD in PDF format. Upon request of the City, the AutoCAD files for the plans shall also be submitted to the City.
- 1.3 The developer shall pay all applicable fees relating to the development, at the time of development. Applicable Fees shall consist of but not be limited to improvement plan review fees, construction inspection fees, TUMF fees, sewer connection fees, local development impact fees, and Beaumont Unified School District fees.
- 1.4 Advisory – Upon development, developer shall submit the following Plans:
 - A. Street Improvement Plans
 - B. Rough Grading and Precise Grading Plans – Rough grading plans shall include erosion/sediment control plans
 - C. Water, Sewer, and Storm Drain Improvement Plans
 - D. Wall and Fence Plans

**Conditions of Approval
TPM37791 (PM2019-0005)**

Page 4

- E. Landscape and Irrigation Plans
 - F. Street Lighting Plans
 - G. Storm Water Pollution Prevention Plan shall be prepared and approved by the California State Water Quality Control Board, Santa Ana Region prior to any site grading.
 - H. Water Quality Management Plan
- 1.5 Final maps shall meet all requirements of the Beaumont Municipal Code, and shall include the following:
- A. Existing easements and proposed easements within the Tract. Utility easements may be required for City maintenance purposes. Developer shall give City appropriate utility easements.
 - B. All street right-of-way
 - C. All required off-site Right of Way shall be acquired by the developer pursuant to the Subdivision Map Act and the Beaumont Municipal Code and dedicated to the City at no cost.
- 1.6 The following reports are required:
- A. A preliminary title report accompanied by copies of all recorded documents cited therein shall be submitted to the City Engineer for review along with the first submittal of the final map for checking.
 - B. A preliminary soils report prepared by a competent California licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations shall be submitted for review to the City Engineer along with the first submittal of grading plans, street improvements plans and /or other improvement plans for review. Within the required soils report special attention shall be directed to the rippability of the proposed road cuts and stability of manufactured slopes. The geotechnical engineer shall determine the setback requirements to support loading without failures in the soil mass.

Conditions of Approval
TPM37791 (PM2019-0005)
Page 5

- C. Any grading and/or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical/civil engineer who shall obtain all required permits and submit reports on progress and test results to the City Engineer for review and approval as determined by the City. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the City Engineer for review and approval, which may require additional tests at the expense of the developer. Permits to build structures will not be issued until a report has been submitted by a geotechnical engineer and approved by the City Engineer attesting to the sufficiency of all building pads to sustain proposed foundation loading and graded in compliance with the geotechnical recommendations.

- D. Advisory – Upon development of Parcel 2 a hydrology/hydraulics report shall be prepared and approved prior to the issuance of a construction permit. Said report shall be based upon methodology which is acceptable to the City Engineer, and shall address the potential 10-year and 100-year storm event impacts of local drainage upon the project as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting downstream problems. The report shall be submitted for review to the City Engineer along with the first submittal of Street Plans and/or other improvement plan for review.

1.7 The following Fees are required:

- A. At the time of first submittal of final map, the developer shall pay to the City of Beaumont all applicable fees based on City requirements.

- B. At the time of requesting recordation of final map, the developer shall provide securities to guarantee setting final survey monumentation within the tract map. Final monumentation certificates shall be provided by the developer to the City Engineer ensuring monuments were set within the tract map.

- C. Prior to the issuance of any permits to construct any public improvements, the developer shall pay to the City of Beaumont all applicable fees.

- D. Prior to the issuance of any permits to construct any public improvements, the developer shall provide securities to guarantee completion of construction and payment of labor and materials in accordance with the Beaumont Municipal Code.

Section 2 – Street Improvements

- 2.1 Advisory – Prior to issuance of any future building permits, any required off-site street improvements shall be approved and developer shall provide securities to guarantee completion of construction and payment of labor and materials in accordance with the Beaumont Municipal Code.

Section 3– Sewer Improvements

- 3.1 Advisory – Prior to issuance of any future building permits, any required off-site street improvements shall be approved and developer shall provide securities to guarantee completion of construction and payment of labor and materials in accordance with the Beaumont Municipal Code.

Section 4 – Water Improvements

- 4.1 Advisory – Any future entitlements and/or developments shall comply with the requirements of the Beaumont Cherry Valley Water District.
- 4.2 Developer shall be responsible for obtaining potable water and reclaimed water for future development.

Section 5 – Storm Drain Improvements

- 5.1 The stormwater generated within the future development shall be captured into appropriate drainage facilities. The stormwater shall be treated per the requirements of the WQMP. The drainage facilities shall be designed to accommodate a 100-year storm flow event.
- 5.2 Advisory – Prior to entitlement for any future development and/or building permits, a Hydrology/Hydraulics report shall be submitted to the Public Works department. The report shall include the amount of stormwater flow that is generated for a 10-year and 100-year storm flow event. Drainage areas shall be clearly delineated and show the direction of flow into the appropriate drainage facilities.

Section 6 – NPDES and Water Quality

- 6.1 Advisory – Any future development will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit for storm water discharges

associated with construction activities as directed by the California Water Resources Control Board.

- 6.2 Advisory – Prior to entitlement for any future development, a preliminary project-specific Water Quality Management Plan (WQMP) shall be submitted to Public Works Department. The WQMP shall be approved prior to the issuance of a grading permit. The WQMP shall incorporate, but not limited to, the following: site design BMP's, applicable source control BMP's, treatment control BMP's, long term operation and maintenance requirements, and inspection and maintenance checklist. Maintenance and funding requirements shall be outlined in the WQMP for the maintenance of the development BMP's. The post construction Best Management Practices (BMPs) outlined in the approved final project-specific WQMP shall be incorporated in the improvement plans.

Section 7 – Onsite Improvements and Grading

- 7.1 No on-site grading is proposed. No on-site improvements and/or grading on Parcel 2 will be allowed prior to entitlement for any future development.

END CONDITIONS

ENGINEER'S STATEMENT

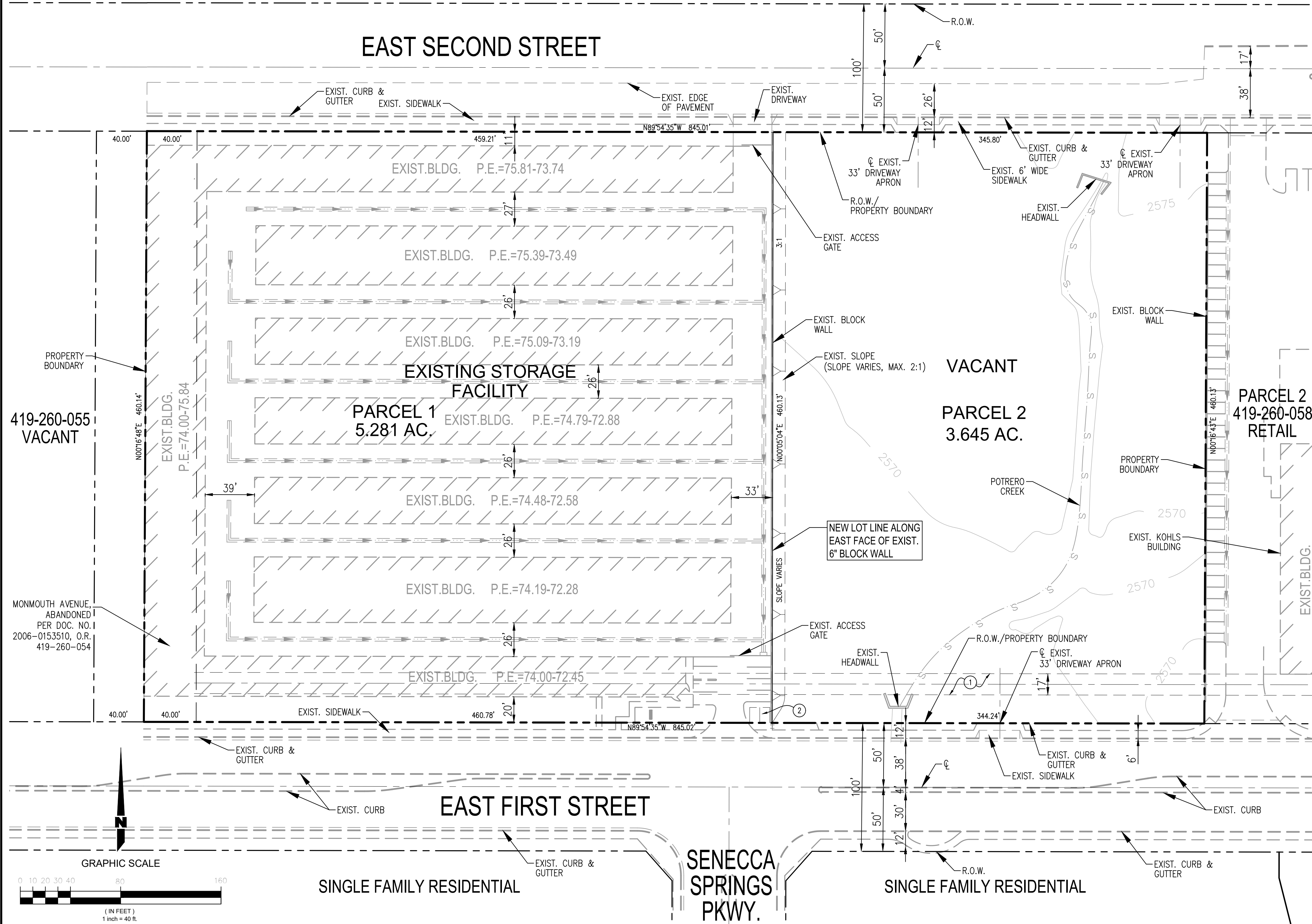
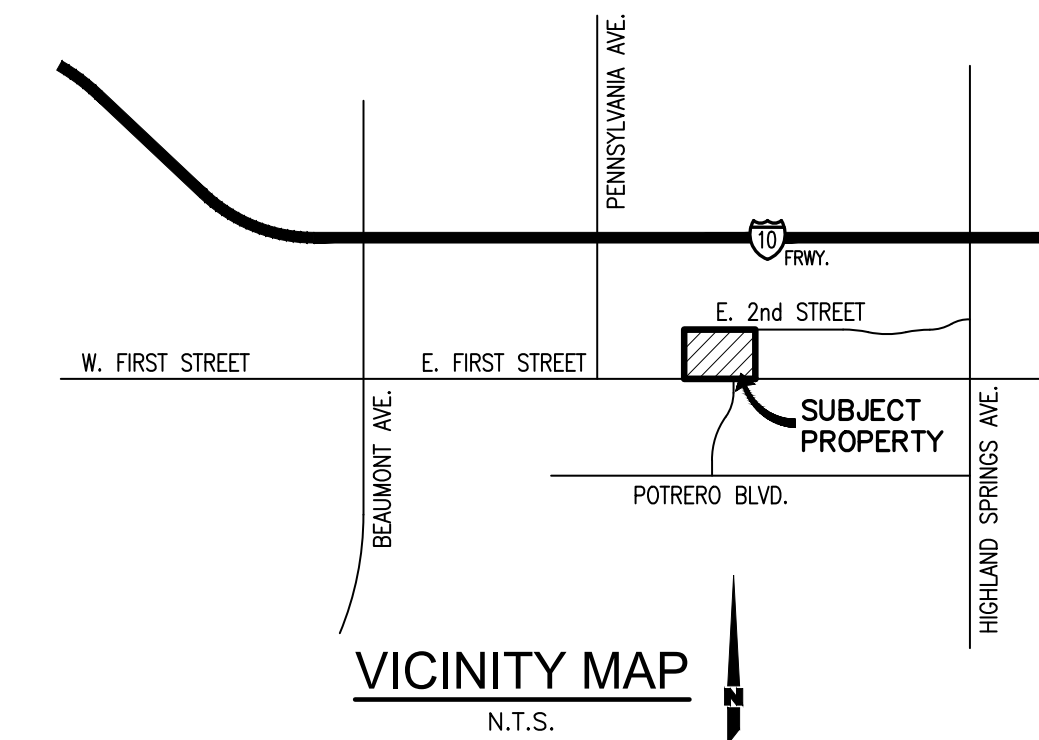
THIS TENTATIVE PARCEL MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL EASEMENTS OF RECORD ARE SHOWN PER THE TITLE REPORT DATED 2/11/2019 BY OLD REPUBLIC TITLE COMPANY.

