

# BEAUMONT POINTE SPECIFIC PLAN

## SP2019-0003



CITY OF BEAUMONT

PUBLIC REVIEW DRAFT

DECEMBER 2022

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# INTRODUCTION

**CHAPTER ONE** establishes the goals and purposes of this Specific Plan, its physical context, its relationship to other regulations and planning documents, and its development goals.

- 1.1 PROJECT VISION
- 1.2 PROJECT SUMMARY
- 1.3 PROJECT LOCATION
- 1.4 SURROUNDING LAND USES & DEVELOPMENT
- 1.5 DOCUMENT PURPOSE
- 1.6 SPECIFIC PLAN FORMAT
- 1.7 PLANNING APPROACH
- 18 SPECIFIC PLAN GOALS
- 1.9 DISCRETIONARY ACTIONS AND APPROVALS



## 1 | INTRODUCTION

### 1.1 PROJECT VISION

The BEAUMONT POINTE SPECIFIC PLAN provides for the development of up to 5,331,000 square foot state-of-the-art employment and retail entertainment center on 539.9 acres located in the City of Beaumont Sphere of Influence, Riverside County, California. The BEAUMONT POINTE SPECIFIC PLAN is designed as a place where businesses can prosper, and attract economic investment to the City of Beaumont, while providing entertainment, services, and job opportunities to the surrounding community and the region. BEAUMONT POINTE SPECIFIC PLAN provides up to 232.6 acres of Industrial development; the 30.2 acres comprising “The Experience at Beaumont Pointe” offers the community Recreation Commercial, Retail and Hospitality land uses. Additionally, the Specific Plan includes 124.7 acres of Open Space, and 152.4 acres of Open Space - Conservation anticipated to be dedicated to the Western Riverside County Regional Conservation Authority (RCA), pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). At the time this Specific Plan was prepared, the property was located outside of the City of Beaumont’s boundary but within the City’s Sphere of Influence. As part of the Project, an application to the Local Agency Formation Commission (LAFCO) was submitted for Annexation of the Specific Plan into the City of Beaumont.

The mix of land uses established by the BEAUMONT POINTE SPECIFIC PLAN are designed to attract new businesses to the City of Beaumont by providing opportunities for the establishment or expansion of light industrial, manufacturing, as well as recreation commercial, retail and hospitality uses. Increased employment opportunities for the City’s residents improves the City’s jobs-to-housing balance, reduces residents’ commute times, and the addition of retail, recreation and hospitality uses contribute to the City’s sales tax base.

“The Experience at Beaumont Pointe” includes a combination of hospitality, restaurant, and recreation commercial uses and is designed to be a multi-generational, regional destination focusing on entertainment, physical activity and wellness-based retail. A tree-lined “Promenade” featuring water features, outdoor living room seating areas, and shading devices serves as the organizing spine of the project. The “Promenade” takes users from the hotel at one end, through each area to the next, past the “Activities Park”, to its termination at a large climbing wall that has both indoor and outdoor climbing experiences. The “Activities Park” serves as the focal point of “The Experience at Beaumont Pointe”, and consists of landscaping, seating, video screen walls, and programming provided by the Commercial Developer for wellness activities such as yoga, movies on the lawn, and “biergarten” games. The retail-use buildings feature large façade openings with large doors, to allow a dynamic interaction of indoor / outdoor activities and varied uses to spill out onto the “Promenade” and park areas. Potential activity and recreation-based retail uses proposed includes indoor go-karting, stationary surf wave pools, indoor trampoline parks, ninja obstacle course gyms, climbing gyms, training facilities, and various athletic and wellness studios. A cluster of restaurants with patio dining face the “Activities Park” and shelter it from the parking areas. The spaces between the restaurants serve as seating areas and portals into the project from the parking field.

## 1.2 PROJECT SUMMARY

Located along the northeastern flanks of the Badlands of the San Jacinto Mountains, approximately 277.1 acres (51%) of the BEAUMONT POINTE SPECIFIC PLAN is designated for two Open Space land uses. Approximately 124.7 acres are designated “Open Space” to accommodate manufactured slopes, fuel modification areas and provide a buffer between the development area and the natural open space. Approximately 152.4 acres of the site are designated “Open Space - Conservation” and will be dedicated to the RCA, pursuant to the MSHCP, for preservation to augment existing, adjacent conserved lands in this part of Riverside County.

This Specific Plan guides development of BEAUMONT POINTE by establishing the distribution, location and extent of the uses of land, within the area covered by the plan. The Specific Plan provides land use designations, infrastructure plans, development standards, and design guidelines which address permitted uses, building placement, architectural style, landscaping materials and other design elements. The design elements create visual interest, unity, and thematic consistency through the use of complementary exterior building materials, colors, wall and façade treatments. In addition, a landscaping program for the entire BEAUMONT POINTE SPECIFIC PLAN ties together the hardscape and softscape elements of the various built environments to create a cohesive visual character which blends this employment and entertainment center into the fabric of the Beaumont community. The project design features contemporary architecture, lighting and super graphics, along with building façades and uses planned to attract a multi-generational demographic to the site for years to come.

Local access and connection to the regional transportation network is provided via a proposed extension of 4<sup>th</sup> Street, which connects the project site to Potrero Boulevard. In addition to roads, master-planned on-site infrastructure improvements include potable water, wastewater, reclaimed water lines, and stormwater management, including water quality management/ flood control systems. The Specific Plan ensures that necessary roads, utilities, landscape elements, and other infrastructure facilities are installed when needed to accommodate the needs of the Specific Plan as it builds out.

Table 1-1, *Land Use Summary* identifies the General Plan Land Use Designations within the BEAUMONT POINTE SPECIFIC PLAN.

**Table 1-1 LAND USE SUMMARY**

LAND USE DESIGNATION	ACRES	MAXIMUM BUILDING SQUARE FOOTAGE
GENERAL COMMERCIAL	30.2	246,000 <sup>1</sup>
INDUSTRIAL	232.6	4,995,000
OPEN SPACE	124.7	N/A
OPEN SPACE - CONSERVATION	152.4	N/A
PROJECT TOTAL	539.9	5,241,000 <sup>1</sup>
Note 1: The General Commercial area (PA 1 and 2) is anticipated to also include a 125-room limited-service hotel (approximately 90,000 square feet). The approximately 90,000 square feet of hotel use is not counted as part of the General Commercial’s 246,000 Maximum Building Square Footage because the project’s traffic analysis for the commercial site estimates General Commercial traffic based on square footage, while the hotels are analyzed based on the number of rooms. This 90,000 sf is counted towards the project total square footage of 5,331,000.		



### 1.3 PROJECT LOCATION

As shown on Figure 1-1, *Regional Map*, and Figure 1-2, *Vicinity Map*, the Beaumont Pointe Specific Plan is located at the western edge of the City of Beaumont and is situated astride the regional transportation network which connects the Ports of Long Beach and Los Angeles, both major gateways for international trade, to the Inland Empire and the Western United States. Located along the south side of the CA-60 (Moreno Valley Freeway), access to the regional transportation system via Potrero Boulevard from the site is provided via 4<sup>th</sup> Street. Access to CA-60 Freeway is provided at the Potrero Boulevard interchange, approximately 1.25 miles to the east. No direct access to the site is provided via CA-60. The site is approximately 2.5 miles west of the junction of CA-60 Freeway and Interstate 10, 3 miles west from the westbound on-ramp of the Interstate 10 Freeway at Oak Valley Parkway via Potrero Boulevard, and 14 miles east of Interstate 215.

### 1.4 SURROUNDING LAND USES AND DEVELOPMENT

As shown on Figure 1-3, *Surrounding Land Uses*, and Figure 1-4, *Existing Topographic Map*, the site is nestled in the rolling topography of the northern terminus of the San Jacinto Mountains as they transition into the San Gorgonio Pass and the right of way of CA-60 Freeway. The existing topography of the site consists of low rolling hills and canyons, ranging in elevation between the 2,300 and 2,450-foot contours (Mean Sea Level). The Hidden Canyon industrial development is located directly to the east between BEAUMONT POINTE and Potrero Boulevard. The mountainous area to the west and to the south/southwest of the site are within the MSHCP, with rural mountainous lands directly to the south/southeast. Also to the south of the site is the private residence of Hoy Ranch (labeled Hoyt on some figures). On the north side of the freeway lies San Timoteo Creek, and the mainline of the Union Pacific/BNSF Railroad. Beyond the railroad right of way is Oak Valley Parkway, the Oak Valley Golf Course and the residential neighborhoods of the Fairway Canyon, Tournament Hills, and Olivewood communities.

### 1.5 DOCUMENT PURPOSE

Authorized by California Government Code § 65450 et seq., a Specific Plan is a tool that is used for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. As such, this document provides the City of Beaumont with policies and regulations to ensure efficient, orderly development of the subject property in accordance with the City's adopted General Plan.

The BEAUMONT POINTE SPECIFIC PLAN establishes standards for the development of a master planned industrial and general commercial center in the City of Beaumont. This Specific Plan includes regulations relative to land uses and building intensity, as well as design guidelines that are intended to provide for innovation in architecture, landscaping, and building arrangements, as future implementing projects are proposed to develop the Specific Plan. All future implementing actions (Plot Plans, Conditional Use Permits, Subdivision Maps, and other entitlements) for property located within the boundaries of this Specific Plan are required to be consistent with the Implementation Regulations and Design Guidelines set forth in this document, unless otherwise determined by the Community Development Director. Implementation Regulations of this Specific Plan consist of the General Development Criteria, Infrastructure Improvement Standards, Permitted and Conditionally Permitted Uses, Development Standards, and Planning Area (PA) Standards which constitute the zoning regulations for the BEAUMONT POINTE Specific Plan. If any section, clause, phrase, or portion of this document is for any reason to be invalid by the decision of any federal or state court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Specific Plan.

## 1.6 SPECIFIC PLAN FORMAT

The BEAUMONT POINTE SPECIFIC PLAN is divided into the following sections: 1) Introduction; 2) Development Plan; 3) Development Standards; 4) Design Guidelines; and 5) Implementation Plan. This BEAUMONT POINTE SPECIFIC PLAN has been prepared to the provisions of California Government Code §65450, which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan for the purpose of establishing systematic methods of implementation of the agency's General Plan. California Government Code §65450 through §65454 establish the authority to adopt a Specific Plan, identify the required content of a Specific Plan, and mandate consistency with the General Plan. According to § 65450, a Specific Plan shall include text and a diagram or diagrams which specify all of the following details:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the Specific Plan;
2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the Specific Plan;
3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
4. A program of implementation measures including regulations, programs, public works projects, and financing measures; and
5. A statement of the relationship of the Specific Plan to the General Plan.

California state law also provides for the inclusion of any other subject that, in the judgement of the local planning agency, is deemed necessary or desirable to implement the General Plan, such as architectural or landscaped design guidelines.

In response to government requirements, this Specific Plan has been prepared to provide the essential link to the policies of the City of Beaumont General Plan. By functioning as a regulatory document, the BEAUMONT POINTE SPECIFIC PLAN provides a means of implementing and detailing the City's General Plan and tailoring its policies to the subject property. In this regard, all future implementing projects are required to be generally consistent with the Implementation Regulations and Design Guidelines set forth in this document. This Specific Plan is designed to address site specific issues such as building setbacks and visual appearance, as well as community-wide concerns such as vehicular and non-vehicular circulation, energy conservation, landscaping, and the provision for infrastructure improvements. Additionally, a Sign Program for the BEAUMONT POINTE Specific Plan has been prepared as a separate document to accompany the Specific Plan. The BEAUMONT POINTE Sign Program (Sign Program) shall provide adequate and appropriate project, street, building, tenant identification, pedestrian path, and wayfinding signage for the anticipated variety of building sizes, designs, and uses. The BEAUMONT POINTE SPECIFIC PLAN also ensures that new development meets or exceeds City standards for environmental protection, infrastructure, and aesthetic quality.

## 1.7 PLANNING APPROACH

The BEAUMONT POINTE SPECIFIC PLAN was created using an integrated, multi-disciplinary approach. The team assembled to undertake this project included the City, land planners, civil engineers, environmental resource specialists, historians, architects, landscape architects, geotechnical specialists, hydrology specialists, and market analysts. This team worked together to create a comprehensive development plan for the site that is consistent with the planned and proposed future land uses of surrounding property and responds to development, commercial and population trends in the City of Beaumont. The team also took great care to ensure that the development plan is consistent with the recommendation and requirements set forth by the City of Beaumont General Plan.

## 1.8 SPECIFIC PLAN GOALS

Many important issues were thoroughly examined and considered during the preparation of this Specific Plan. Engineering feasibility, market acceptance, economic viability, City General Plan goals, and local community goals were all considered during the planning process. To ensure the functional integrity, economic viability, environmental sensitivity, and positive aesthetic impact of this Specific Plan, planning and development goals for the community have been established and supported by extensive analysis. With these specific goals in mind, the following goals have been established for the BEAUMONT POINTE SPECIFIC PLAN:

- ☐ Create a Specific Plan for the development of a state-of-the-art commercial and industrial land uses that accommodates a variety of modern industrial, business, hospitality and commercial activities.
- ☐ Provide opportunities for positive economic benefit to the City, including new revenues which can be used for vital City services.
- ☐ Anticipate market demand by providing a mixture of industrial and commercial land uses in a master-planned cohesive development that will be marketable and financially viable within the evolving economic profile of the City of Beaumont.
- ☐ Provide a mix of industrial and commercial land uses that create new job opportunities, new hospitality, entertainment and retail uses for the enjoyment of the residents and visitors to the City of Beaumont.
- ☐ Create a focal point of employment within the City of Beaumont which improves the jobs to housing balance within the City and reduces the need for members of the local workforce to commute long distances.
- ☐ Locate businesses that rely on transportation efficiency in a location with superior access to the local and regional transportation network.
- ☐ Identify capital improvements for water, reclaimed water, sewer, storm drain and circulation facilities that serve planned land uses within and adjacent to the BEAUMONT POINTE SPECIFIC PLAN.
- ☐ Provide for the permanent conservation of open space habitat along the property's western and southern boundaries in a configuration consistent with the MSHCP requirements.

- ☐ Establish a unified thematic concept for the BEAUMONT POINTE SPECIFIC PLAN through design elements such as architecture, monumentation, theme walls, and landscaping using a long-range comprehensive planning approach that cannot be accomplished on a parcel-by-parcel basis.
- ☐ Create a development-wide landscape concept that features drought-tolerant plant materials to provide for an aesthetically pleasing outdoor environment while minimizing the demand for water resources.

## 1.9 DISCRETIONARY ACTIONS AND APPROVALS

This Specific Plan has been prepared under the authority of the City of Beaumont Planning Department, which is also the Lead Agency for the Specific Plan approvals. This document will be used by the City in connection with the following decisions:

### Riverside Local Agency Formation Commission (LAFCO)

- ☐ Annexation of the Specific Plan site from unincorporated Riverside County into the City of Beaumont.
- ☐ Annexation of the Specific Plan site into the Beaumont-Cherry Valley Water District.

### CITY OF BEAUMONT PLANNING COMMISSION

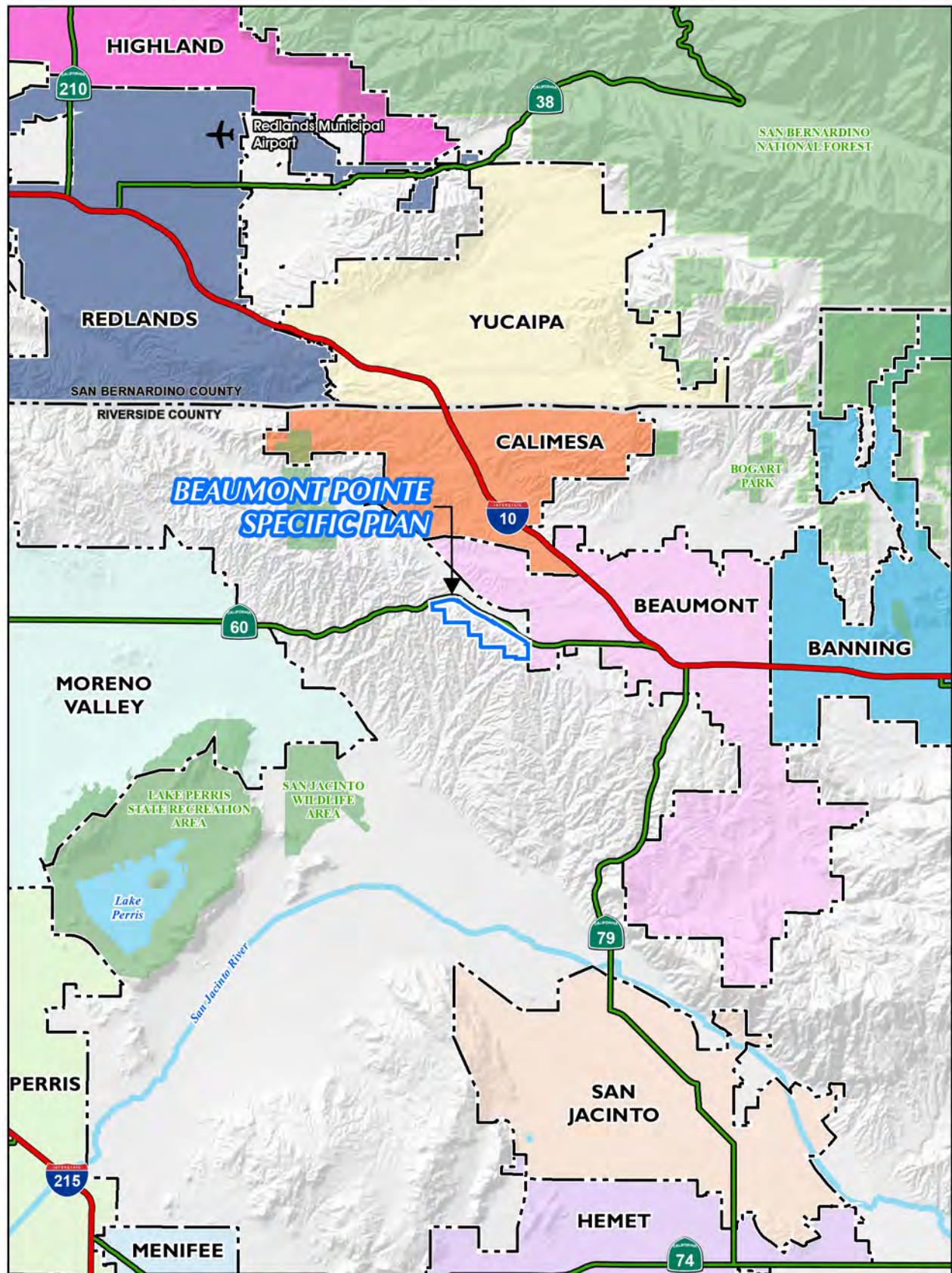
- ☐ Recommendation to the City Council regarding certification of the Project EIR (ENV2019-0008).
- ☐ Recommendation to the City Council adopt the General Plan Amendment No. PLAN2019-0284 by Resolution.
- ☐ Recommendation to the City Council regarding the adoption Pre-zoning of Specific Plan No. SP2019-0003 by Ordinance.
- ☐ Recommendation to the City Council regarding the Adoption of a Pre-Annexation and Development Agreement.
- ☐ Recommendation to the City Council regarding approval of Subdivision Map(s).
- ☐ Vacation of Jack Rabbit Trail right of way.

### City of Beaumont City Council

- ☐ Certification of the Project EIR (ENV2019-0008).
- ☐ Adoption by Resolution of General Plan Amendment No. PLAN2019-0284.
- ☐ Adoption by Ordinance of Pre-Zoning Specific Plan No. SP2019-0003.
- ☐ Approval by Ordinance of a Pre-Annexation and Development Agreement.
- ☐ Approval of Subdivision Map(s).
- ☐ Vacation of Jack Rabbit Trail right of way.

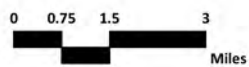
Subsequent discretionary actions may include, but not be limited to, annexations, final maps, Conditional Use Permits, Plot Plans, subdivision maps, use permits, grading permits, water and sewer system approvals, encroachment permits, and state and federal resource agency permits and approvals.





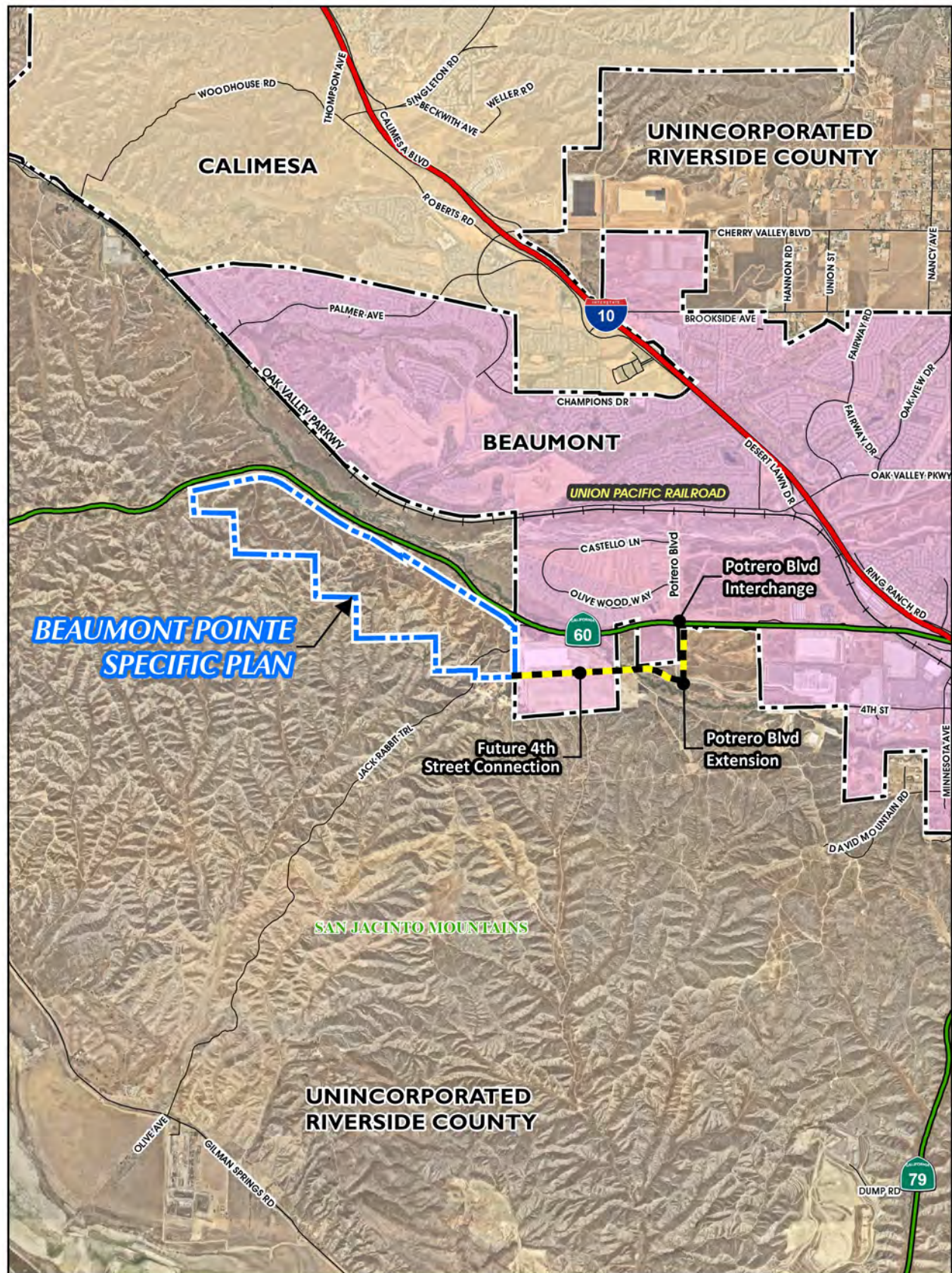
Source(s): ESRI, RCLMA (2021), SB County (2020), Nearmap (2021), National Forest Service (2021)

Figure 1-1



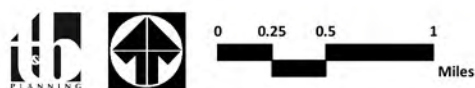
## Regional Map





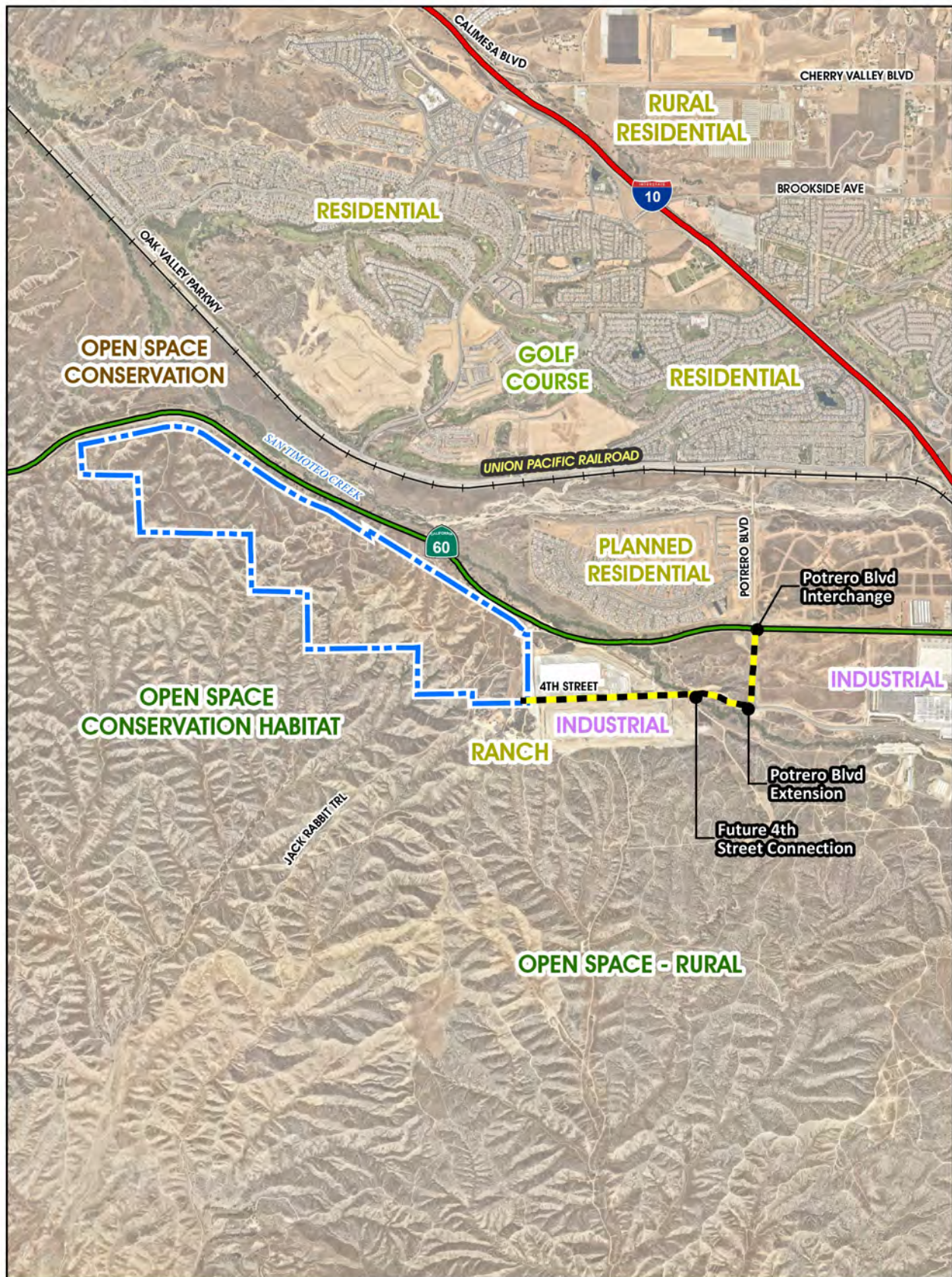
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Figure 1-2



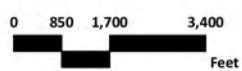
## Vicinity Map





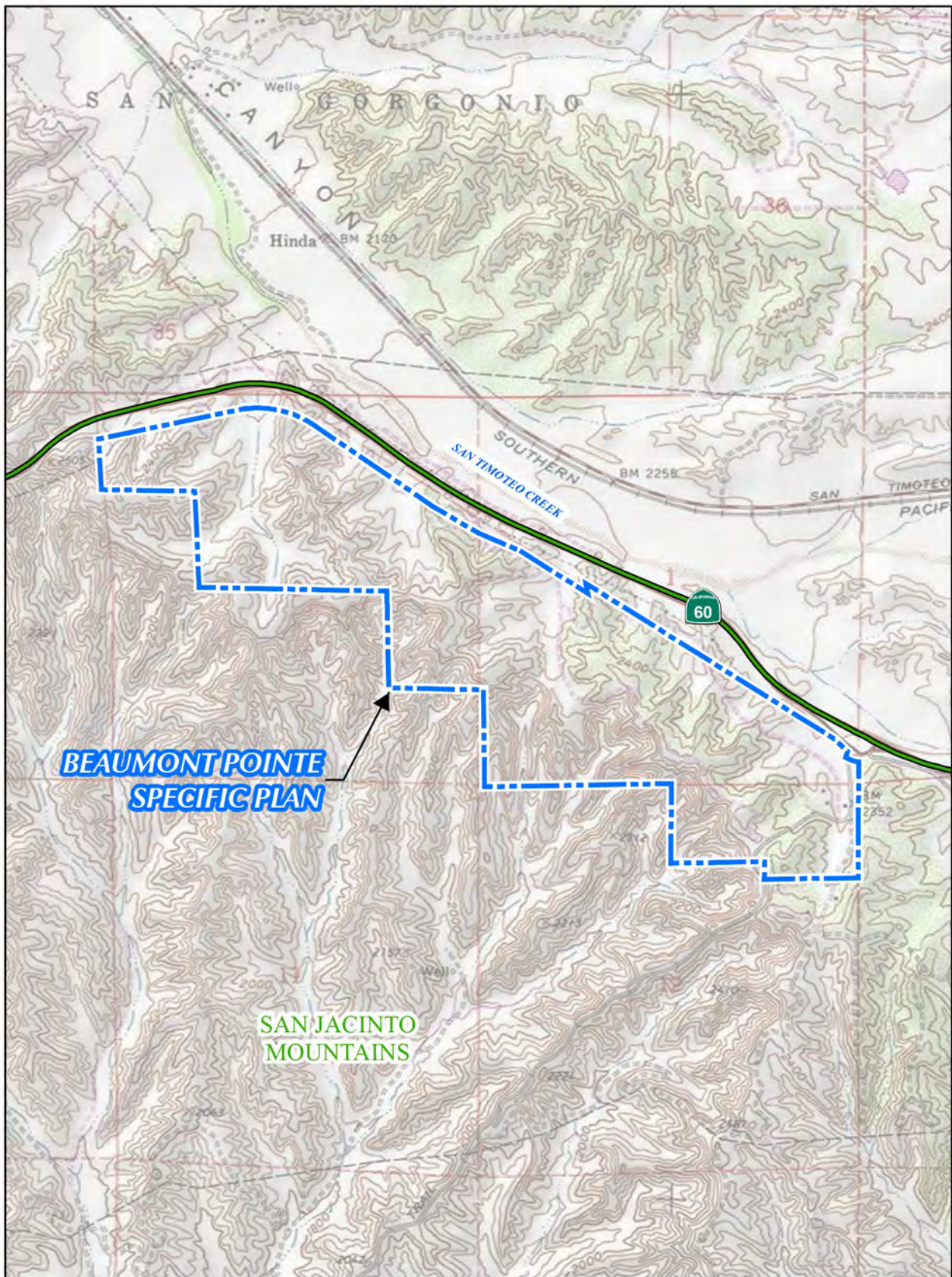
Source(s): ESRI, RCTLMA (2021), Nearmap Imagery (2021)