DAVID CURRINGTON, R.C.E. 58883 7/28/19 DATE

TENTATIVE PARCEL MAP 37791

FIRST STREET STORAGE

CITY OF BEAUMONT, COUNTY OF RIVERSIDE
JULY 2019



GENERAL NOTES

AREA: 388,821 SF, 8.926 AC.
 APN: 419-260-054 AND 419-260-044
 PARCEL 1 AREA: 5.281 AC.
 PARCEL 2 AREA: 3.645 AC.
 CURRENT ZONING: CC (COMMUNITY COMMERCIAL)
 PROPOSED ZONING: CC (COMMUNITY COMMERCIAL)
 EXISTING LAND USE: SELF STORAGE & VACANT
 PROPOSED LAND USE: UNCHANGED PER THIS MAP

THE PROPERTY SHOWN HEREON CONSTITUTES THE ENTIRE OWNERSHIP OF CONTIGUOUS LAND

-NO NEW PUBLIC OR PRIVATE STREETS ARE ADDED BY THIS SUBDIVISION
 -NO COMMON AREAS OR OPEN SPACE WILL BE DEDICATED BY THIS MAP
 -NO GRADING IS PROPOSED BY THIS MAP

UTILITY PROVIDERS

WATER & SEWER: BEAUMONT/CHERRY VALLEY WATER DISTRICT
 560 MAGNOLIA AVENUE
 BEAUMONT, CA 92223
 951-845-9581

ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 7951 REDWOOD AVE.
 FONTANA, CA 92336
 909-928-8270

PHONE & CATV: FRONTIER CABLE
 877-234-3656
 SPECTRUM CABLE
 300 S. HIGHLAND SPRINGS AVE., STE. 10 B
 BANNING, CA 92220
 866-271-7664

GAS: SOUTHERN CALIFORNIA GAS COMPANY
 251 EAST FIRST STREET
 BEAUMONT, CA 92223
 800-427-2000

OWNER/DEVELOPER

BEAUMONT GROUP LLC/COORG CORPORATION
 ILOMA NANDA (MANAGER)
 PO BOX 1287
 ANAHEIM, CA 92815
 PHONE: (714) 920-8810
 EMAIL: ILOMA@COORGUSA.COM

FLOOD HAZARD NOTE

SUBJECT PROPERTY IS LOCATED WITHIN ZONE 'X' AS INDICATED ON FEMA FIRM PANEL 812 OF 3805, MAP NO. 06065C0812G, AUG. 28, 2008. ZONE 'X' IS SUBJECT TO 0.2% CHANCE OF ANNUAL FLOODING HAZARD. AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AN AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREA OF LESS THAN ONE SQUARE MILE.

LEGAL DESCRIPTION

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING LOT 1 IN BLOCK 17 OF SUBDIVISION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 10 OF MAPS OF RIVERSIDE COUNTY, TOGETHER WITH THE EASTERLY ONE-HALF OF MONMOUTH AVENUE AS VACATED AND DESCRIBED IN THE NOTICE OF STREET VACATION 05-54-02 RECORDED MARCH 2, 2006 AS INSTRUMENT NO. 2006-0153509, OFFICIAL RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID LOT 1 AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT, NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST, A DISTANCE OF 845.02 FEET TO THE FORMER SOUTHWESTERLY CORNER OF SAID LOT 1, SAME CORNER ALSO BEING THE SOUTHEASTERLY CORNER OF THE AFOREMENTIONED VACATED MONMOUTH AVENUE; CONTINUING ALONG THE SAME BEARING A DISTANCE OF 40.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1, RESULTING FROM SAID VACATION; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT NORTH 00 DEGREES, 16 MINUTES 48 SECONDS EAST A DISTANCE OF 460.14 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 SOUTH 89 DEGREES, 54 MINUTES, 35 SECONDS EAST, A DISTANCE OF 845.01 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE ALONG THE EASTERLY LINE OF SAID LOT 1 SOUTH 00 DEGREES, 16 MINUTES, 43 SECONDS WEST A DISTANCE OF 460.13 FEET TO THE POINT OF BEGINNING.

EASEMENT NOTES

- EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES, RECORDED OCTOBER 3, 2007 AS INSTRUMENT NO. 2007-0618261 OF OFFICIAL RECORDS.
- EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA FOR GAS PIPELINE RIGHT OF WAY AND ACCESS PURPOSES PER INSTRUMENT RECORDED JANUARY 6, 1948 IN BOOK 888, PAGE 84 OF OFFICIAL RECORDS.

LEGEND

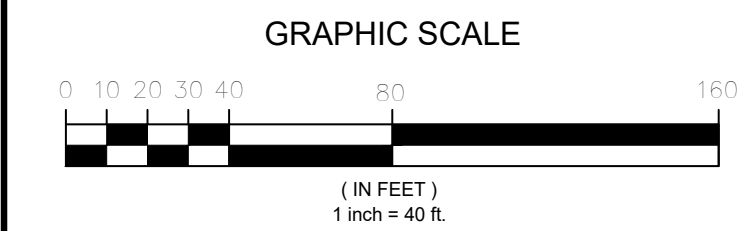
- PROPERTY BOUNDARY
- - - RIGHT OF WAY
- STREET CENTERLINE
- - - EXISTING CONTOUR
- - - EXISTING FLOWLINE
- EXISTING RETAINING WALL
- EXISTING 6" BLOCK WALL
- EXISTING WATERLINE
- EXISTING SEWER
- TOP TOE EXIST. SLOPE W/ SLOPE RATIO
- CONCRETE V-DITCH
- EASEMENT

ABBREVIATIONS

- FS FINISH SURFACE ELEVATION
- PE PAD ELEVATION
- H.P. HIGH POINT
- L.P. LOW POINT
- H=2.5' HEIGHT OF WALL OR D.F.
- T/G TOP OF GRADE INLET
- T/S TOP OF SLOPE
- G.B. GRADE BREAK
- FL FLOWLINE
- RCP REINFORCED CONCRETE PIPE
- CB CATCH BASIN

ENGINEER/PREPARER

ENGINEERING SOLUTIONS
 DAVID CURRINGTON
 31600 RAILROAD CANYON RD., SE J
 CANYON LAKE, CA 92587
 PHONE: (951) 333-1001
 EMAIL: david@engineeringsolutionsca.com



BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

ENGINEERING SOLUTIONS

DAVID G. CURRINGTON
 R.C.E. C58883
 DATE EXP. 06-30-21



DESIGN BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: 1"=40'
 DATE: JULY 29, 2019

Reviewed By: _____ Date: _____
 Recommended for Approval By: _____ Date: _____
 Approved By: _____ Date: _____
 City Engineer/Director of Public Works