Figure 1-3



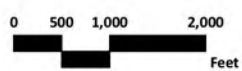
## Surrounding Land Uses Map





Source(s): USGS (2013)

Figure 1-4



## Topographic Map





# DEVELOPMENT PLAN

**CHAPTER TWO** provides descriptions of the BEAUMONT POINTE Land Use Plan, the circulation system, and the plans for infrastructure including, but not limited to potable water, reclaimed water, sewer, drainage, grading, and fire protection.

- 2.1 LAND USE PLAN
- 2.2 CIRCULATION PLAN
- 2.3 POTABLE WATER PLAN
- 2.4 RECLAIMED WATER PLAN
- 2.5 SEWER PLAN
- 2.6 DRAINAGE AND WATER QUALITY PLAN
- 2.7 GRADING PLAN
- 2.8 OPEN SPACE PLAN
- 2.9 FIRE PROTECTION PLAN



## 2 | DEVELOPMENT PLAN

### 2.1 LAND USE PLAN

#### 2.1.1 DEVELOPMENT CONCEPT

The BEAUMONT POINTE SPECIFIC PLAN establishes a mixture of Industrial, General Commercial, Open Space, and Open Space - Conservation Land Uses on 539.9 acres, providing approximately 5,331,000 sf of industrial and light manufacturing, as well as hospitality, restaurants, retail, office and recreation uses, and other employment opportunities. BEAUMONT POINTE is envisioned as a regional employment and entertainment center which will attract economic investment to the City of Beaumont, while providing a unique mixture of goods, services, recreation and job opportunities that will attract City residents and others from around Riverside County.

The Industrial Land Use Designation encompasses a total of 232.6 acres of the Specific Plan, with a total maximum of up to approximately 4,995,000-square feet of Light Industrial space permitted across six Planning Areas. Buildings in Planning Areas 3-8 are envisioned to range in size from approximately 35,000-square feet up to 1,379,000-square feet and accommodate users such as industrial incubators, light manufacturing, parcel hub, warehouse/storage, fulfillment center, high cube warehouse, cold storage warehouse, and e-commerce operations. The full list of uses Permitted and Conditionally Permitted in these Planning Areas is provided in Chapter 3 (*Development Standards*).

The BEAUMONT POINTE SPECIFIC PLAN also establishes the 30.2-acre General Commercial designated area in Planning Areas 1 and 2, named “The Experience at Beaumont Pointe”. Envisioned as a premier, state-of-the-art recreation, restaurant, and hospitality destination within the City of Beaumont, “The Experience at Beaumont Pointe” combines these uses within a cohesive and carefully designed architectural and landscape theme.

The combination of Industrial and General Commercial land uses within the BEAUMONT POINTE SPECIFIC PLAN results in the creation of new job opportunities for local residents (thereby reducing their commute distances), assists the City in improving its jobs to housing balance, and generates sales tax revenue for the City.

Located along the northeastern flanks of the Badlands of the San Jacinto Mountains, the BEAUMONT POINTE SPECIFIC PLAN, provides for 277.1 acres of open space, which is comprised of 124.7 acres designated “Open Space” to accommodate manufactured slopes and fuel modification areas which buffer the development area from the approximately 152.4 acres of the site designated “Open Space - Conservation”. This area will be dedicated to the Western Riverside County Regional Conservation Authority (RCA), to contribute to the MSHCP preserve within the Badlands.

This BEAUMONT POINTE SPECIFIC PLAN also includes a detailed Circulation Plan (Figure 2-2), which is organized to ensure efficient access to individual tenant areas, public areas as well as provide adequate access for firefighting and emergency evacuation. Primary access to the site is via 4<sup>th</sup> Street, which connects to the regional transportation system at Potrero Boulevard. Jack Rabbit Trail will be realigned to form the site’s eastern boundary, and Industrial Way at the northeast corner of the site and with 4<sup>th</sup> Street at the project’s southeast corner. Jack Rabbit Trail provides access to Planning Areas 1 & 2 via 4<sup>th</sup> Street. Jack Rabbit Trail does not provide access to the CA-60 Freeway, except via a 25-foot wide (with 24 feet drivable) gated emergency access road. Access to the Industrial Planning Areas 3 through 8, is provided by the combination of 4<sup>th</sup> Street along the south, and Industrial Way which provides access



along the north side, and connects with 4<sup>th</sup> Street, assuring a loop road for firefighting and evacuation. During site development, Interim Fire Access Loop Connections will be provided in each Planning Area assuring circulation between 4<sup>th</sup> Street and Industrial Way during all phases of development in the event of an emergency. Entertainment Way connects Jack Rabbit Trail and 4<sup>th</sup> Street and demarcates the change in land use between the Industrial uses in Planning Areas 3-8 and “The Experience at Beaumont Pointe” in Planning Areas 1 and 2.

### 2.1.2 LAND USE PLAN

This Specific Plan Land Use Plan establishes the boundaries of four (4) General Plan Land Use Designations: General Commercial (GC), Industrial (I), Open Space (OS), and Open Space - Conservation (OS-C). For planning purposes, the BEAUMONT POINTE SPECIFIC PLAN is divided into 10 Planning Areas. A “Planning Area” is a specific geographic area to which identified General Development Criteria, Infrastructure Improvement Standards, Permitted and Conditionally Permitted Uses, Development Standards and Planning Area Standards are uniformly applied.

The BEAUMONT POINTE project provides for a total Maximum Building Square Footage of up to 5,331,000 square feet and establishes: General Commercial uses on 30.2 acres with a Maximum Building Square Footage up to 246,000 square feet, in addition to a 125-room limited-service hotel (with approximately 90,000 square feet), Industrial uses on approximately 232.6 acres with a Maximum Building Square Footage up to 4,995,00 square feet, and 277.1 acres of Open Space Land Uses including 124.7 acres of Open Space and 152.4 acres of Open Space - Conservation.

Tables 2-1, *Land Use Plan Statistical Summary*, lists each Planning Area and its respective General Plan Land Use Designation, acreage, and overall development intensity (Maximum Building Square Footage) by General Plan Land Use Designations. The Specific Plan General Development Criteria, Development Standards, and Planning Area Standards provided in Chapter 3 are applicable to each Planning Area. The physical arrangement of General Plan Land Uses, acreages, Planning Areas, and the major roadways within and abutting the BEAUMONT POINTE Specific Plan are depicted by Figure 2-1, *Conceptual Land Use Plan*.

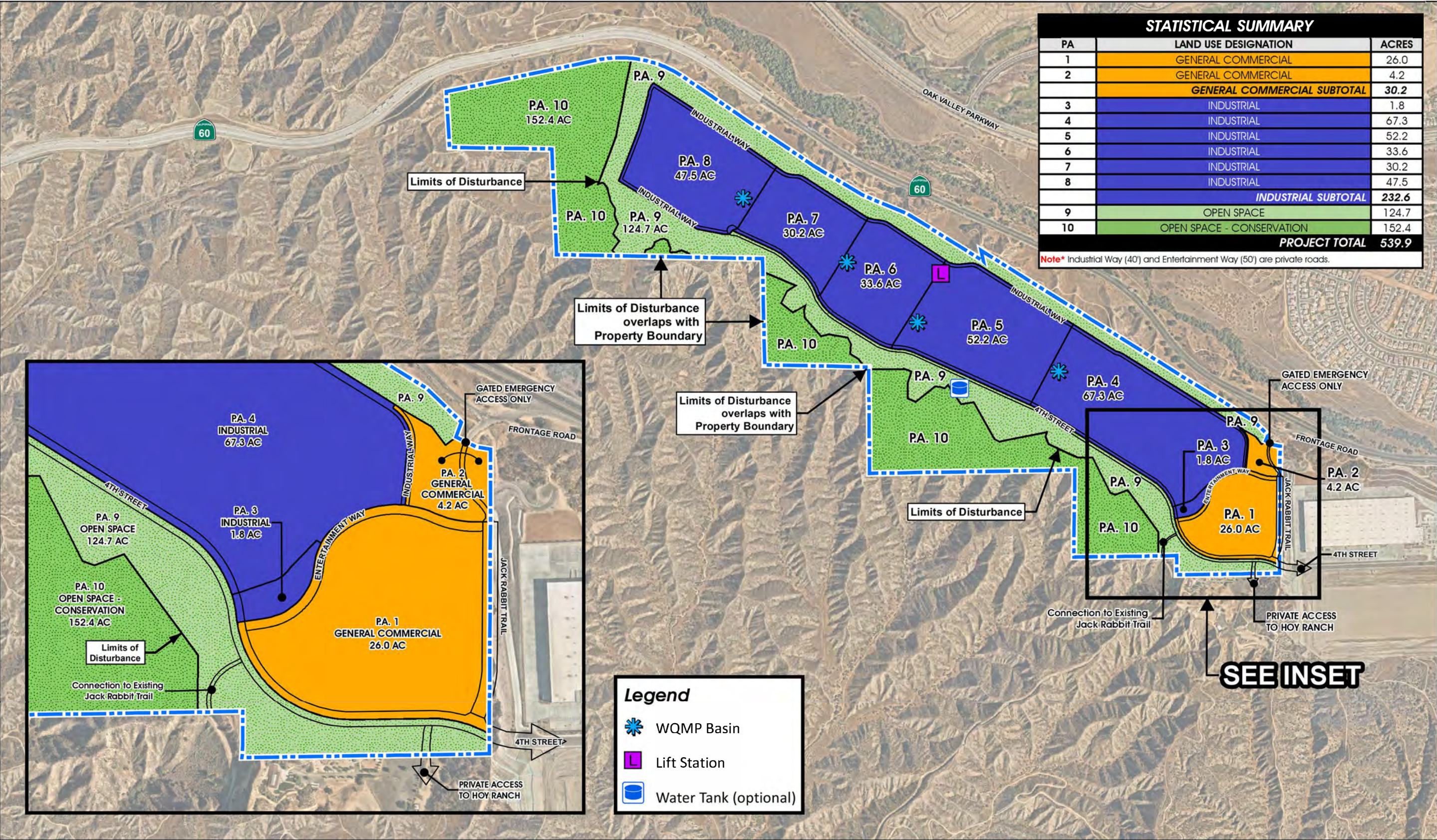
**Table 2-1 LAND USE PLAN STATISTICAL SUMMARY**

PA	LAND USE DESIGNATION	ACRES	MAXIMUM BUILDING SQUARE FOOTAGE (GROSS FLOOR AREA OF A BUILDING)
1	General Commercial	26.0	246,000 <sup>1</sup>
2	General Commercial	4.2	
<b>General Commercial Subtotal</b>		<b>30.2</b>	<b>246,000<sup>1</sup></b>
3	Industrial	1.8	35,000
4	Industrial	67.3	1,379,000
5	Industrial	52.2	981,000
6	Industrial	33.6	700,000
7	Industrial	30.2	600,000
8	Industrial	47.5	1,300,00
<b>Industrial Subtotal</b>		<b>232.6</b>	<b>4,995,000</b>
9	Open Space	124.7	N/A
10	Open Space – Conservation	152.4	N/A
<b>Open Space Subtotal</b>		<b>277.1</b>	<b>N/A</b>
--	<b>Project Total</b>	<b>539.9</b>	<b>5,241,000<sup>1</sup></b>

Note:

<sup>1</sup> Planning Area 2 is anticipated to also include a 125-room limited-service hotel (approximately 90,000 square feet). The approximately 90,000 square feet of hotel use is not counted as part of the General Commercial’s 246,000 Maximum Building Square Footage because the project’s traffic analysis for the commercial site estimates General Commercial traffic based on square footage, while the hotels are analyzed based on the number of rooms. This 90,000 sf is counted towards the project total square footage of 5,331,000.





Source(s): ESRI, RCTLMA (2021), City of Beaumont (2004), Nearmap Imagery (2021)  
Composite: Proactive Engineering Consultants (2020),Herdman Architecture (07-09-2021)

Figure 2-1



**a. General Commercial (GC) | Planning Areas 1 and 2 | 30.2 acres**

Approximately 30.2 acres are designated General Commercial. These two Planning Areas establish “The Experience at Beaumont Pointe”. Within “The Experience at Beaumont Pointe”, a combination of hospitality, restaurant, recreation and other commercial uses is designed to be a multi-generational, regional destination focusing on entertainment, physical activity and wellness-based retail. “The Experience at Beaumont Pointe” is anticipated to include a 125-room limited-service hotel (approximately 90,000 square feet), approximately 30,000 square feet of restaurants, and approximately 216,000 square feet of retail and commercial recreation businesses. The approximately 90,000 square feet of hotel use is not counted as part of the up to 246,000 Maximum Building Square Footage of General Commercial (due to the fact that hotels are analyzed in traffic studies by rooms, not square footage), but is counted as part of the project total overall square footage. The full list of uses Permitted, Conditionally Permitted, and Ancillary Uses in these Planning Areas is provided in Chapter 3, *Development Standards*.

The “Activities Park” serves as the focal point of “The Experience at Beaumont Pointe”, and consists of landscaping, seating, video screen walls, and programming for wellness activities such as yoga, movies on the lawn, and “biergarten” games. A tree-lined “Promenade” featuring water features, outdoor living room seating areas, and shading devices. The “Promenade” serves as the organizing spine of the project, taking users from the hotel at one end, through each area to the next, past the “Activities Park”, to its termination at a planned large climbing wall, with both indoor and outdoor climbing experiences. A cluster of restaurants with patio dining face the “Activities Park” and shelter it from the parking areas. The spaces between the restaurants serve as seating areas and portals into the project from the parking area.