CITY OF BEAUMONT, CALIFORNIA

TENTATIVE PARCEL MAP 37791

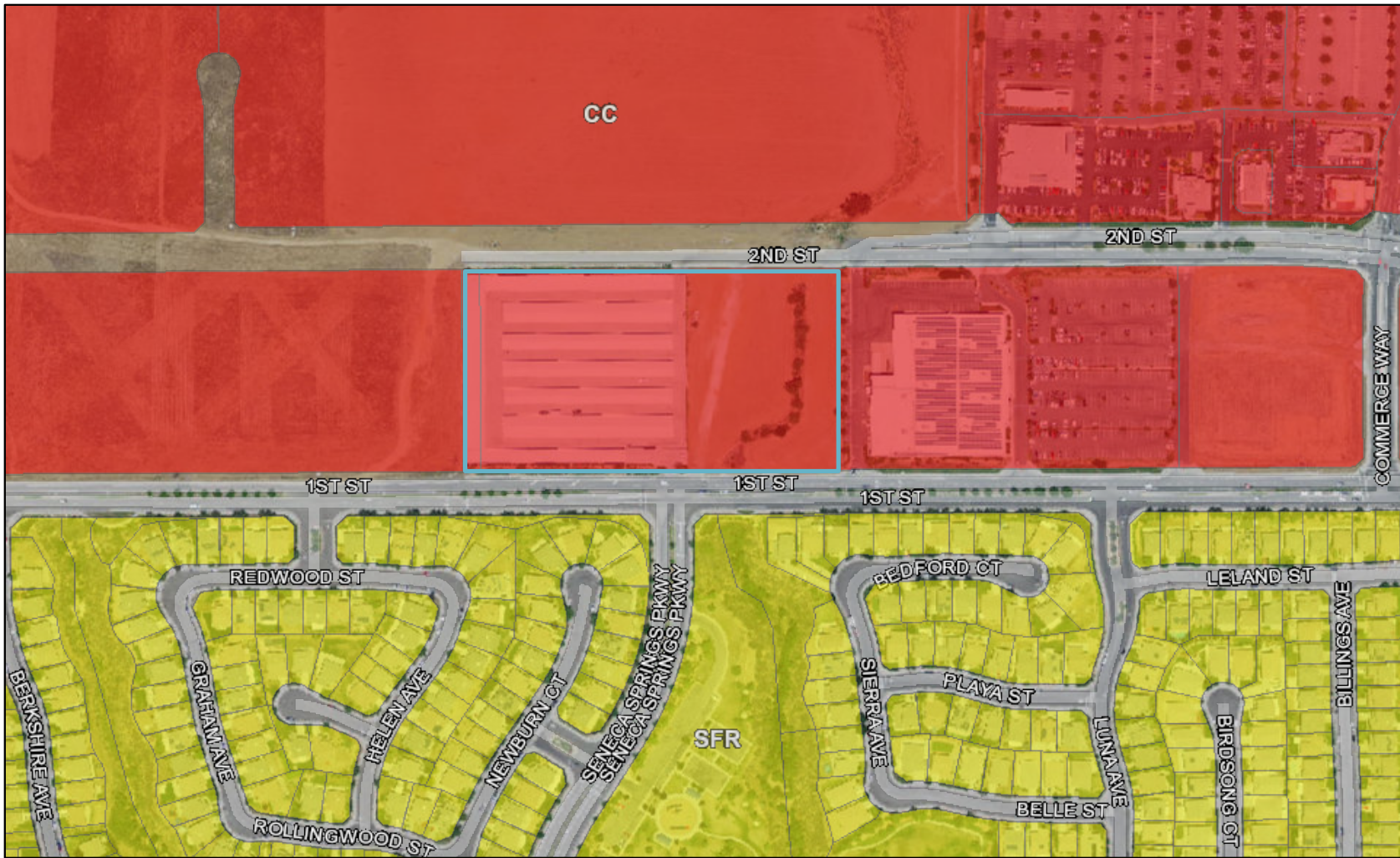
FIRST STREET STORAGE

SHEET

1

OF 1 SHEETS

TPM37791 PM2019-0005 General Plan



7/30/2019 4:15:58 PM

1:4,514

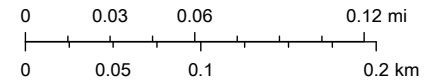
General Plan

- Rural Residential
- Single-Family Residential

- Multi-Family Residential
- General Commercial
- Community Commercial

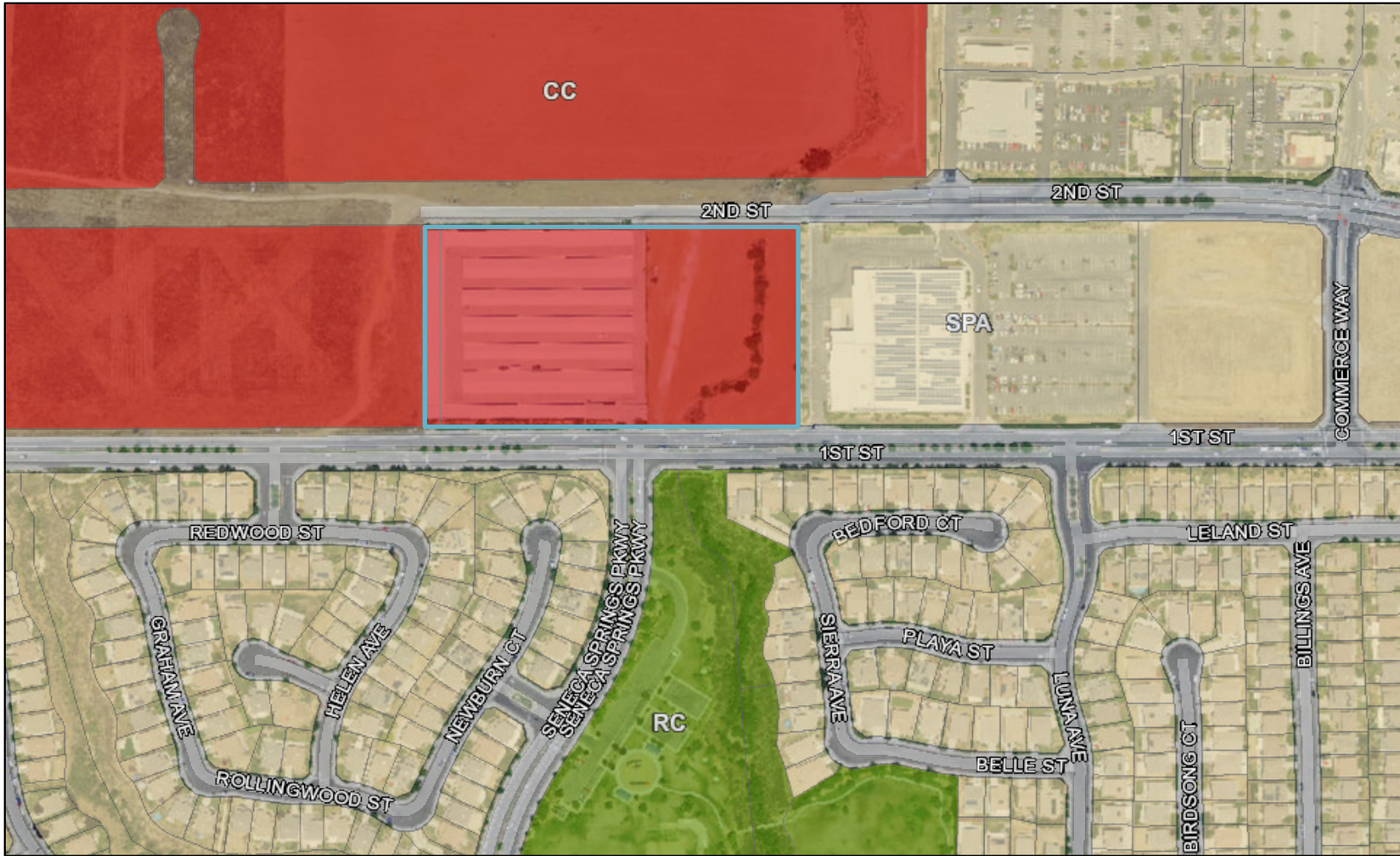
- Industrial
- Commercial Industrial Overlay
- Urban Village Overlay

- Beaumont Avenue Overlay
- Public Facilities
- Recreation and Conservation



City of Beaumont

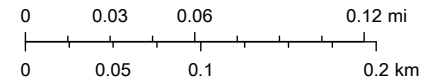
TPM37791 PM2019-0005 Zoning



7/30/2019 3:46:28 PM

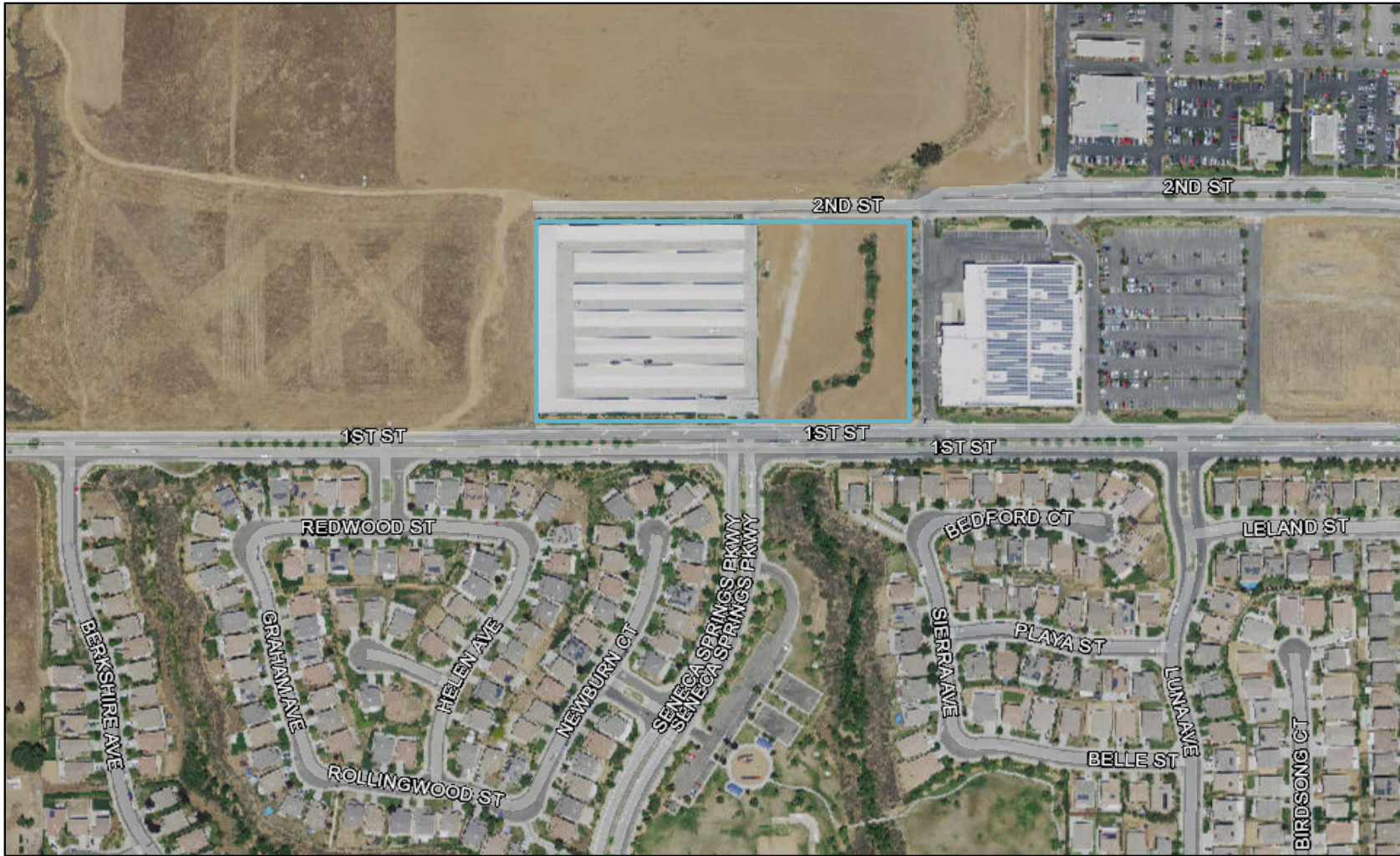
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- | | | | |
|---------------------------|--------------------------|--------------------------|--------------------------|
| Zoning | Residential Multi-Family | Commercial Community | Beaumont Avenue Overlay |
| Rural Residential | Specific Plan Area | Commercial Manufacturing | Mineral Resource Overlay |
| Residential Single-Family | Commercial General | Manufacturing | Public Facilities |



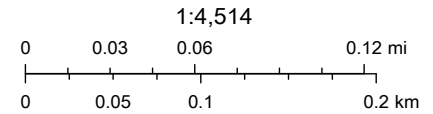
City of Beaumont

TPM37791 PM2019-0005 Aerial



7/30/2019 4:18:51 PM

- Minor Streets
- Highways/Major Streets
- Labels
- City Boundary



City of Beaumont

NUMBER OF PARCELS: 4
AREA = 297.90 ACRES GROSS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 31948

2005-0172652
Original
212/11

BEING A SUBDIVISION OF A PORTION OF LOT 1 AND LOT 2 OF AMENDED MAP OF A PORTION OF THE SUBDIVISION OF SECTION 11, T.3 S., R.1 W., S.B.B.M. AS SHOWN BY MAP ON FILE IN BOOK 23, PAGE 73 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH LOT 1, IN BLOCK 176 OF AMENDED MAP OF THE TOWN OF BEAUMONT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 19 AND LOT 1 OF BLOCK 19 AND LOT 1 OF BLOCK 18 OF THE BEAUMONT SUBDIVISION, CALIFORNIA AND S.B.B.M., LARRY W. WARD COUNTY ASSESSOR--CLERK--RECORDER AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MICHAEL SIMON, P.L.S. 6034 TAIT & ASSOCIATES, INC. COUNTY

RECORDER'S STATEMENT SHEET 1 OF 7
FILED THIS 3rd DAY OF March, 2005
AT 9 A.M. IN BOOK 212 OF PARCEL
MAPS, AT PAGES 11-17, AT THE
REQUEST OF THE CITY CLERK, CITY OF BEAUMONT,
NO. 2005-0172652
FEE \$ 19.00
LARRY W. WARD
COUNTY ASSESSOR--CLERK--RECORDER
BY: M. Chiriac DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE
INSURANCE COMPANY

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCULCED WITHIN THE SUBDIVISION SHOWN HEREON, AND THAT WE HEREBY GRANT THE ONLY PERSONS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC USE, FOR STREET AND PUBLIC UTILITY PURPOSES LOTS 1 THROUGH 87 INCLUSIVE, AS SHOWN HEREON.
WE ALSO HEREBY DEDICATE TO THE CITY OF BEAUMONT EASEMENTS FOR STORM DRAIN PURPOSES, AS SHOWN HEREON.

LOMA LINDA UNIVERSITY, A CALIFORNIA CORPORATION
BY: Robert W. Frost
PRINT NAME: Robert W. Frost
TITLE: Asst. Secretary

FIRST STREET BEAUMONT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Gary Hester, Steven T. Strauss
PRINT NAME: Gary Hester, Steven T. Strauss
TITLE: President & Member

JOANNE B. HEALE
BY: Joanne B. Heale
JOANNE B. HEALE, AS TRUSTEE OF THE JOANNE B. HEALE LIVING TRUST DATED FEBRUARY 21, 1990

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF San Bernardino
ON September 27, 2004 BEFORE ME Mary K. Beusse NOTARY PUBLIC, PERSONALLY APPEARED Victoria D. Strauss Robert W. Frost PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) WAS/WERE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
Mary K. Beusse
NOTARY PUBLIC IN AND FOR SAID STATE
PRINT NAME: Mary K. Beusse

MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY
MY COMMISSION EXPIRES June 3, 2007

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Orange
ON Dec 20, 2004, BEFORE ME Melody Soliddell NOTARY PUBLIC, PERSONALLY APPEARED Gary B. Meusser Schaefer PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) WAS/WERE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
Melody Soliddell
NOTARY PUBLIC IN AND FOR SAID STATE
PRINT NAME: Melody Soliddell

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY
MY COMMISSION EXPIRES 4 23 05

NOTARY ACKNOWLEDGMENT

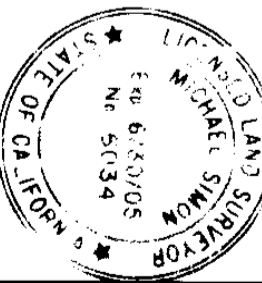
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
ON MARCH 2, 2005, BEFORE ME P Carey NOTARY PUBLIC, PERSONALLY APPEARED JOANNE B HEALE PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) WAS/WERE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
P Carey
NOTARY PUBLIC IN AND FOR SAID STATE
PRINT NAME: P Carey

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY
MY COMMISSION EXPIRES JANUARY 24, 2009

ABANDONMENT NOTE:
PURSUANT TO SECTION 66434(k), AND 66409 20%, OF THE SUBDIVISION MAP ACT THE FILING OF THIS MAP CONSTITUTES ABANDONMENT OF THAT PORTION OF XENIA AVENUE WITHIN THIS MAP.

SURVEYOR'S STATEMENT:
I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP, CONSISTING OF SIX (6) SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER OF 2003, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
DATED: Jan 13, 2005
Michael Simon
MICHAEL SIMON, P.L.S. 6034
MY LICENSE EXPIRES: JUNE 30, 2005



CITY ENGINEER'S STATEMENT:
I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP 31948, REVISED NO. 1 BY THE BEAUMONT CITY COUNCIL ON 200 AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM Satisfied THAT THE MAP IS TECHNICALLY CORRECT; THAT THE PLANS FOR THE LOTS, DRIVEWAYS, STORM DRAINS AND STORM DRAIN LOTS AND STORM DRAIN LINES SHOWN ON THE MAP COMPLY WITH THE REQUIREMENTS OF A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR DEEPAK MOORANI, R.C.E. 51047
CITY ENGINEER, CITY OF BEAUMONT
DATED: 21 JAN, 2005
BY: Deena W. Warden
DENNIS W. LINDA, T.S. 6359
(LIC. EXPIRES 12/31/08)

BEAUMONT CITY COUNCIL CERTIFICATE:
I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING THEREOF HELD ON THE 15th DAY OF JULY, 2004, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, THE DEDICATION FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "G", INCLUSIVE, AND EASEMENTS FOR STORM DRAIN PURPOSES, AS SHOWN HEREON.
DATED: Jan 28, 2005
Paul McDonnell
CITY CLERK (Secretary)
CITY OF BEAUMONT

TAX COLLECTOR'S CERTIFICATE:
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH IS ESTIMATED TO BE \$ 2,114.00.
DATED: 2 14, 2005
PAUL MCDONNELL
COUNTY TAX COLLECTOR
BY: Mattie Jennings
DEPUTY

TAX BOND STATEMENT:
I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 86,160 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.
DATED: 2 14, 2005
CASH TAX BOND
NANDY ROMERO
PAUL MCDONNELL
COUNTY TAX COLLECTOR
BY: Mattie Jennings
DEPUTY

SIGNATURE OMISSION:

PURSUANT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT, SECTION 66436(d)(3)(A) THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:
THE SIGNATURE OF BEAUMONT LAND AND WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED APRIL 5, 1911 AS INSTRUMENT NO. 49, OFFICIAL RECORDS.
THE SIGNATURE OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, HOLDERS OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED MAY 24, 1947 IN BOOK 837, PAGE 151, OFFICIAL RECORDS.
THE SIGNATURE OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, HOLDERS OF AN EASEMENT FOR PUBLIC UTILITIES INCIDENTAL PURPOSES, RECORDED OCTOBER 25, 1947 AS INSTRUMENT NO. 3074, OFFICIAL RECORDS.
THE SIGNATURE OF SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 6, 1949 IN BOOK 889, PAGE 84, OFFICIAL RECORDS.
THE SIGNATURE OF SOUTHERN PACIFIC PIPE LINES, INC., HOLDER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1959 IN BOOK 1781, PAGE 368, OFFICIAL RECORDS.
THE SIGNATURE OF FOUR CORNERS PIPE LINE COMPANY, HOLDER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 9, 1957 IN BOOK 2160, PAGE 197, OFFICIAL RECORDS.
THE SIGNATURE OF THE CITY OF BEAUMONT, HOLDER OF AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED JULY 25, 1984 AS INSTRUMENT NO. 180767, OFFICIAL RECORDS.
THE SIGNATURE OF GENERAL TELEPHONE COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 2, 1987 AS INSTRUMENT NO. 341644, OFFICIAL RECORDS.
THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 4, 1988 AS INSTRUMENT NO. 31097, OFFICIAL RECORDS.
THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES, CONDUIITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 12, 1990 AS INSTRUMENT NO. 251631, OFFICIAL RECORDS.