The retail-use buildings feature large façade openings with large doors, to allow for dynamic interaction of indoor / outdoor activities and varied uses to spill out onto the “Promenade” and park areas. Potential activity, wellness-based and other retail uses are listed on Table 3-1 (Permitted Uses) and include indoor go-karting, stationary surf wave pools, indoor trampoline parks, ninja obstacle course gyms, climbing gyms, training facilities, and various athletic and wellness studios. The General Development Criteria, Development Standards, and Design Guidelines set forth in this Specific Plan require buildings in Planning Areas 1 and 2 to be arranged and designed in a contemporary manner, so that the buildings are softened by landscaping.

In addition to providing a unique location for the intended leisure, hospitality and recreational activities, “The Experience at Beaumont Pointe” provides increased employment opportunities for the City’s residents, improves the City’s jobs-to-housing balances, and reduces residents’ commute times, while the addition of retail, recreation commercial and hospitality uses contribute to the City’s sales tax base.

**b. Industrial (I) | Planning Areas 3, 4, 5, 6, 7, & 8 | 232.6 acres**

Approximately 232.6 acres of the Specific Plan are designated for Industrial land uses under the City of Beaumont General Plan Land Use Element. A total Maximum Building Square Footage (gross floor area of a building) of up to 4,995,000 square feet (is permitted across these Planning Areas. Buildings in Planning Areas 3-8 are envisioned to range in size from approximately 35,000 square feet up to 1,379,000 square feet and accommodate users such as industrial incubators, light manufacturing, parcel hub, warehouse/storage, fulfillment center, high cube warehouse, cold storage warehouse, and e-commerce operations. The full list of uses Permitted, Conditionally Permitted, and Ancillary Uses in these Planning Areas are provided in Chapter 3, *Development Standards*.

Industrial uses typically attract a wide range of vehicle types including passenger cars, and local and long-haul trailer-truck traffic that benefit from the site’s short, direct routes to the regional transportation network via posted city Truck Routes. This site is located along the south side of the CA-60 (Moreno Valley Freeway), and access to the regional transportation system from the site is provided via 4<sup>th</sup> Street. Access to CA-60 Freeway is provided at the Potrero Boulevard interchange, approximately 1.25 miles to the east. The site is approximately 2.5 miles west of the

junction of CA-60 Freeway and Interstate 10, 3 miles from the westbound on-ramp of the Interstate 10 Freeway at Oak Valley Parkway, and 14 miles east of Interstate 215. The Development Standards and Design Guidelines set forth in this Specific Plan require buildings in Planning Areas 3 through 8 to be arranged and designed in a contemporary manner, so that the buildings are softened by landscaping, and the public visibility of loading dock areas and truck parking areas is minimized.

#### **c. Open Space (OS) | Planning Area 9 | 124.7 acres**

Planning Area 9 consists of approximately 124.7 acres, designated Open Space, which accommodates landscaped, manufactured slopes, fuel modification areas, project signage, as well as the natural slopes which form a buffer between the Specific Plan's developed areas and the Open Space – Conservation area in Planning Area 10. The boundary between Planning Area 9 and Planning Area 10 is designated as the "Limits of Disturbance" on the Land Use Plan. This designation means that all development activity will take place "inside" of that line, within Planning Area 9 (or within Planning Areas 1-8).

#### **d. Open Space - Conservation (OS-C) | Planning Area 10 | 152.4 acres**

Planning Area 10 consists of approximately 152.4 acres, which are intended to be dedicated to the Western Riverside Regional Conservation Authority (RCA) to augment existing, adjacent conserved lands within this part of Riverside County. This area consists of deeply incised hillsides and watercourses along with the habitats associated with these landforms.

## **2.2 CIRCULATION PLAN**

### **2.2.1 VEHICULAR CIRCULATION**

The BEAUMONT POINTE Specific Plan includes a detailed Circulation Plan, which is organized to ensure efficient access to the site and within the site to individual tenant areas, as well as to public places within the site. The project is situated in close proximity the regional transportation network which connects the site to the Ports of Long Beach and Los Angeles, both major gateways for international trade, the Inland Empire and the Western United States. Located along the south side of the CA-60 (Moreno Valley Freeway), access to the regional transportation system from the site is provided via 4th Street, and access to CA-60 Freeway from 4th Street is provided at the Potrero Boulevard interchange, approximately 1.25 miles to the east. The site is approximately 2.5 miles west of the junction of CA-60 Freeway and Interstate 10, 3 miles from the westbound on-ramp of the Interstate 10 Freeway at Oak Valley Parkway, and 14 miles east of Interstate 215.

As shown in (Figure 2-2, *Conceptual Circulation Plan*), Jack Rabbit Trail has been realigned to form the site's eastern boundary and connects to Industrial Way at the northeast corner of the site and with 4th Street at the project's southeast corner. No construction of Jack Rabbit Trail will occur within the Cal-Trans Right of Way, and only a 25-foot wide (with 24 feet drivable) gated emergency access to CA-60 will be provided. This access to be constructed prior to the issuance of the first Grading Permit, excluding the work needed to construct alternative temporary paved access from existing 4th Street to the project site, including a connection to the private access to Hoy Ranch to the south and existing Jack Rabbit Trail south of the site. Jack Rabbit Trail provides access to Planning Areas 1 & 2 via 4th Street. Primary access to the Industrial Planning Areas 3 through 8 is provided by 4th Street along the south, with Industrial Way providing secondary access along the north. Industrial Way connects with 4th Street at the south side of Planning Area 8, assuring a permanent looped road for firefighting and evacuation purposes. Additional looped connections are created by the parking drives within each Planning Area which connect 4th Street and Industrial Way. Entertainment Way also provides access to Planning Area 3 and 4 along their western edges. Entertainment Way provides a second connection between Jack Rabbit Trail and 4th Street and demarcates the change in land use

between the Industrial uses in Planning Areas 3-8 and “The Experience at Beaumont Pointe” in Planning Areas 1 and 2.

To provide looped fire and emergency access during each phase of development, 40' wide Interim Fire Access Loop Connections will be constructed between Planning Areas 4 and 5 for Phase 1 (PA 1, 2, 3 and 4), between Planning Areas 6 and 7 for Phase 2 (PA 5 and 6). The permanent Fire Lane Loop, consisting of a continuous connection between Industrial Way and 4<sup>th</sup> Street, will be completed when Industrial Way is constructed around the perimeter of Planning Area 8 as part of Phase 3. The Interim Fire Access Loop Connections will be integrated into the design of the permanent parking areas as dedicated drive aisles for each Planning Area during development: providing permanent connections between Industrial Way and 4<sup>th</sup> Street within each Planning Area.

A 20' graded dirt road through Planning Area 9 connects the onsite portions of Jack Rabbit Trail with the existing unmaintained County roadway dedication of Jack Rabbit Trail at the site's southern boundary. From there, the existing Jack Rabbit Trail continues off-site to the south as an unmaintained County roadway, through the Badlands, where it ultimately connects to Gilman Springs Road. The BEAUMONT POINTE Specific Plan will only be constructing the 20' graded dirt road within Planning Area 9 to connect the realigned Jack Rabbit Trail on-site, to this existing off-site roadway, and is not responsible for construction of the road south of Planning Area 9.

Additionally, there is one existing ranch property (Hoy Ranch) south of 4<sup>th</sup> Street, which currently utilizes Jack Rabbit Trail to access a private easement for the ranch. The ranch will continue to have access during construction and following completion, through Planning Area 9, via a connection with 4<sup>th</sup> Street.

The Vehicular Circulation Plan includes roadway sizes and classifications as described below and illustrated on Figure 2-2, *Circulation Plan*, and Figure 2-3, *Roadway Cross-Sections*. The phasing of project circulation and roadway construction is discussed in Chapter 5, *Implementation Plan*.

### **1. 4<sup>th</sup> Street – 2 Lane Modified Secondary (78' ROW)**

As depicted on Figure 2-2, *Conceptual Circulation Plan*, primary access to the Project site will be provided from the future extension of 4th Street. Fourth Street was recently extended (as an industrial collector with a 78-foot right-of-way and 56-foot curb-to-curb) from Potrero Boulevard (just south of the Potrero/SR-60 interchange) through the Hidden Canyon Industrial Park and now terminates just east of the Project site. As part of this Project, 4th Street will be further extended (with a 78-foot right-of-way and 56-foot curb-to-curb) from its current terminus, through the southerly portion of Project site to its new termination at a cul-de-sac within PA 8. All normal traffic - both commercial and industrial, including all trucks – will access the Project site via this extension of 4th Street.

4th Street is considered a Modified Secondary Street because there are no bike lanes and the sidewalk is only on one side of the street, due to the industrial nature of the site and the adjacent open space in PA 9. As shown in Figure 2-3, *Roadway Cross-Sections*, the 78-foot of right of way comprising 4<sup>th</sup> Street consists of 56 feet of paving, with an 11' wide parkway on the south side, and a 6' wide curb adjacent sidewalk and 5' landscaped parkway along the north side. At Planning Area 8, 4<sup>th</sup> Street connects to Industrial Way, creating a looped road system around the entire site.

### **2. Jack Rabbit Trail – 2 Lane Modified Industrial Collector (78' ROW)**

As depicted on Figure 2-2, *Conceptual Circulation Plan*, the existing un-maintained Jack Rabbit Trail road will be realigned and improved through the Project site as part of final maps. The northerly limit of Jack Rabbit Trail within the Project site will remain at its current connection point with the CalTrans right-of-way at SR-60, and emergency access gates will be installed just south of the CalTrans right-of-way. The alignment for the portion of the new Jack Rabbit Trail just south of the emergency access gates will curve southeastward until it intersects with the new



Entertainment Way at the easterly boundary of the Project site; this section of Jack Rabbit Trail (between the CalTrans right-of-way and Entertainment Way) will be improved with 24-feet of paving (on a 25-foot curb to curb roadway) and will be utilized only for secondary emergency egress (and fire and emergency vehicle ingress/egress) to SR-60.

At the intersection with Entertainment Way, Jack Rabbit Trail will transition to its ultimate full-width as a modified collector (78-foot right-of-way) and continue south until it connects with the extension of 4th Street; this section of Jack Rabbit Trail (between Entertainment Way and 4th Street) will be open to the public and will provide general Project circulation and direct access to PA 1 and PA 2.

Jack Rabbit Trail also connects Entertainment Way to 4<sup>th</sup> Street. Jack Rabbit Trail is designed as a Modified Industrial Collector because there is no median and the sidewalk is only on one side of the street due to the industrial nature of the site.

As shown in Figure 2-3, *Roadway Cross-Sections*, the 78-foot of right of way comprising Jack Rabbit Trail consists of 56 feet of paving, with an 11' wide parkway on the easterly side, and a 6' wide curb adjacent sidewalk and 5' landscaped parkway along the west side. This configuration provides pedestrian circulation along the eastern boundary of "The Experience at Beaumont Pointe". The BEAUMONT POINTE Specific Plan will construct the full width of Jack Rabbit Trail. Also shown on Figure 2-3, *Roadway Cross-Sections*, is the proposed gated emergency access to CA-60. Jack Rabbit Trail will be realigned within the project boundary from the Caltrans right of way to 4<sup>th</sup> Street; a new 20' wide graded dirt road connection will be constructed through Planning Area 9 to connect to the existing right of way and dirt road south of Planning Area 9. To the south of Planning Area 9, Jack Rabbit Trail remains an unmaintained Riverside County roadway.

### 3. Entertainment Way – Private Road (50' ROW)

As depicted on Figure 2-2, *Conceptual Circulation Plan*, Entertainment Way connects Jack Rabbit Trail and 4<sup>th</sup> Street, as well as forming the western edge of, and providing access to, "The Experience at Beaumont Pointe". Entertainment Way also separates the Industrial Uses of Planning Areas 3-8 from the recreation, leisure and entertainment uses within "The Experience at Beaumont Pointe". As shown in Figure 2-3, *Roadway Cross-Sections*, Entertainment Way is designated as a 2-Lane Private Road, with 50 feet of paving and a 6' sidewalk along the south side and a 6' landscaped parkway on the north side of the street, outside of the right of way.

### 4. Industrial Way – Private Road (40' ROW)

As depicted on Figure 2-2, *Conceptual Circulation Plan*, Industrial Way creates a looped connection from Entertainment Way at the project's eastern boundary, to 4<sup>th</sup> Street at PA 8. Industrial Way is intended to provide secondary access to each Planning Area. Industrial Way also forms the edge of the open space located in Planning Area 9 to the north, west and a portion of the south side of the Project. As shown in Figure 2-3, *Roadway Cross-Sections*, the 40-foot of right of way comprising Industrial Way consists of 40 feet of paving.

### 5. Interim Fire Access Loop Connections (40' ROW)

As depicted on Figure 2-2, *Conceptual Circulation Plan* secondary access to each phase of development will be provided by 40' wide "Interim Fire Access Loop Connection" roads connecting Industrial Way and 4<sup>th</sup> Street. Each "Interim Fire Access Loop Connection" will be incorporated into the parking design for each subsequent phase as a dedicated drive aisle. For Phase 1, an Interim Fire Access Loop Connection will be constructed between Planning Areas 4 and 5 and will be incorporated into the Parking for Planning Area 5 during development of Phase 2. For Phase 2, an Interim Fire Access Loop Connection will be constructed between Planning Areas 6 and 7, and will be incorporated into the

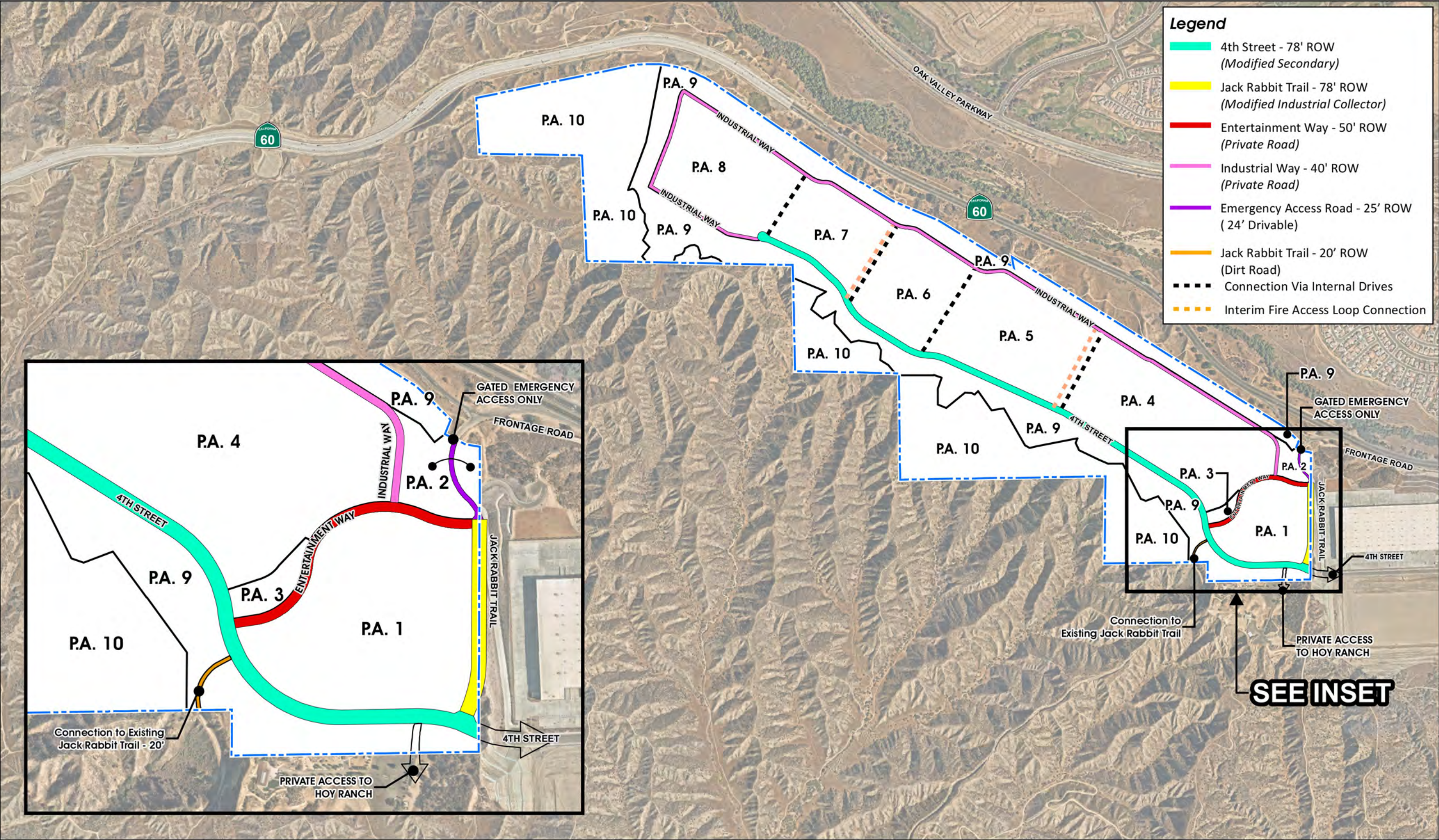
parking for Planning Area 7, during development of Phase 3. For Phase 3, 4<sup>th</sup> Street and Industrial Way shall be connected at Planning Area 8 to create a system of permanent fire and emergency access circulation loops.

### 2.2.2 CIRCULATION PLAN IMPROVEMENT STANDARDS

1. The on-site system depicted on Figure 2-2, *Conceptual Circulation Plan*, shall serve as the conceptual roadway plan for implementing development.
2. Public roads within the Specific Plan boundary shall be constructed consistent with the criteria in this Specific Plan and to City standards.
3. Roadway alignments, designations, widths identified in the Specific Plan are conceptual and are subject to detailed engineering review and approval by the City Engineer through the Public Works Department Project Design Review (PDR), and may be modified as needed to address regulatory standards and obtain City Approvals.
4. Roadway alignments, designations, widths identified in the Specific Plan must comply with the Specific Plan and any subdivision map. Roadway technical details to be provided at subdivision stage.
5. The Applicant applying for an implementing project (Plot Plan or Conditional Use Permit) shall install traffic control measures per the recommendations of the project's Traffic Study or participate in the phased construction of traffic signals as determined by the City Engineer.
6. Intersections, road alignments, driveways, and access point locations, as shown in this Specific Plan, are conceptual until approved by the City Engineer and shall conform to the City's standard intersection spacing and access spacing, depending upon the street's classification.
7. Landscape requirements in roadway rights-of-way shall be in accordance with the Roadway Landscape Treatments as depicted in Chapter 4.
8. Landscaping within public road rights-of-way or within private roadways will require approval by the City of Beaumont, including assurance of continuing maintenance through the establishment of a landscape maintenance district or Master Property Owner Association, as approved by the City Engineer.
9. All applicable Transportation Uniform Mitigation Fees (TUMF) shall be paid in accordance with Chapter 3.39 of the City of Beaumont Zoning Ordinance (Western Riverside County Transportation Uniform Mitigation Fee Program). The transfer of TUMF credits between Planning Areas and their respective owners is permitted by this Specific Plan, provided such transfers are consistent with the policies of the Western Regional Council of Governments (WRCOG).
10. Sight distances shall be reviewed by the City Engineer in conjunction with the preparation of grading, landscaping, and street improvement plans. This review shall insure setbacks that allow for clear unobstructed sight distances at intersections.
11. In order to assure adequate evacuation time, alternate or secondary access shall be provided via CA-60 at Jack Rabbit Trail, and improved as 24-feet of all-weather paving, on a 25-foot curb to curb roadway.
12. No construction of Jack Rabbit Trail shall be permitted to occur within the Cal-Trans Right of Way.
13. Gated, emergency access to CA-60 shall be provided prior to the issuance of the first Grading Permit, excluding the work needed to construct alternative temporary paved access from existing 4<sup>th</sup> Street to the project site, including a connection to the private access to Hoy Ranch to the south and existing Jack Rabbit Trail south of the site.

14. Looped fire and emergency access during each phase of development shall be provided via 40' wide Interim Fire Access Loop Connections, which shall be maintained as dedicated drive aisles in parking lots for each Planning Area, and with a permanent looped roadway system on site.
15. Prior to the construction of the emergency access gates on Jack Rabbit Trail, construction of alternative temporary paved access from 4th Street to the project site, including connection to the private access to Hoy Ranch to the south and existing Jack Rabbit Trail south of the site shall be provided.

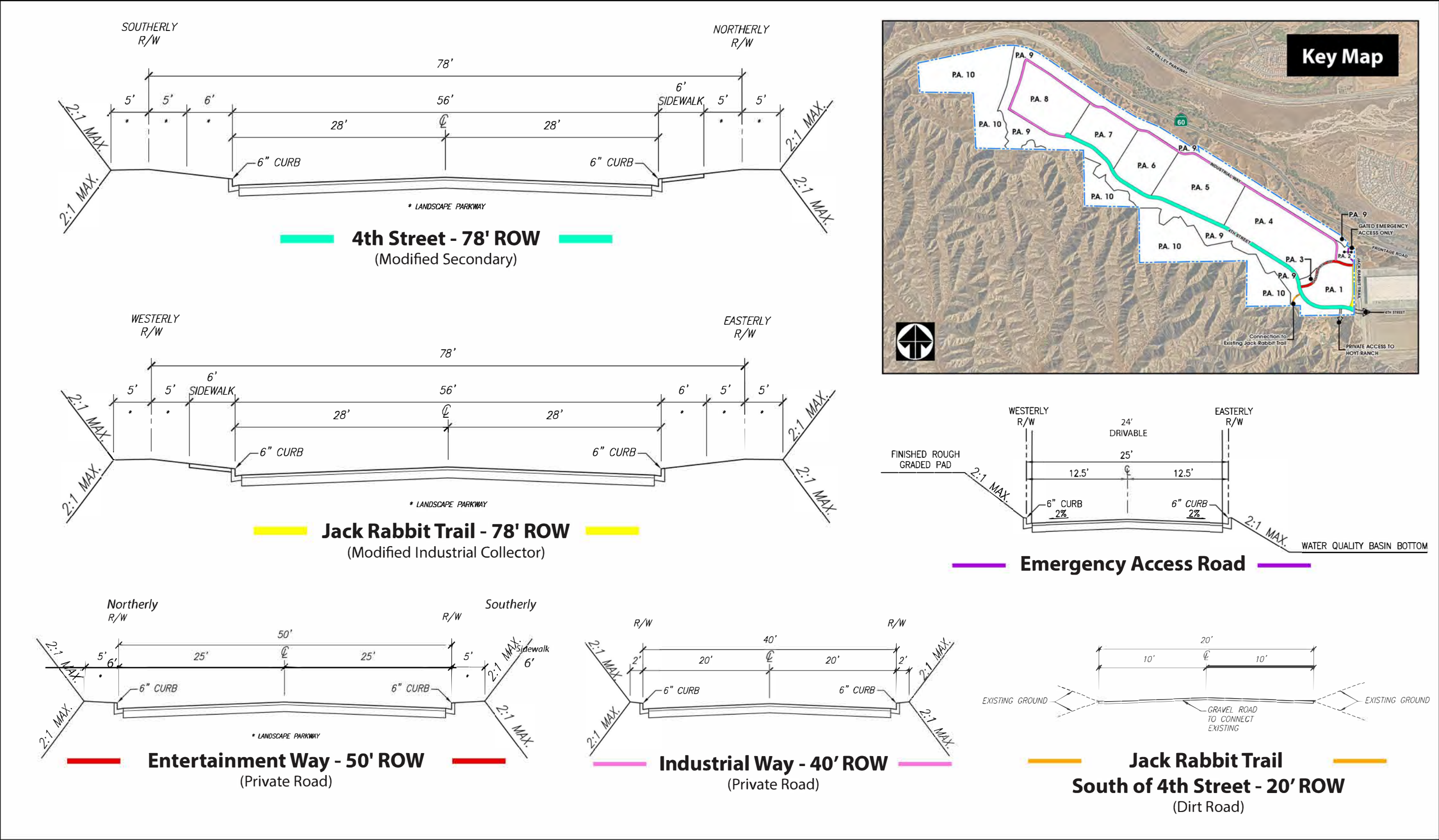




Source(s): ESRI, RCTLMA (2019), City of Beaumont (2004), Nearmap Imagery (2022), Proactive Engineering Consultants (04-2022)  
Composite: Proactive Engineering Consultants (2020)

Figure 2-2





Source(s): Proactive Engineering Consultants (04-2022)

Figure 2-3



## 2.3 POTABLE WATER PLAN

### 2.3.1 POTABLE WATER PLAN DESCRIPTION

The Beaumont - Cherry Valley District (BCVWD) provides potable water service to the BEAUMONT POINTE Specific Plan. At the time this Specific Plan was prepared (2021), an Annexation application to the Local Agency Formation Commission was submitted for the Specific Plan area to be annexed into the Beaumont-Cherry Valley Water District's boundary.

The BEAUMONT POINTE Project will consist of general commercial/retail land uses and five large industrial warehouse buildings totaling approximately 5.0 million square feet of floor space. The Project's potable water and fire flow demands are proposed to be serviced by the BCVWD's 2650 pressure zone, which currently serves the westerly part of the BCVWD service area. As part of on-going water conservation efforts and the Project's plan of service with the BCVWD, all outdoor irrigation demands will utilize non-potable water distributed by the BCVWD.

As stated in the Project's Water Supply Assessment, the Project's indoor potable water demands will be 120.67 acre-ft per year or approximately 75 gallons per minute. Because of the Project's location near the end of the BCVWD's service area, a small distribution system will be required in order to ensure the Project's indoor potable water demands will provide sufficient turnover of the distribution system to ensure water quality is maintained. Alternatively, the Project's industrial land uses will require a fire flow of approximately 4,000 GPM for a 4-hour duration as dictated by the Riverside County Fire Department. To meet this requirement, large distribution lines will be required to convey the Project's large fire flows.

As shown on Figure 2-4, *Conceptual Potable Water Plan*, BEAUMONT POINTE will have its indoor potable water (domestic) and fire flow demands serviced by two separate systems connecting to the BCVWD 2650 pressure zone through the existing 18-inch line 350 Linear Feet from the project's southeastern boundary from the adjacent Hidden Canyon Development. To maintain water quality, the indoor potable water system will consist of an 8-inch line running along 4<sup>th</sup> Street. The fire flow distribution system will consist of a single distribution loop primarily constructed out of 12 and 16-inch lines. Separating the two systems will allow for District to service the different indoor potable water and fire flow demands without decreasing the performance of the two different demands. To prevent stagnant water from the Project's fire flow distribution system from re-entering the BCVWD's service area, District approved backflow prevention devices will be installed on the fire flow distribution system as the lines enter the Project's limits. Phasing of Potable Water Plan components is detailed in Figure 5-1, *Conceptual Potable Water Phasing Plan*.

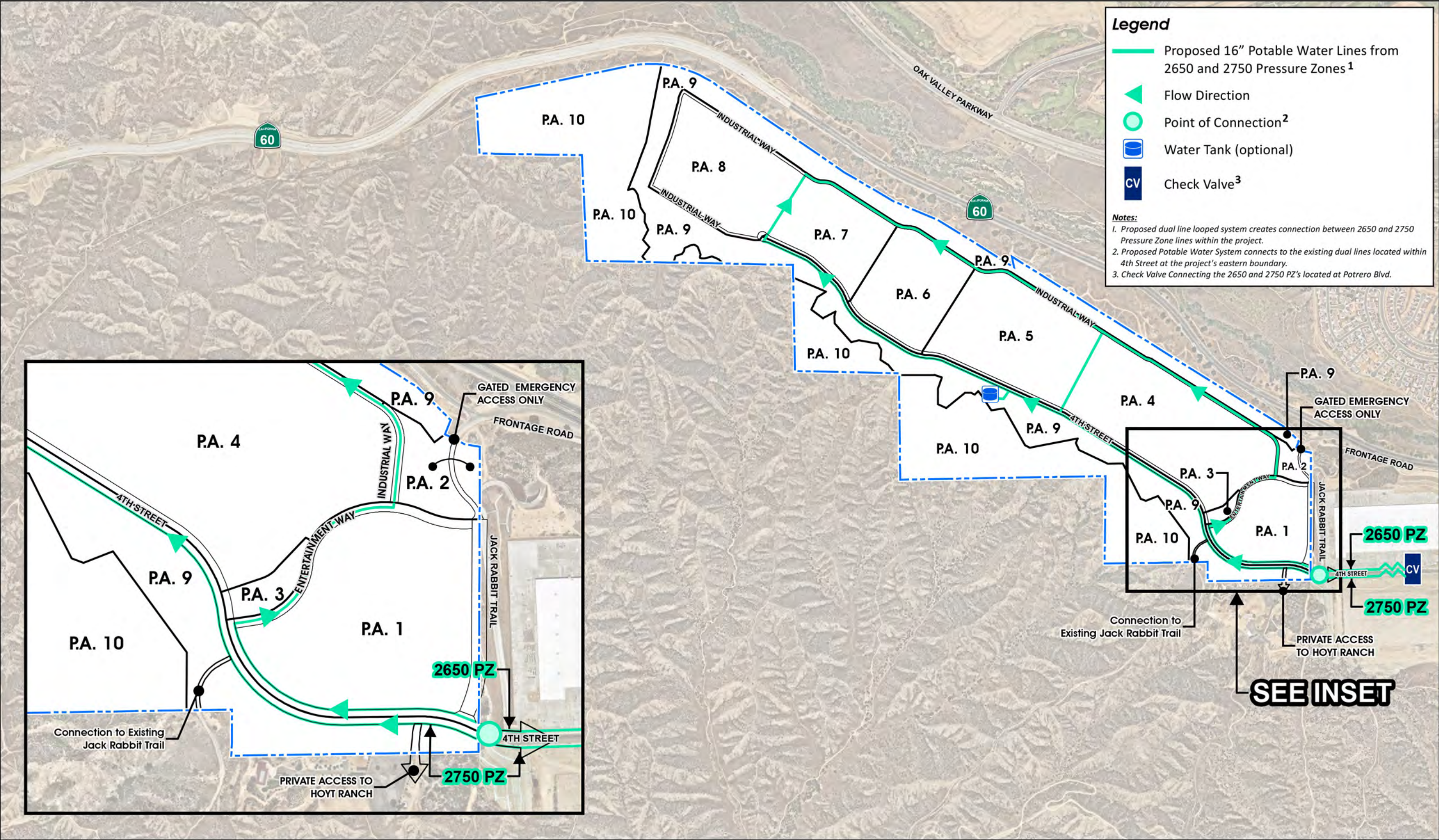
Precise alignments and sizing of potable water facilities will be determined at the Plot Plan, Conditional Use Permit, and/or final map stages of Specific Plan implementation. The location and size of facilities identified in this document may change, subject to the approval of City of Beaumont and the BCVWD.