THE SIGNATURE OF WILLIAMS COMMUNICATIONS, INC., D/B/A, IN CALIFORNIA AS VOXX, INC., A DELAWARE CORPORATION, HOLDER OF DATA OR COMMUNICATIONS FOR THE REQUEST FOR THE PIPELINE ROUTE AND INCIDENTAL PURPOSES, RECORDED AUGUST 15, 2000 AS INSTRUMENT NO. 2000-319527, OFFICIAL RECORDS.
NOTE: SEE SHEET 2 FOR ADDITIONAL OWNER'S SIGNATURE AND NOTARY ACKNOWLEDGMENT

NUMBER OF PARCELS: 4
AREA = 297.90 ACRES GROSS

SHEET 2 OF 7


IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 31948

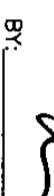
BEING A SUBDIVISION OF A PORTION OF LOT 1 AND LOT 2 OF AMENDED MAP OF
A PORTION OF THE SUBDIVISION OF SECTION 11, T.3 S., R.1 W., S.B.M.
AS SHOWN BY MAP ON FILE IN BOOK 23, PAGE 73 OF MAPS,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH
LOT 1, IN BLOCK 176 OF AMENDED MAP OF THE TOWN OF BEAUMONT AS SHOWN BY MAP ON FILE IN
BOOK 6, PAGES 16 AND 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND
LOTS 1 AND 2, IN BLOCK 17 AND LOT 1, BLOCK 18 OF THE SUBDIVISION OF SECTION 11, T.3 S., R.1 W., S.B.M.,
AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA
AND LOT LINE ADJUSTMENT #04-LLA-11 RECORDED NOVEMBER 5, 2004 AS INSTRUMENT NO. 2004-0879172, O.R.,
RECORDS OF SAID RIVERSIDE COUNTY

MICHAEL SIMON, P.L.S. 6034 TAIT & ASSOCIATES, INC.
DATE OF SURVEY: SEPTEMBER, 2003

2005-0172652
Original
2/2

SENECA SPRINGS INVESTMENT CO., A CALIFORNIA CORPORATION

BY: 
PRINT NAME: Russell G Van Cleve
TITLE: President

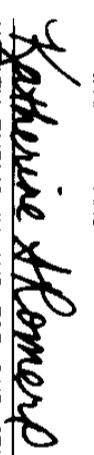
BY: 
PRINT NAME: Marc Gerber
TITLE: Executive Vice President

NOTARY ACKNOWLEDGMENT
STATE OF CALIFORNIA }
COUNTY OF Orange } SS

ON December 23, 2004, BEFORE ME, Katherine A. Romero NOTARY
PUBLIC, PERSONALLY APPEARED Russell G. Van Cleve and
Marc Gerber

PERSONALLY KNOWN TO ME (OR ~~PROVED TO ME~~ ON
THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S)
~~WAS~~ ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITIES,
AND THAT BY ~~ME/US~~/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S),
OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE
INSTRUMENT.


WITNESS MY HAND:


Katherine A. Romero
NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY
MY COMMISSION EXPIRES Sept 21, 2006

BENEFICIARY: GUARANTY BANK, A FEDERAL SAVINGS BANK, BENEFICIARY UNDER
A DEED OF TRUST RECORDED NOVEMBER 5, 2004 AS INSTRUMENT NO. 2004-0892710

BY: 
PRINT NAME: Jon Carlson
TITLE: Senior Vice President


BY: _____
PRINT NAME: _____
TITLE: _____

NOTARY ACKNOWLEDGMENT
STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS

ON 12-23-04, BEFORE ME, L. TURNER NOTARY
PUBLIC, PERSONALLY APPEARED JON CARLSON

PERSONALLY KNOWN TO ME (OR ~~PROVED TO ME~~ ON
THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S)
IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITIES,
AND THAT BY ~~ME/US~~/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S),
OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE
INSTRUMENT.


WITNESS MY HAND:


L. TURNER
NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY
MY COMMISSION EXPIRES 7-10-07

BENEFICIARY: VINEYARD BANK, BENEFICIARY UNDER A DEED OF TRUST
RECORDED OCTOBER 8, 2004 AS INSTRUMENT NO. 2004-0802438

BY: 
PRINT NAME: David Adams
TITLE: Senior Vice Assistant

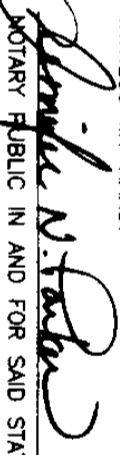
BY: _____
PRINT NAME: _____
TITLE: _____

NOTARY ACKNOWLEDGMENT
STATE OF CALIFORNIA }
COUNTY OF Orange } SS

ON December 23, 2004 BEFORE ME, Jennifer N. Baker NOTARY
PUBLIC, PERSONALLY APPEARED David Adams

PERSONALLY KNOWN TO ME (OR ~~PROVED TO ME~~ ON
THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S)
IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITIES,
AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S),
OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE
INSTRUMENT.

WITNESS MY HAND:


Jennifer N. Baker
NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY
MY COMMISSION EXPIRES July 9, 2006

2005-0172652
Original
219/13
SHEET 3 OF 7

NUMBER OF PARCELS: 4
AREA = 297.90 ACRES GROSS

PARCEL MAP NO. 31948

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 1 AND LOT 2 OF AMENDED MAP OF A PORTION OF THE SUBDIVISION OF SECTION 11, T.3 S., R.1 W., S.B.B.M. AS SHOWN BY MAP ON FILE IN BOOK 23, PAGE 73 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH LOT 1, IN BLOCK 176 OF AMENDED MAP OF THE TOWN OF BEAUMONT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGES 16 AND 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND LOTS 1 AND 2, IN BLOCK 17 AND LOT 1, BLOCK 18 OF THE SUBDIVISION OF SECTION 11, T.3 S., R.1 W., S.B.B.M. AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA AND LOT LINE ADJUSTMENT #04-LLA-11 RECORDED NOVEMBER 5, 2004 AS INSTRUMENT NO. 2004-0879172, O.R., RECORDS OF SAID RIVERSIDE COUNTY

MICHAEL SIMON, P.L.S. 6034 TAIT & ASSOCIATES, INC.
DATE OF SURVEY: SEPTEMBER, 2003

RECORD MAP REFERENCE

- {XX} INDICATES RECORD AND MEASURED DATA PER TRACT 28017-1 M.B. 854/71-72
- {XX} INDICATES RECORD AND MEASURED DATA PER R.S. 71/63
- {XX} INDICATES RECORD AND MEASURED DATA PER PARCEL MAP 23921, M.B. 159/68-71
- {(XX)} INDICATES RECORD AND MEASURED DATA PER M.B. 9/10
- {(XX)} INDICATES RECORD AND MEASURED DATA PER R.S. 50/18-19

DEED REFERENCE

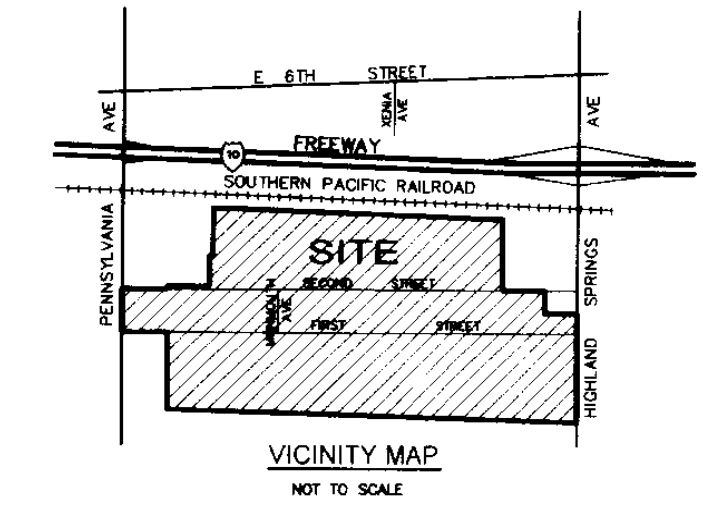
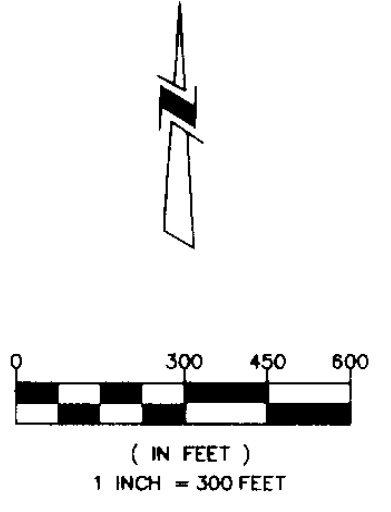
- <XX> INSTRUMENT NO. 067673 RECORDED FEBRUARY 28, 1997, OFFICIAL RECORDS.

MONUMENTATION NOTES

- INDICATES FOUND MONUMENT AS NOTED
- SET 2" IRON PIPE TAGGED "P.L.S. 6034" OR LEAD & TACK TAGGED "P.L.S. 6034" OR GEAR SPIKE & WASHER TAGGED "P.L.S. 6034", FOR ALL BOUNDARY CORNERS
- SET 1" IRON PIPE TAGGED "P.L.S. 6034" OR LEAD & TACK TAGGED "P.L.S. 6034" OR GEAR SPIKE & WASHER TAGGED "P.L.S. 6034", FOR ALL PARCEL CORNERS
- SET 1" IRON PIPE TAGGED "P.L.S. 6034", DOWN 0.4', AT ALL CENTERLINE POINTS OF CONTROL

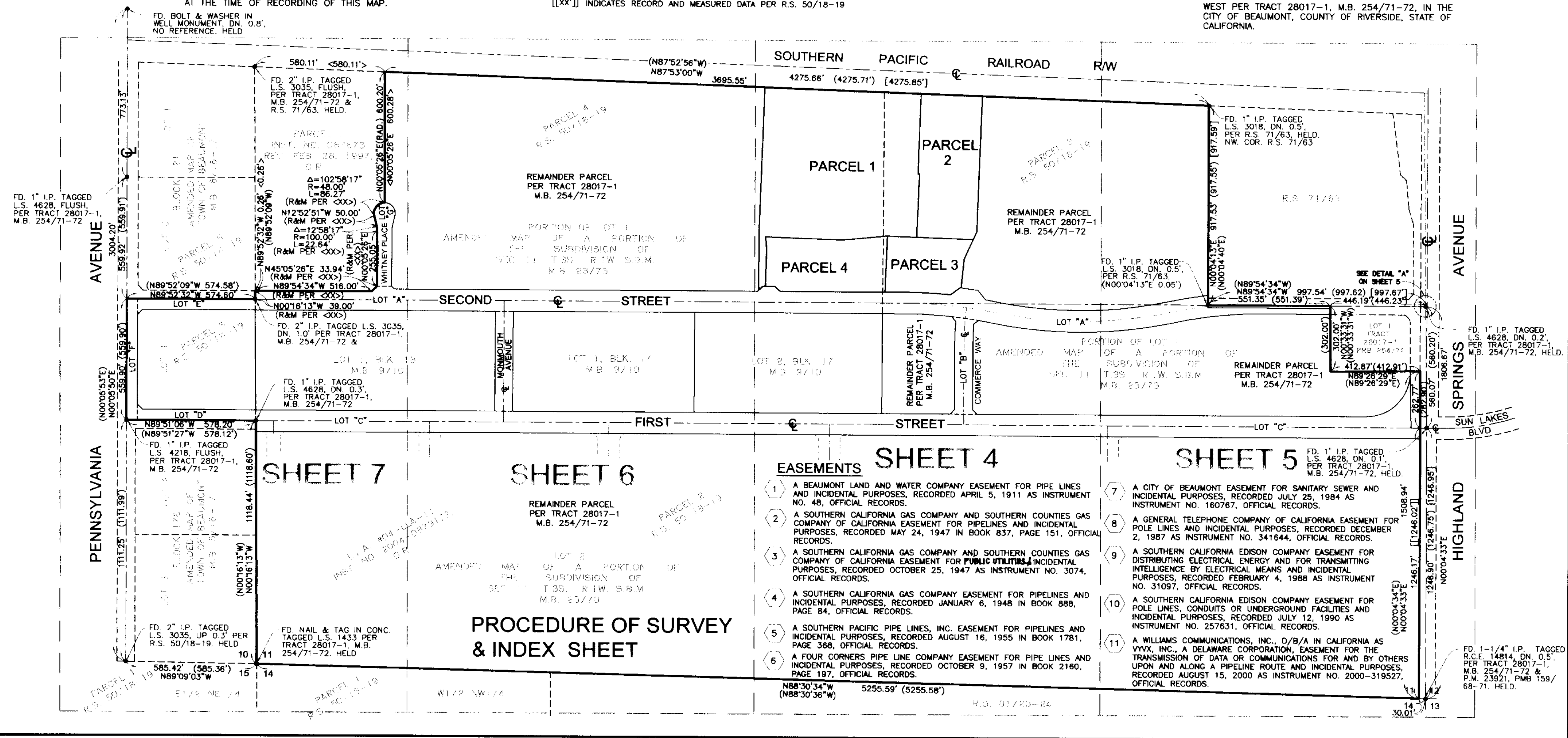
NOTE

PARCEL 1 OF R.S. 50/18-19 IS CONTIGUOUS OWNERSHIP AT THE TIME OF RECORDING OF THIS MAP.



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF SECOND STREET BEING NORTH 89°54'34" WEST PER TRACT 28017-1, M.B. 254/71-72, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



EASEMENTS

- 1 A BEAUMONT LAND AND WATER COMPANY EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED APRIL 5, 1911 AS INSTRUMENT NO. 48, OFFICIAL RECORDS.
- 2 A SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MAY 24, 1947 IN BOOK 837, PAGE 151, OFFICIAL RECORDS.
- 3 A SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 25, 1947 AS INSTRUMENT NO. 3074, OFFICIAL RECORDS.
- 4 A SOUTHERN CALIFORNIA GAS COMPANY EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 6, 1948 IN BOOK 888, PAGE 84, OFFICIAL RECORDS.
- 5 A SOUTHERN PACIFIC PIPE LINES, INC. EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1955 IN BOOK 1781, PAGE 368, OFFICIAL RECORDS.
- 6 A FOUR CORNERS PIPE LINE COMPANY EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 9, 1957 IN BOOK 2180, PAGE 197, OFFICIAL RECORDS.
- 7 A CITY OF BEAUMONT EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED JULY 25, 1984 AS INSTRUMENT NO. 160767, OFFICIAL RECORDS.
- 8 A GENERAL TELEPHONE COMPANY OF CALIFORNIA EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 2, 1987 AS INSTRUMENT NO. 341644, OFFICIAL RECORDS.
- 9 A SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 4, 1988 AS INSTRUMENT NO. 31087, OFFICIAL RECORDS.
- 10 A SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 12, 1990 AS INSTRUMENT NO. 257631, OFFICIAL RECORDS.
- 11 A WILLIAMS COMMUNICATIONS, INC., D/B/A IN CALIFORNIA AS VVXX, INC., A DELAWARE CORPORATION, EASEMENT FOR THE TRANSMISSION OF DATA OR COMMUNICATIONS FOR AND BY OTHERS UPON AND ALONG A PIPELINE ROUTE AND INCIDENTAL PURPOSES, RECORDED AUGUST 15, 2000 AS INSTRUMENT NO. 2000-319527, OFFICIAL RECORDS.

PROCEDURE OF SURVEY & INDEX SHEET

2005-0172652
Original

NUMBER OF PARCELS: 4
AREA = 297.90 ACRES GROSS

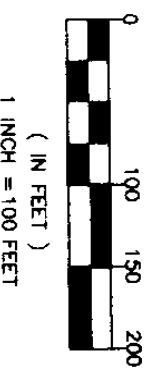
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 31948

SHEET 4 OF 7

BEING A SUBDIVISION OF A PORTION OF LOT 1 AND LOT 2 OF AMENDED MAP OF
A PORTION OF THE SUBDIVISION OF SECTION 11, T.3 S., R.1 W., S.B.M.
AS SHOWN BY MAP ON FILE IN BOOK 23, PAGE 73 OF MAPS,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH
RECORDS OF AMENDED MAP OF THE TOWN OF BEAUMONT AS SHOWN BY MAP ON FILE IN
BOOK 6, PAGES 16 AND 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND S.B.M.,
LOTS 1 AND 2, IN BLOCK 17 AND LOT 1, BLOCK 18 OF THE SUBDIVISION OF SECTION 11, T.3 S., R.1 W., S.B.M.,
AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA,
AND LOT LINE ADJUSTMENT #04-LA-11 RECORDED NOVEMBER 5, 2003 AS INSTRUMENT NO. 2004-0979172, O.R.

MICHAEL SIMON, P.L.S. 6034 TAIT & ASSOCIATES, INC.
DATE OF SURVEY: SEPTEMBER, 2003

SOUTHERN PACIFIC RAILROAD RW

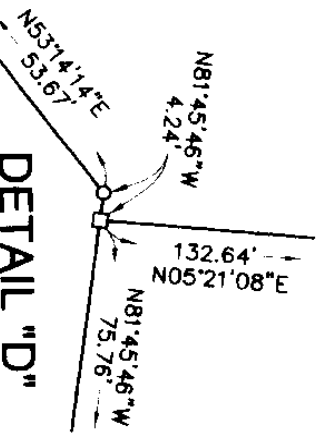


N.1/4 LINE LOT 1 OF AMENDED MAP OF A PORTION
OF THE SUBDIVISION OF SEC. 11, T.3 S., R.1 W., S.B.M.

COMMON LINE BETWEEN
PARCELS 3 & 4 PER
R.S. 50/18-19

EST. BY PRORATION
PER TRACT 28017-1,
M.B. 254/71-72

CURVE	DELTA	RADIUS	LENGTH
C1	08°09'23"	1900.00'	270.48'
C2	03°37'21"	1900.00'	120.12'
C3	06°54'05"	1400.00'	168.63'
C4	03°43'25"	1850.00'	120.23'
C5	01°41'49"	1850.00'	54.79'
C6	03°53'23"	1360.00'	92.33'
C7	04°07'59"	1440.00'	103.87'



SEE SHEET 5

SEE SHEET 6

SEE SHEET 6

SEE SHEET 5

PARCEL 1
11.17 AC.

PARCEL 4
3.02 AC.

PARCEL 3
2.04 AC.

PARCEL 2
4.08 AC.

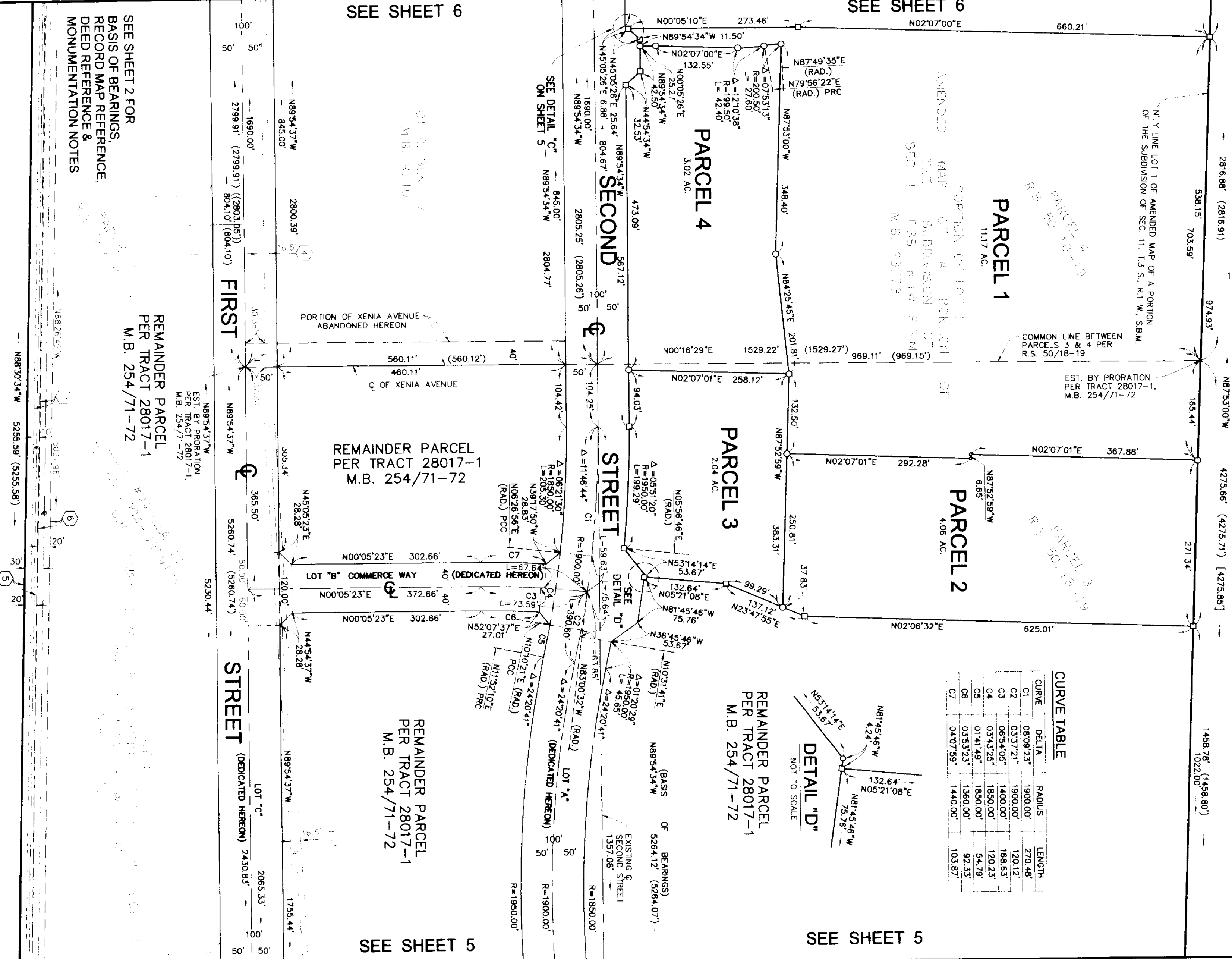
REMAINDER PARCEL
PER TRACT 28017-1
M.B. 254/71-72