### 2.3.2 POTABLE WATER IMPROVEMENT STANDARDS

1. All Potable Water lines shall be placed underground.
2. All Potable Water lines and facilities shall be owned and maintained by BCVWD and designed in accordance with the requirements of the BCVWD.
3. The Specific Plan's Potable Water distribution system shall provide adequate flows for fire protection in accordance with requirements of the County of Riverside Fire Department.

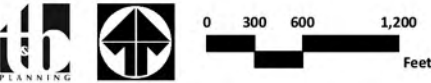
4. All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the City of Beaumont's standards, subject to approval by the Riverside County Fire Department.
5. Proposed Potable Water facilities dedicated to and maintained by BCVWD shall be placed within public utility easements or public rights-of-way, which shall include rights for BCVWD.
6. The Potable Water infrastructure system shall be installed to the requirements of Beaumont-Cherry Valley Water District and the City of Beaumont.
7. The Specific Plan's Potable Water distribution system is conceptual and is subject to detailed engineering review and approval by the City Engineer through the Public Works Department Project Design Review (PDR) if appropriate, and may be modified as needed to address regulatory standards and obtain City Approvals.





Source(s): ESRI, RCTLMA (2019), City of Beaumont (2004), Nearmap Imagery (2021)  
Composite: Proactive Engineering Consultants (2020)

Figure 2-4



Conceptual Potable Water Plan



## 2.4 RECLAIMED WATER PLAN

### 2.4.1 RECLAIMED WATER PLAN DESCRIPTION

Reclaimed Water within the BEAUMONT POINTE Specific Plan and surrounding area is provided by the Beaumont – Cherry Valley Water District. Although not currently available, it is anticipated that reclaimed water will become available to BEAUMONT POINTE. Until reclaimed water is available the reclaimed water system may utilize potable water for construction dewatering and landscaping purposes. When available, reclaimed water will be utilized and used for construction dewatering, irrigation of manufactured and replanted slopes within Planning Area 9, as well as for irrigation of parkway landscaping and irrigation of landscaping within the General Commercial and Industrial land uses (Planning Areas 1-8).

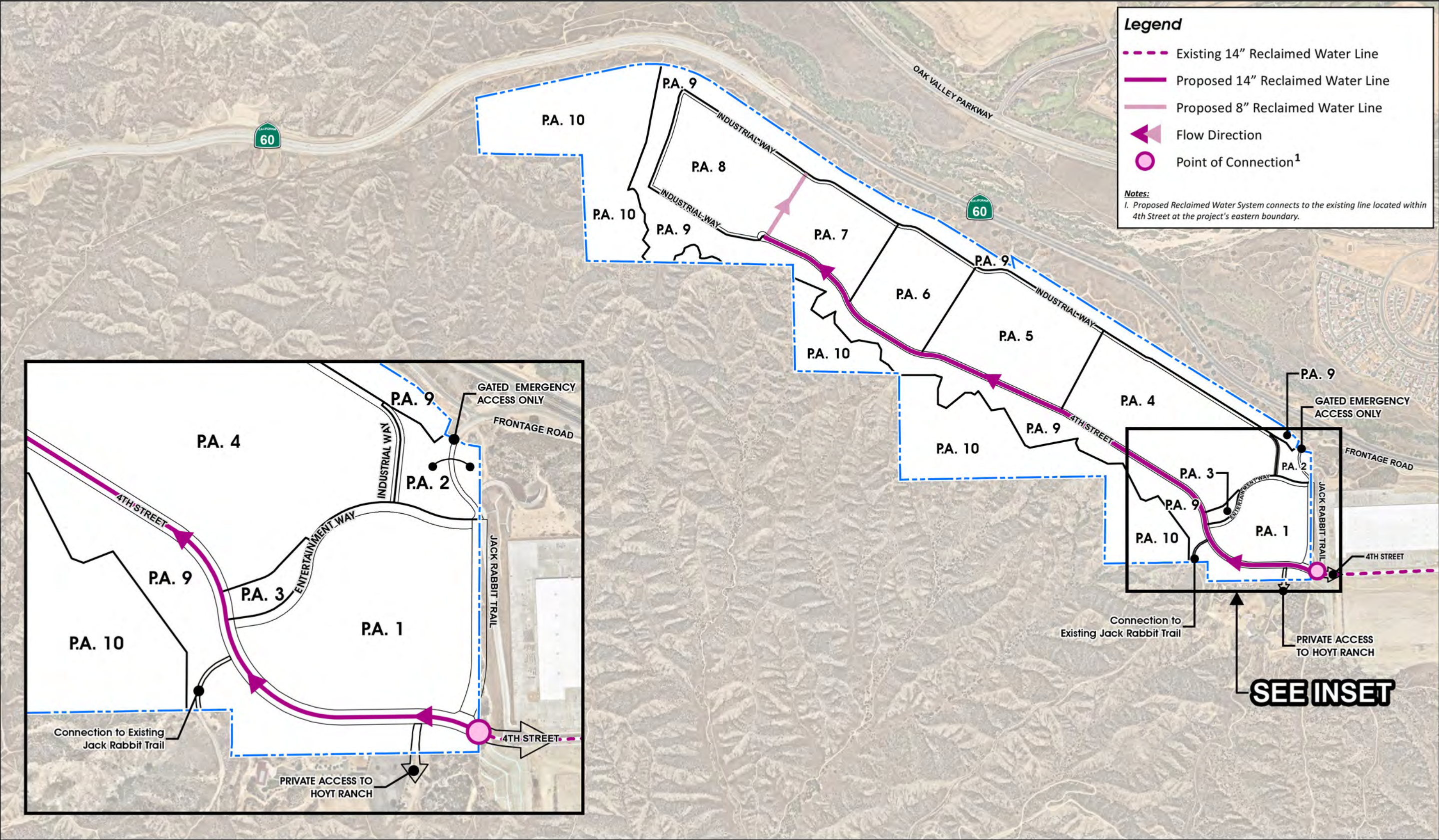
As shown in Figure 2-5 *Reclaimed Water Plan*, an existing 14" reclaimed water line within the adjacent Hidden Canyon development at 4<sup>th</sup> Street, 350 Linear Feet from Specific Plan's eastern boundary. From this Point of Connection, a proposed 14" reclaimed water line will extend within the full length of the on-site portion of 4<sup>th</sup> Street, to the cul-de-sac located at Planning Area 8. Phasing of Reclaimed Water Plan components is detailed in Figure 5-2, *Conceptual Reclaimed Water Phasing Plan*.

Additionally, a proposed 8' reclaimed water line will branch off from the 14" main line within 4<sup>th</sup> Street, and extend between Planning Areas 7 and 8, to provide irrigation water to the portion of Planning Area 9, on the north side of the project. The Project may include a non-potable water well to be located within the northwestern portion of PA 8. This well is not necessary to service the Project, however the Beaumont Cherry Valley Water District has requested the well be included as a possible improvement that they might use as part of their overall reclaimed water system in the future. The water well would be located on an approximately 0.5-acre parcel with related pumps, utilities, and structures.

### 2.4.2 RECLAIMED WATER IMPROVEMENT STANDARDS

1. All Reclaimed Water lines shall be placed underground.
2. All Reclaimed Water lines and facilities shall be owned and maintained by BCVWD and designed in accordance with the requirements of BCVWD.
3. All water mains and fire hydrants providing required fire flows shall be constructed in accordance with BCVWD's standards, subject to approval by the Riverside County Fire Department.
4. Proposed Reclaimed Water facilities dedicated to and maintained by BCVWD shall be placed within public utility easements or public rights of way which shall include rights for BCVWD.
5. The Reclaimed Water infrastructure system shall be installed to the requirements of BCVWD.
6. The Specific Plan's Reclaimed Water distribution system is conceptual and is subject to detailed engineering review and approval by the City Engineer through the Public Works Department Project Design Review (PDR) if appropriate, and may be modified as needed to address regulatory standards and obtain City and BCVWD Approvals.





Source(s): ESRI, RCTLMA (2019), City of Beaumont (2004), Nearmap Imagery (2021)  
 Composite: Proactive Engineering Consultants (2020)

Figure 2-5



## 2.5 SEWER PLAN

### 2.5.1 SEWER PLAN DESCRIPTION

The BEAUMONT POINTE Specific Plan is designed per the City's sewer infrastructure requirements, which are based on the Eastern Municipal Water District's (EMWD) *Sanitary Sewer System Planning and Design* standards and the EMWD's wet weather criteria for all sewer infrastructure built within the City's service area.

BEAUMONT POINTE utilizes gravity lines for wastewater collection, along with a force main and lift station to convey wastewater from within the Specific Plan to the City of Beaumont's existing sanitary sewer system located off-site, as described below. Due to the grading limitations and topography of the Specific Plan site, BEAUMONT POINTE's sewer system utilizes 8" gravity sewer main lines, located within Industrial Way, to move wastewater flows from the project's high points (at PA 8 and PA 1), to the lift station constructed at the low point between PA 5 and 6. Flows from the lift station are then conveyed in dual 6" force main lines located within Industrial Way, Entertainment Way, Jack Rabbit Trail, and 4<sup>th</sup> Street, to the point of connection at the existing 12" gravity main line at the manhole located at the eastern boundary of the site. The on-site lift station shall be designed to ultimate capacity with no interim condition except potential pump quantity. Phasing of Sewer Plan components is detailed in Figure 5-3, *Conceptual Sewer Phasing Plan*.

As shown on Figure 2-6, *Conceptual Sewer Plan*, the BEAUMONT POINTE provides the following sewer improvements:

1. Proposed Dual 6" Sewer Force Main within Industrial Way through Entertainment Way to Jack Rabbit Trail and 4<sup>th</sup> Street to the POC at 4<sup>th</sup> Street.
2. Proposed 8" gravity sewer lines within Industrial Way.
3. Lift Station in Planning Area 5.
4. Connection to the existing 12" gravity sewer main within 4<sup>th</sup> Street.
5. POC at 4<sup>th</sup> Street, east of Jack Rabbit Trail.

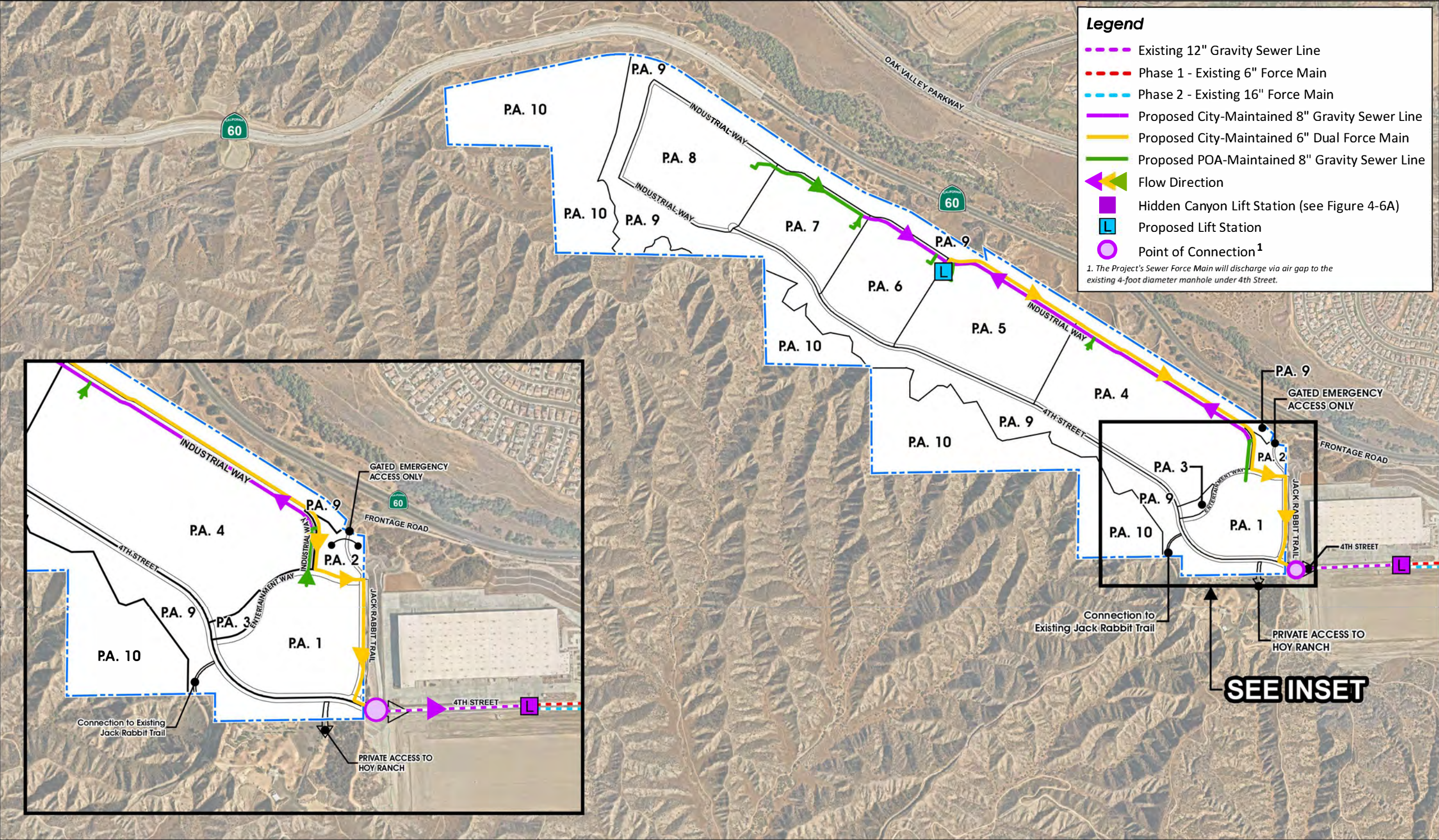
Beyond the point of connection, the existing 12" gravity line continues to the east within 4<sup>th</sup> Street, downstream approximately 2,500', where it connects to the existing Hidden Canyon lift station, which is rated for 300 gallon per minute operation. The City has informed the development team that the existing Hidden Canyon Lift Station is currently approaching its pumping capacity. As a result, the lift station upgrade will consist of installing a new larger below ground precast wet well sized for the full buildout flows of the service area, as shown in Figure 2-6A, *Preliminary Hidden Canyon Lift Station*. The lift station will consist of multiple submersible solids handling pumps designed to provide redundant pumping capacity of the wastewater flows. The Development team will be responsible for the design and construction of the proposed expansion of the Hidden Canyon Lift Station per the City's requirements. Since the expansion will most likely service sewer flows beyond the flows generated from the Project, the Development will only be responsible for its' fair share of the planned upgrades.