REMAINDER PARCEL
PER TRACT 28017-1
M.B. 254/71-72

REMAINDER PARCEL
PER TRACT 28017-1
M.B. 254/71-72

REMAINDER PARCEL
PER TRACT 28017-1
M.B. 254/71-72

SEE SHEET 2 FOR
BASIS OF BEARINGS,
RECORD MAP REFERENCE,
DEED REFERENCE &
MONUMENTATION NOTES



2005-0172052
Original

NUMBER OF PARCELS: 4
AREA = 297.90 ACRES GROSS

PARCEL MAP NO. 31948

SHEET 5 OF 7

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 1 AND LOT 2 OF AMENDED MAP OF
A PORTION OF THE SUBDIVISION OF SECTION 11, T.3 S., R.1 W., S.B.M.
AS SHOWN BY MAP ON FILE IN BOOK 23, PAGE 73 OF MAPS.
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH
LOT 1, IN BLOCK 178 OF AMENDED MAP OF THE SUBDIVISION OF SECTION 11, T.3 S., R.1 W., S.B.M.,
BOOK 18, PAGE 17 AND LOT 1, BLOCK 18 OF THE SUBDIVISION OF SECTION 11, T.3 S., R.1 W., S.B.M.,
BOOK 17 AND LOT 1, BLOCK 18 OF THE SUBDIVISION OF SECTION 11, T.3 S., R.1 W., S.B.M.,
AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA,
AND LOT LINE ADJUSTMENT #04-LA-11, RECORDED NOVEMBER 5, 2004 AS INSTRUMENT NO. 2004-0879172, O.R.,
RECORDS OF SAN RIVERSIDE COUNTY
MICHAEL SIMON, P.L.S. 6034 TAIT & ASSOCIATES, INC.
DATE OF SURVEY: SEPTEMBER, 2003

SOUTHERN PACIFIC RAILROAD RW

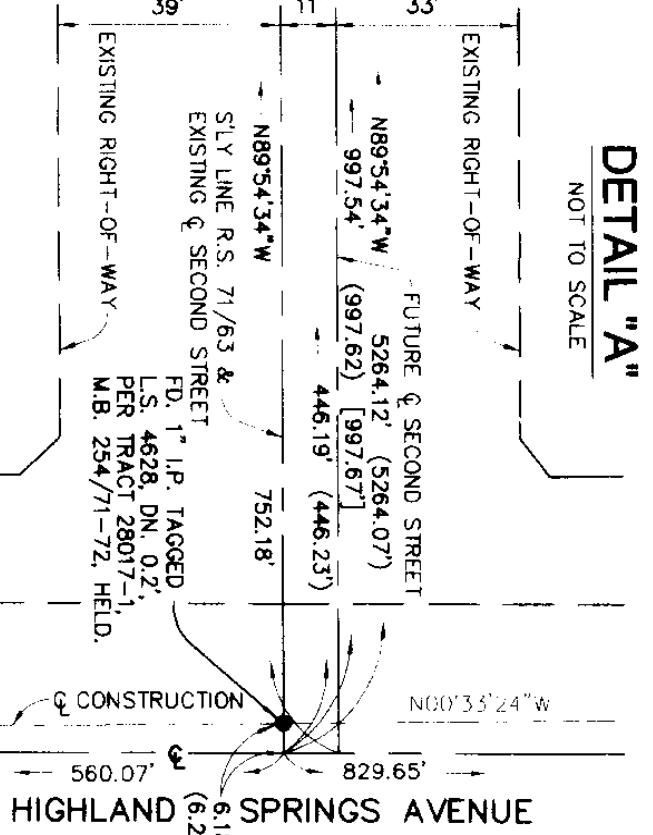


SEE SHEET 4

AMENDED MAP OF A PORTION OF THE SUBDIVISION OF SECTION 11, T.3 S., R.1 W., S.B.M. M.B. 254/71-72

REMAINDER PARCEL PER TRACT 28017-1 M.B. 254/71-72

W'LY LINE R.S. 71/63 & COMMON LINE BETWEEN PARCELS A & B OF DEEDS, REC. MAY 4, 1984 AS INST. NO. 160788



EXISTING PUBLIC ROAD EASEMENT PER APRIL 14, 1984 AS INST. 177406

EXISTING ROAD DEDICATION PER TRACT 28017-1, M.B. 254/71-72 & OFFER OF DEDICATION REC. JULY 25, 1984 AS INST. NO. 160788

FUTURE 1/2" I.P. TAGGED L.S. 4628, DN. 0.2', PER TRACT 28017-1, M.B. 254/71-72, HELD.

REMAINDER PARCEL PER TRACT 28017-1 M.B. 254/71-72

SEE SHEET 4

AMENDED MAP OF A PORTION OF THE SUBDIVISION OF SECTION 11, T.3 S., R.1 W., S.B.M. M.B. 254/71-72

FIRST STREET

STREET (DEDICATED HEREON)

SUN LAKES BOULEVARD

HIGHLAND SPRINGS AVENUE

SEE SHEET 2 FOR BASIS OF BEARINGS, RECORD MAP REFERENCE, DEED REFERENCE & MONUMENTATION NOTES

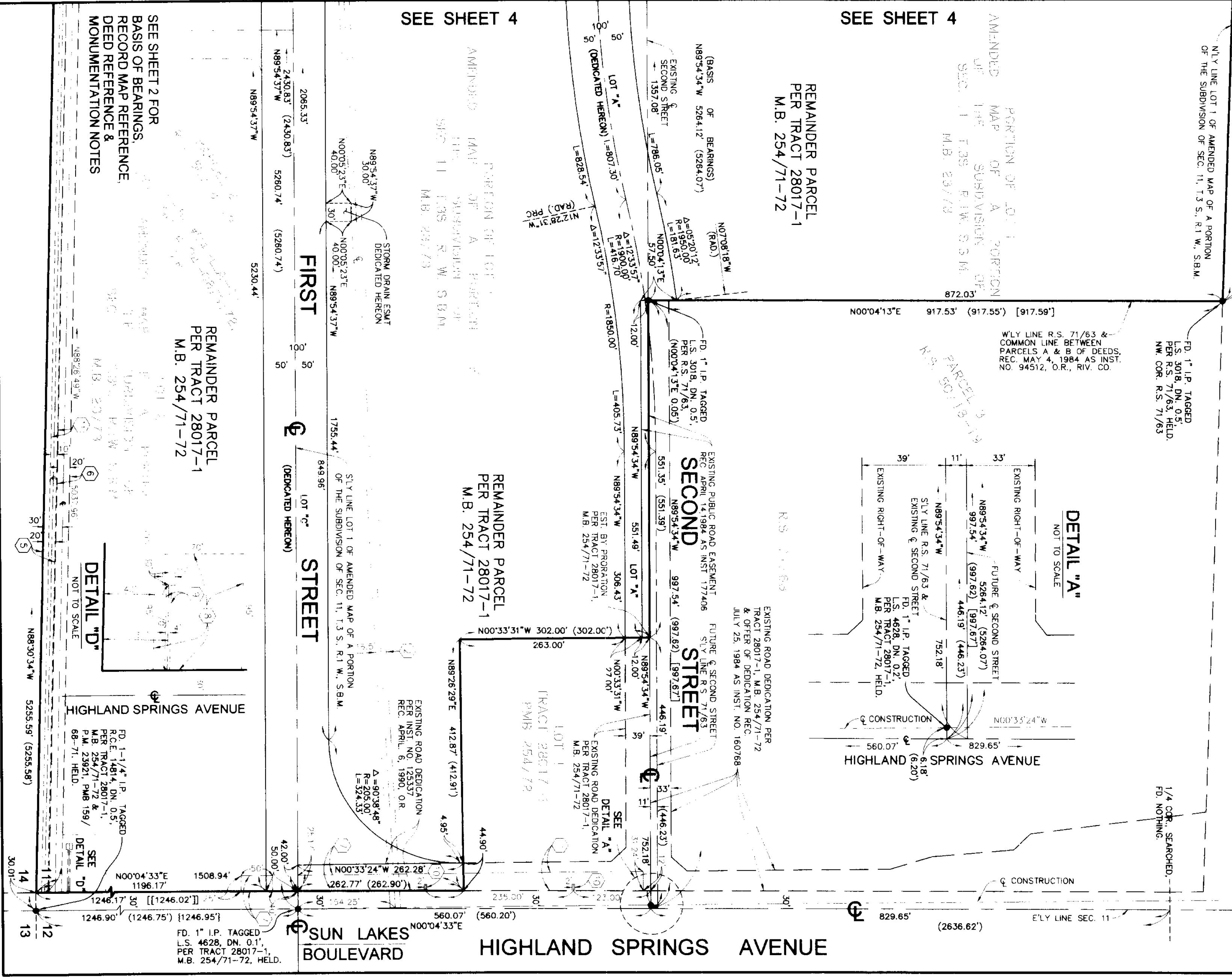
REMAINDER PARCEL PER TRACT 28017-1 M.B. 254/71-72

DETAIL 'D' NOT TO SCALE

HIGHLAND SPRINGS AVENUE

FD. 1-1/4" I.P. TAGGED R.C.E. 14814, DN. 0.5', PER TRACT 28017-1, M.B. 254/71-72 & P.M. 23921, P.M.B. 159/68-71, HELD.

FD. 1" I.P. TAGGED L.S. 4628, DN. 0.1', PER TRACT 28017-1, M.B. 254/71-72, HELD.