Precise alignments and sizing of sewer facilities will be determined at the Plot Plan, Conditional Use Permit, and/or final map stages of Specific Plan implementation in conformance with the results of Preliminary Design Review of the sewer plans by the City Public Works Department. The location and size of sewer facilities identified in this document are conceptual and may change, subject to the approval of the City of Beaumont, Waste Water and City Public Works Department.

### 2.5.2 SEWER PLAN IMPROVEMENT STANDARDS

1. All sewer lines shall be placed underground.
2. All sewer main lines (8" gravity and dual 6" force) and the lift station facilities shall be owned and maintained by the City of Beaumont, and designed in accordance with the requirements of the City of Beaumont.
3. All 8" sewer laterals shall be privately owned and maintained, either by the Master Property Owner or individual property owners and shall be designed in accordance with the requirements of the City of Beaumont.
4. All new sewer facilities to be maintained by the City of Beaumont shall be placed within public utility easements which shall include rights for the City of Beaumont.
5. The sewer infrastructure system shall be installed pursuant to the requirements of the City of Beaumont.
6. All gravity sewer improvements within the extension of 4th Street from the adjacent property to the site shall be completed.
7. If needed, the Beaumont Point Specific Plan shall construct and pay its fair share contribution towards planned upgrades and/or planned expansion of the existing Hidden Canyon lift station in 4<sup>th</sup> Street, which are required as a result of the Beaumont Pointe Specific Plan.
8. The Specific Plan's Sewer Facilities system is conceptual and is subject to detailed engineering review and approval by the City Engineer through the Public Works Department Project Design Review (PDR) if appropriate and may be modified as needed to address regulatory standards and obtain City Approvals.





Source(s): ESRI, RCTLMA (2019), City of Beaumont (2004), Nearmap Imagery (2021), Proactive Engineering Consultants (04-05-2022)  
Composite: Proactive Engineering Consultants (2020)

Figure 2-6



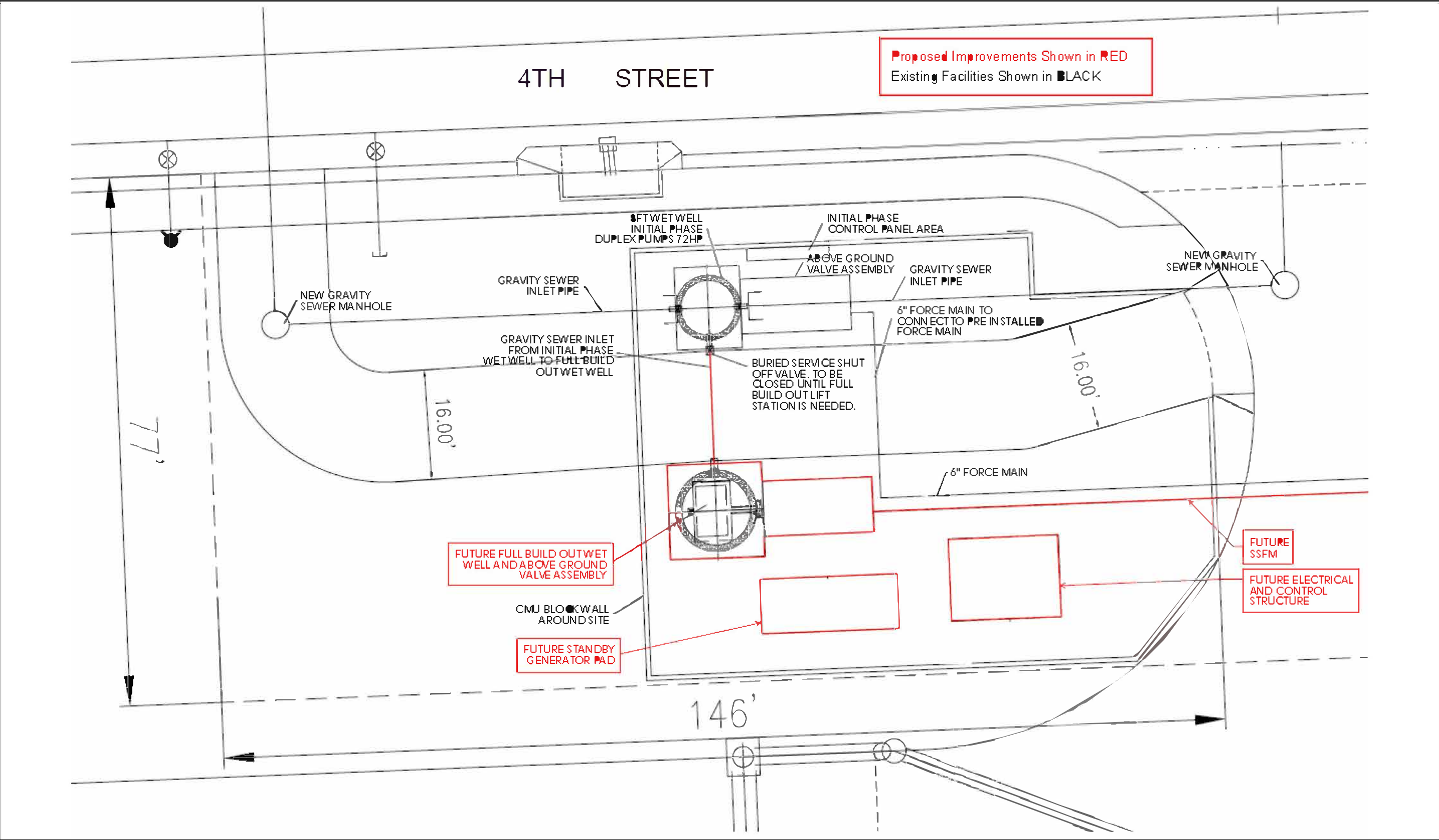


Figure 2-6A

## 2.6 DRAINAGE AND WATER QUALITY PLAN

### 2.6.1 DRAINAGE AND WATER QUALITY DESCRIPTION

The watershed from the developed areas of the property flows generally to the north, offsite into 16 culverts under the CA-60 freeway.

The topography of the BEAUMONT POINTE site features steep, eroded hillside grades and natural depressed grasslands at the entrances of the culverts, which provide natural detention and mitigation areas for the culverts before the runoff confluences with San Timoteo Creek on the northern side of the CA-60 Freeway.

Planning Area 10 (Open Space-Conservation) is located within a FEMA-mapped, 100-year flood-hazard zone for the San Timoteo Creek.

BEAUMONT POINTE maintains the 16 existing culverts under the CA-60 Freeway as the ultimate discharge locations for the property but the runoff from the proposed buildings, parking lots, and road improvements will be collected by a proposed drainage system. The most northwestern culvert is an existing 54" CMP and the most southeastern culvert is a double 48" CMP, adjacent to the CA-60 Freeway at Jack Rabbit Tail. The proposed drainage system will consist of catch basins, grated inlets, storm drainpipes with sizes varying from 18" to 48", and four detention basins. The drainage system routes the runoff from the proposed impervious surfaces to four proposed stormwater treatment and mitigation basins. Each basin provides stormwater treatment and peak flow mitigation for each of their respective tributaries to prevent the post-development flows from exceeding the pre-development flows. Basins will be maintained by the Master Property Owners' Association, through access and maintenance easements with owners of each property where basins are located.

As shown on Figure 2-7, *Conceptual Drainage and Water Quality Plan*, on-site and off-site flows will be conveyed within the streets to a series of catch basins and storm water lines which direct storm flows to four (4) Water Quality Management Plan basins on-site: one within Planning Area 4, one within Planning 5, one within Planning Area 6 shared between Planning Areas 6 and 7, and one within Planning Area 8 shared between Planning Areas 7, 8, and 9.

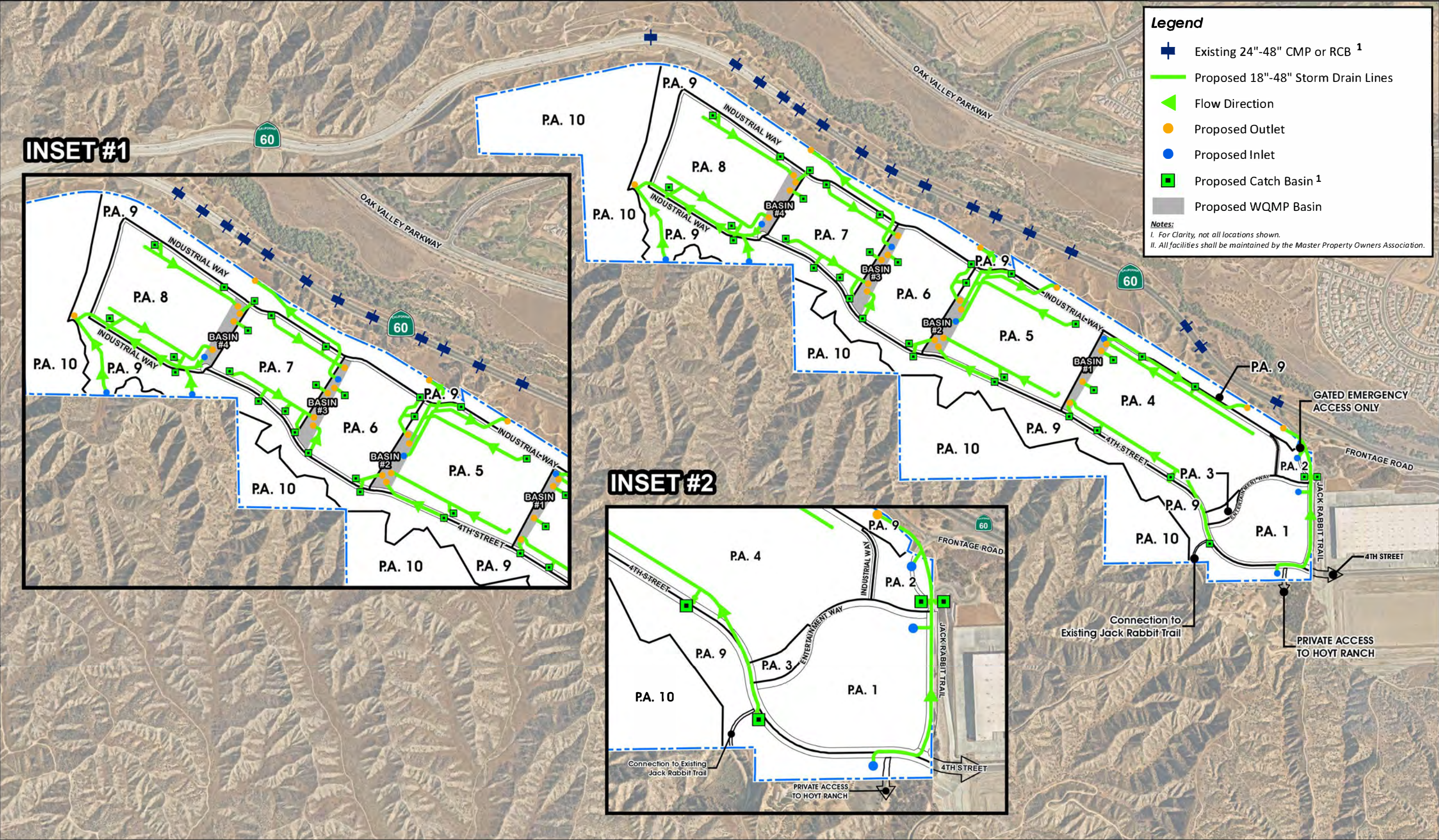
The Specific Plan captures flow from a tributary which originates off-site (beyond Planning Area 10), in a proposed inlet structure located in Planning Area 9, around the developed area of Planning Area 8 and outlets into Planning Area 9 on the west side of Planning Area 8, where flows are routed via a proposed overflow pipe which outlets at the most western existing 54" culvert under CA-60. The southeastern off-site drainage is captured and collected by a proposed storm drainpipe which bypasses the flows and directly outlets into the natural detention area for the double 48" culvert. This bypass line also accepts runoff from Planning Areas 1 and 2 via proposed temporary inlets and permanent storm drain laterals. In the interim condition, temporary inlets with sediment basins are proposed as these planning areas will not be developed until after the last phase is completed. The future Planning Areas 1 and 2 will be required to provide treatment and peak runoff mitigation before discharging into the proposed storm drain laterals provided. The future development of these planning areas will have the option to implement a stormwater treatment and peak flow mitigation system that will work with the future site plan and site water quality requirements. Phasing of Drainage and Water Quality Plan components is detailed in Figure 5-4, *Conceptual Drainage and Water Quality Phasing Plan*.

Flood protection facilities will be designed in accordance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCWCD) with adequate access easements and facilities provided, subject to approval by the City of Beaumont Public Works Department. The location and size of facilities identified in this document may change, subject to the approval of the City of Beaumont Public Works Department.

## 2.6.2 DRAINAGE AND WATER QUALITY IMPROVEMENT STANDARDS

1. All drainage facilities including on site water quality and detention basins will be maintained by Master Property Owners' Association, Property Owners' Association, and/or Sub-Association (pursuant to Table 5-1, *Maintenance Responsibilities*), and shall have recorded access and maintenance easements.
2. Drainage, storm drain, and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District requirements to provide protection against flood hazard risks resulting from a 100-year storm event.
3. A National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board (RWQCB) shall be obtained prior to the commencement of construction and operational activities. The permits will require the Developer to implement source control and structural best management practices (BMPs) during and after construction activities. The City will be responsible for enforcing implementation of the BMPs.
4. This Specific Plan and its future implementing projects shall comply with the Water Quality Control Plan of the Regional Water Quality Control Board, Santa Ana Region.
5. The storm water management system shall be designed to meet requirements established in the site-specific Preliminary Water Quality Management Plan (P-WQMP). This includes Low Impact Development (LID) Best Management Practices (BMPs) as detailed in the RCFC&WCD LID Handbook: Extended Detention Basins & Bioretention Facilities. In addition, the site will also utilize, where feasible, depressed landscape areas in and around the parking lots.
6. Design of attenuation basins shall be in accordance with Conditions of Approval.
7. The Specific Plan's Drainage and Water Quality system is conceptual and is subject to detailed engineering review and approval by the City Engineer through the Public Works Department Project Design Review (PDR) if appropriate, and may be modified as needed to address regulatory standards and obtain City Approvals.
8. This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.
9. If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the applicant shall provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.
10. If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.