2005-0172652
Original 212/16

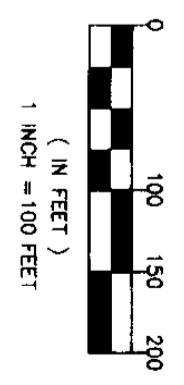
NUMBER OF PARCELS: 4
AREA = 297.90 ACRES GROSS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 31948

SHEET 6 OF 7

BEING A SUBDIVISION OF A PORTION OF LOT 1 AND LOT 2 OF AMENDED MAP OF A PORTION OF THE SUBDIVISION OF SECTION 11, T.3 S., R.1 W., S.B.M. AS SHOWN BY MAP ON FILE IN BOOK 23, PAGE 73 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH RECORDS OF THE TOWN OF BEAUMONT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGES 16 AND 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND LOTS 1 AND 2, IN BLOCK 17 AND LOT 1, BLOCK 18 OF THE SUBDIVISION OF SECTION 11, T.3 S., R.1 W., S.B.M., AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND LOT LINE ADJUSTMENT #04-11A-11, RECORDED NOVEMBER 5, 2004 AS INSTRUMENT NO. 2004-0879172, O.R., RECORDS OF SAID RIVERSIDE COUNTY.

SOUTHERN PACIFIC RAILROAD R/W
DATE OF SURVEY: SEPTEMBER, 2003
MICHAEL SIMON, P.L.S., 6034 TAIT & ASSOCIATES, INC.



NELY LINE LOT 1 OF AMENDED MAP OF A PORTION OF THE SUBDIVISION OF SEC. 11, T.3 S., R.1 W., S.B.M.

SEE SHEET 7

REMAINDER PARCEL
PER TRACT 28017-1
M.B. 254/71-72

AMENDED MAP OF A PORTION OF THE SUBDIVISION OF SECTION 11, T.3 S., R.1 W., S.B.M. M.B. 254/71-72

SLEY LINE LOT 1 OF AMENDED MAP OF A PORTION OF THE SUBDIVISION OF SEC. 11, T.3 S., R.1 W., S.B.M. N89°54'34"W

SECOND STREET

100'
50'

1115.25'
1074.77'

80.00'
40'

805.00'
2804.77'

1690.00'
2805.25' (2805.26')

804.67' (804.78')

845.00'

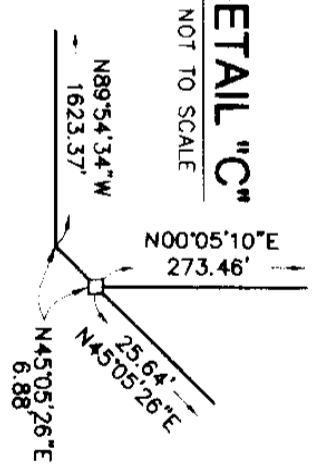
100'
50'

FD. 1" I.P. TARGED L.S. 4828 DN. 0.6' PER TRACT 28017-1, M.B. 254/71-72 (N00°16'34"E 0.12')

SEE DETAIL "C"

PARCEL 4

DETAIL "C"
NOT TO SCALE



SEE SHEET 4

PARCEL 1

SEE SHEET 7

SEE SHEET 4

MONMOUTH AVENUE

N00°16'34"E 460.13'

40'

80.00'

1109.91' (1113.06')

1070.39'

113.43'

406.75'

2799.91' (2799.91')

5280.74' (5280.74')

1690.00'

804.10' (804.10')

100'
50'

1070.39'

1109.91' (1113.06')

113.43'

406.75'

2799.91' (2799.91')

5280.74' (5280.74')

1690.00'

804.10' (804.10')

100'
50'

1070.39'

1109.91' (1113.06')

113.43'

406.75'

2799.91' (2799.91')

5280.74' (5280.74')

1690.00'

804.10' (804.10')

100'
50'

1070.39'

1109.91' (1113.06')

113.43'

406.75'

EST. AT RECORD DISTANCE OF 1690.00' FROM C. OF KENIA AVENUE PER M.B. 9/10

EST. AT RECORD DISTANCE OF 845.00' FROM C. OF KENIA AVENUE PER M.B. 9/10

EST. AT RECORD DISTANCE OF 845.00' FROM C. OF KENIA AVENUE PER M.B. 9/10

EST. AT RECORD DISTANCE OF 845.00' FROM C. OF KENIA AVENUE PER M.B. 9/10

REMAINDER PARCEL
PER TRACT 28017-1
M.B. 254/71-72

SEE SHEET 2 FOR
BASIS OF BEARINGS,
RECORD MAP REFERENCE,
DEED REFERENCE &
MONUMENTATION NOTES

N89°54'37"W 5230.44'

N89°54'37"W 5230.44'

N89°54'37"W 5230.44'

N89°54'37"W 5230.44'

N89°54'37"W 5230.44'

2005-0172652
Original

NUMBER OF PARCELS: 4
AREA = 297.90 ACRES GROSS

PARCEL MAP NO. 31948

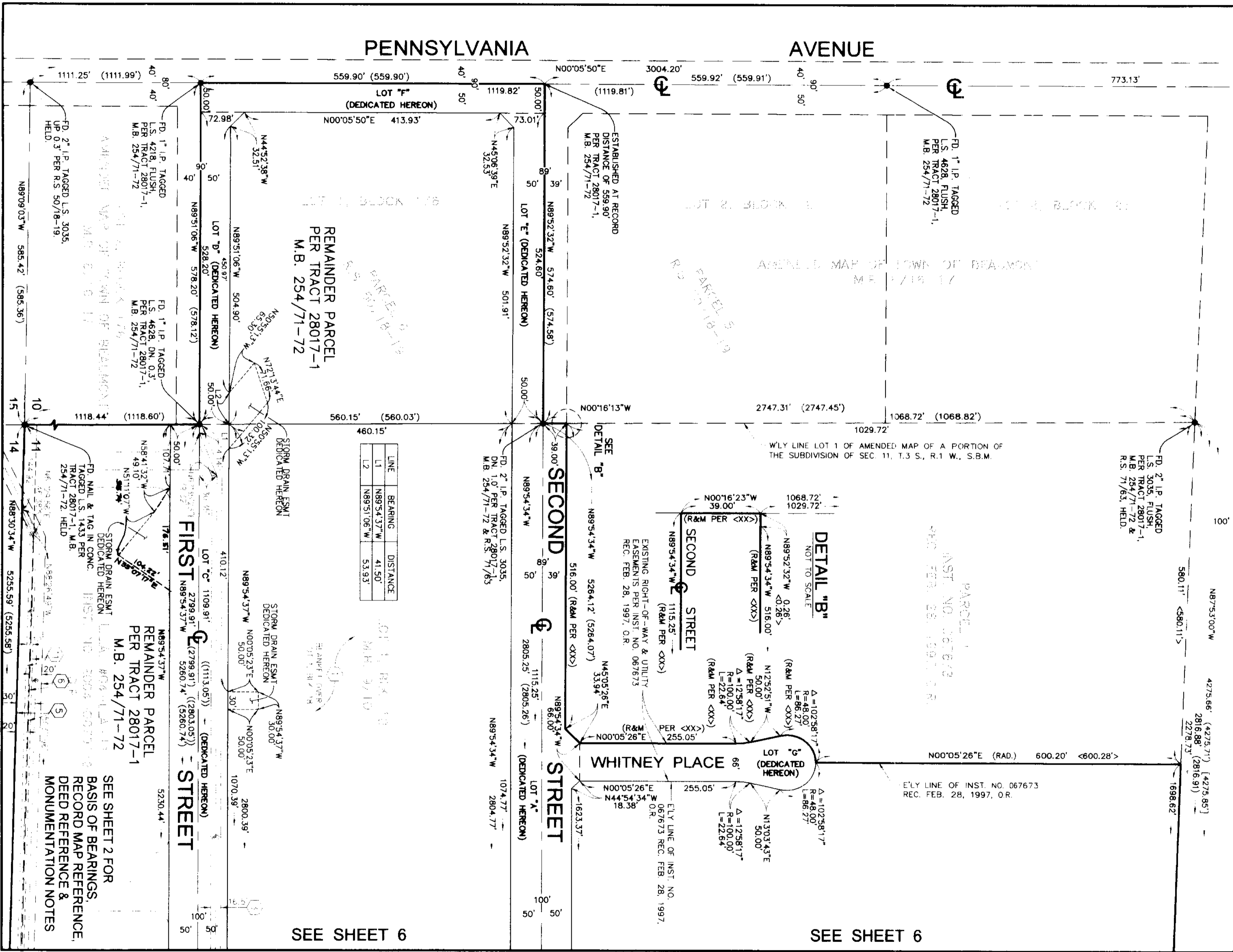
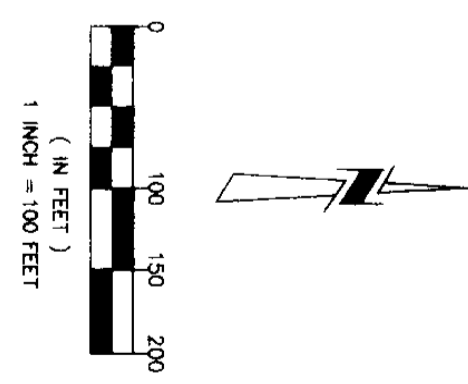
SHEET 7 OF 7

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 1 AND LOT 2 OF AMENDED MAP OF A PORTION OF THE SUBDIVISION OF SECTION 11, T.3 S., R.1 W., S.B.M. AS SHOWN BY MAP ON FILE IN BOOK 23, PAGE 73 OF MAPS. RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH LOT 1, IN BLOCK 176 OF AMENDED MAP OF THE TOWN OF BEAUMONT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGES 19 AND 17 OF MAPS; RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND LOTS 1 AND 2, BLOCK 19 AND LOT 1, BLOCK 18 OF THE SUBDIVISION OF SECTION 11, T.3 S., R.1 W., S.B.M., AS SHOWN BY MAP ON FILE IN BOOK 10 OF MAPS; RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA AND LOT LINE ADJUSTMENT #04-LA-1 RECORDS OF SAN BERNARDINO COUNTY INSTRUMENT NO. 2004-089177Z, O.R. AND LOT LINE ADJUSTMENT #04-LA-1 RECORDS OF SAN BERNARDINO COUNTY INSTRUMENT NO. 2004-089177Z, O.R.

FD. BOLI & WASHNER, INC.
WELL MONUMENT: HELD
NO REFERENCE: HELD

MICHAEL SIMON, P.L.S. 6034 TAIT & ASSOCIATES, INC.
DATE OF SURVEY: SEPTEMBER, 2003

SOUTHERN PACIFIC RAILROAD RW



LINE	BEARING	DISTANCE
L1	N89°54'37"W	41.50'
L2	N89°51'06"W	53.93'

SEE SHEET 2 FOR
BASIS OF BEARINGS,
RECORD MAP REFERENCE,
DEED REFERENCE &
MONUMENTATION NOTES