Source(s): ESRI, RCTLMA (2019), City of Beaumont (2004), Nearmap Imagery (2022)  
Composite: Proactive Engineering Consultants (2020)

Figure 2-7



Conceptual Drainage and Water Quality Plan



## 2.7 GRADING PLAN

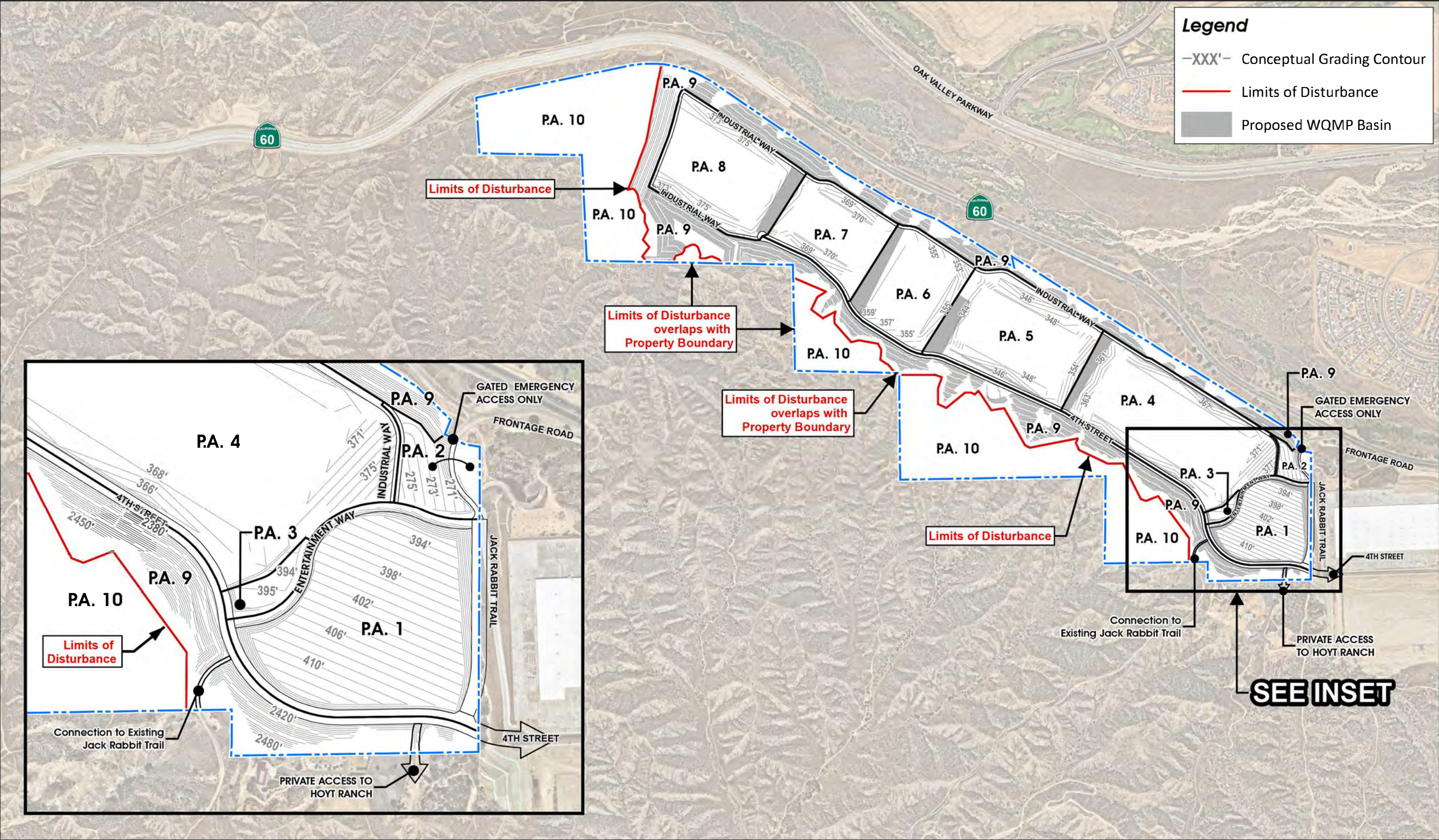
### 2.7.1 GRADING DESCRIPTION

As shown on Figure 2-8, *Conceptual Grading Plan*, BEAUMONT POINTE is located west of Jack Rabbit Trail, which forms the eastern Project site boundary. Topographically, the post development of the site generally slopes from southwest to northeast, with post grading elevations within Planning Areas 1-9 ranging from a low point at approximately 2,271 feet above mean sea level (msl) the northeastern portion of the site in Planning Area 2, to a high point of approximately 2,480 feet above msl in the southern portion of the site in Planning Area 9. Planning Area 9 located in the southwestern portion of the Specific Plan is designated Open Space, which consists of manufactured slopes, fuel modification zones and natural open space to buffer Open Space - Conservation in Planning Area 10 from development impacts. The Limits of Disturbance Line forms the boundary between Planning Areas 9 and 10, and no grading or disturbance is permitted in Planning Area 10. The conceptual grading design provides for an overall balanced earthwork condition. Site grading will be done in conformance with the recommendations of a Geotechnical Engineer and the City of Beaumont. Phasing of Grading Plan is detailed in Figure 5-5, *Conceptual Grading Phasing Plan*.

### 2.7.2 GRADING PLAN IMPROVEMENT STANDARDS

1. All grading activities shall conform to City of Beaumont code requirements, be generally consistent with Figure 2-8, *Conceptual Grading Plan*, and implement any grading-related mitigation measures identified in the project EIR and specifications identified in the associated geotechnical studies.
2. Contour grading, slope rounding, and land forming shall be used, as appropriate, to grade roadways and edge condition slopes into natural configurations consistent with the natural topography of the site.
3. The Master Grading Plan, if utilized, shall be used as a guide for the preparation and evaluation of subsequent detailed grading plans for implementing development, which shall include the following:
  - a. Approximate mass grading design and rough elevations.
  - b. Approximate roadway locations and grades.
4. A project Mass Grading Plan (if utilized), consistent with the Conceptual Grading Plan, and individual implementing project Grading Plans shall govern such activity.
5. Prior to initial grading activities, a detailed soils report and geotechnical study for portions of the site anticipated to be graded shall be prepared to analyze on-site soil conditions and slope stability and will include appropriate measures to control erosion and dust during construction.
6. A grading permit shall be obtained from the City of Beaumont, prior to any grading, including mass grading, rough grading and precise grading.
7. The Specific Plan's Grading Plan is conceptual and is subject to detailed engineering review and approval by the City Engineer, through the Public Works Department Project Design Review (PDR) if appropriate, and may be modified as needed to address regulatory standards and obtain City Approvals.
8. No grading or any ground disturbance is permitted in Planning Area 10.





Source(s): ESRI, RCTLMA (2021), City of Beaumont (2004), Nearmap Imagery (2021)  
Composite: Proactive Engineering Consultants (2020)

Figure 2-8



## 2.8 OPEN SPACE PLAN

### 2.8.1 DESCRIPTION

An important element of the BEAUMONT POINTE Specific Plan is the approximately 277.1 acres of Open Space areas provided along the site's northern and southern boundaries (see Figure 2-1, *Conceptual Land Use Plan*). Approximately 152.4 acres (Planning Area 10) are designated as Open Space - Conservation in order to preserve habitats to be dedicated to the RCA for inclusion in the MSCHP Reserve. Approximately 124.7 acres in Planning Area 9 are designated as Open Space to accommodate landscaped manufactured slopes, fuel modification areas, project signage, optional water tank, and natural open space to act as a buffer for the Open Space - Conservation area in Planning Area 10.

Passive recreational opportunities are provided to employees and visitors of BEAUMONT POINTE through curb-adjacent sidewalks and pedestrian paths. These amenities encourage and enhance pedestrian activity throughout BEAUMONT POINTE. Provisions for sidewalks and pedestrian walkways, bicycle storage facilities, and employee and visitor gathering areas interior to the planning areas are set forth in Chapter 4, *Design Guidelines*.

In addition, to encourage social interaction, the Industrial and General Commercial building sites within BEAUMONT POINTE may include outdoor programmable public space, employee break areas with tables affixed to the ground to provide employees with a location to eat, gather, and enjoy being outside. Shading of these areas may be achieved through a combination of shade trees, umbrellas, or man-made shade structures. Other recreational amenities within the Industrial areas may include, but are not limited to, outdoor programmable public space pedestrian walkways, pocket parks, seating areas, overhead structures, and open space areas.



### 2.8.2 OPEN SPACE IMPROVEMENT STANDARDS

1. Open Space - Conservation area within Planning Area 10 will be the responsibility of a public conservancy agency, pending acceptance by such agency
2. Gathering areas, outdoor plazas, and landscaping within private roads and driveways will be the responsibility of a Master Property Owners' Association, Property Owners' Association, or Sub-Association.
3. Sidewalks will be the responsibility of a Master Property Owners' Association, Property Owners' Association, Sub-Association, and/or the City of Beaumont. Maintenance entity to be determined with each implementing subdivision map.
4. Landscaping within roadway rights-of-way will be the responsibility of a Landscape and Lighting Maintenance District (LLMD), Landscape Maintenance District (LMD) or the Master Property Owners' Association (MPOA).
5. In accordance with the conditions of approval for implementing projects, conceptual landscape plans for their respective landscape areas shall be submitted to the City of Beaumont Planning Department with the implementing project application for review and approval. The plans shall include details of special treatments and buffer areas between open space and developed areas where appropriate, as well as any applicable mitigation measures involving the open space areas.
6. Fuel Management, Brush Clearing and other Fuel Modification related to fire protection shall be prohibited within Planning Area 10, which is conserved as habitat under the MSHCP.



## 2.9 FIRE PROTECTION PLAN

The southern half of the BEAUMONT POINTE Specific Plan is located within the “Very High” Fire Hazard Severity Zone, with the northern half located within the “High” Fire Hazard Severity Zone. Therefore, a Fire Protection Plan (FPP) is needed to ensure the protection of all development within BEAUMONT POINTE from fire hazards. The FPP provides this protection while at the same time creating a smooth visual transition from the natural vegetation which may be located to a building’s front, side, and/or rear landscapes, to the modified fuel zones beyond.

Fuel modification zones within BEAUMONT POINTE are provided adjacent to open space areas where these abut development areas. Fuel modification planting shall be in accordance with the Riverside County Fire Department (RCFD) standards and requirements, and utilize appropriate plant materials and irrigation treatments. Lots within Planning Areas adjacent to open space will be developed in accordance with the FPP to provide adequate buffering and fuel modification zones consistent with RCFD standards. No Fuel Modification Zones shall be established within Planning Area 10. Fuel modification zones will be provided where the conditions outlined below exist, as per the RCFD standards.

The project Conceptual Circulation Plan (Figure 2-2) identifies a looped perimeter road system (4<sup>th</sup> Street & Industrial Way) along with a phased series of 40’ wide Interim Fire Access Loop Connections, to ensure adequate fire-fighting and emergency access, during construction and operation of the site. During each phase of development, an Interim Fire Access Loop Connection will be constructed; for Phase 1, between Planning Areas 4 and 5; for Phase 2, between Planning Areas 6 and 7; for Phase 3, the permanent looped access will be completed with construction of the connection of Industrial Way with 4th Street at Planning Area 8. Upon development of each Planning Area, the Interim Access Loop Connections shall be incorporated into the parking lot design as dedicated drive aisles to allow access from 4th Street to Industrial Way.

As shown on Figure 2-10, *JRT & 60 Emergency Access Road*, emergency secondary access to and from the site is provided from State Highway 60 via Jack Rabbit Trail, where an emergency access gate will be installed to provide access for firefighting and for evacuation. Emergency access gates shall be installed on Jack Rabbit Trail just south of the Caltrans right-of-way upon construction of alternative temporary access to Hoy Ranch from 4th Street and installation of a temporary connection from 4th Street to Jack Rabbit Trail south of the development area of the Property. The emergency access gates shall be installed prior to the commencement of any grading or development work that disrupts the existing Jack Rabbit Trail. The emergency access gate will meet all fire code requirements including an automatic gate opener with battery backup and solar charging. There are a number of methods for providing automatic opening of the gate for first responders, fire fighters or for evacuation, including but not limited to a) controlled by an on-site entity such as property manager; b) a “bump to open” mechanism; c) an “Opticom” system that can be controlled by first responders; or d) a subscription system that allows a 24/7 security company (and others) to unlock the gate remotely with a cell phone. The final determination regarding the selected control mechanism will be made by the Riverside County Fire Department. The Property Owners’ Association will maintain the gate and provide test confirmation to the Riverside County Fire Department on a regular schedule.

### 2.9.1 URBAN WILDLAND INTERFACE

For projects located within areas of “Very High” and “High” wildfire risk, measures designed to manage areas of “urban-wildland interface” are critical. In order to adequately protect structures adjacent to on-site and off-site open space areas, there must be sufficient “defensible space” between the structure and the fuel associated with the open land. A total of one-hundred feet of fuel modification treatment shall be required on all lots abutting native vegetation. In those areas where 100 feet of fuel modification zones cannot be achieved due to open space protection issues or property boundary limitation, special fire protection measures (discussed below in Section 2.9.2

(3) will be implemented to help protect the structures from wildfire, subject to the review and approval of the Riverside County Fire Department.

### 2.9.2 FUEL MODIFICATION ZONES

A fuel modification zone is an area of land where combustible vegetation has been removed and/or modified and partially or totally replaced with more appropriately spaced, drought-tolerant, fire resistant plants in order to provide a reasonable level of protection to structures from wildland fire. Typical landscape/fuel modification consists of a 100-foot-wide fuel management area from the side or rear lot boundary extending outwards towards undeveloped/open space areas. Access points will be provided at the time implementing projects are submitted. Below are the descriptions and required treatments for the two (2) fuel modification zones, Fuel Modification Area (FMA) and Fuel Maintenance Zone (FMZ), within BEAUMONT POINTE Specific Plan.

#### 1. Fuel Modification Area (FMA)– Irrigated/Paved Zone (Property Owners’ Association Maintained)

FMA is a 100-foot-wide irrigated zone surrounding the building pad and is measured from the edge of the developed pad and moving inward. FMA is applicable Specific Plan-wide for every perimeter structure. Most of the landscaped areas within Industrial and General Commercial Planning Areas meet FMA standards. All highly flammable native vegetation, as listed in Table 4-2, *Prohibited Plant Species*, shall be removed except for species approved by the Riverside County Fire Department. FMA is planted with drought-tolerant, less flammable plants, subject to Riverside County Fire Department approval. A permanent, automatic irrigation system shall be installed in FMA to maintain hydrated plants. Landscaping in this zone shall be in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

#### 2. Fuel Maintenance Zone (FMZ) – (Property Owners’ Association Maintained)

FMZ reduces the fuel load of a wildland area adjacent to the FMA, and thereby, reduces heat and ember production from wildland fires, slows fire spread, and reduces fire intensity. FMZ consists of thinning treatment and removal of plants to ensure that areas in this zone are free of any dead and dying combustible vegetation and is measured from the end of FMA’s limits extending outwards 20 feet. Some areas within this zone may have irrigated vegetation on manufactured slopes, others may have native vegetation. Landscaping in this zone shall be in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

#### 3. Special Fire Protection Features

Special Fire Protection Features may be required for a few buildings located within Industrial and General Commercial Planning Areas because they do not meet the minimum 100-foot fuel treatment setback. These Special Fire Protection Features will be based on worst case scenarios (slope, wind, native vegetation, fuel moisture, humidity, etc.) and fire fuel modeling. Any building that is located less than 100 feet of setback may, subject to review and approval by the RCFD as part of the Plot Plan review process, include one or more of the following or similar Special Fire Protection Features which provide a functional safety equivalency of a 100-foot-wide fuel treatment setback: one-hour rated construction (or greater rating), limitations on window and/or door openings, increased width of required irrigated landscaping, exterior fire sprinklers, or additional ignition resistant construction requirements.

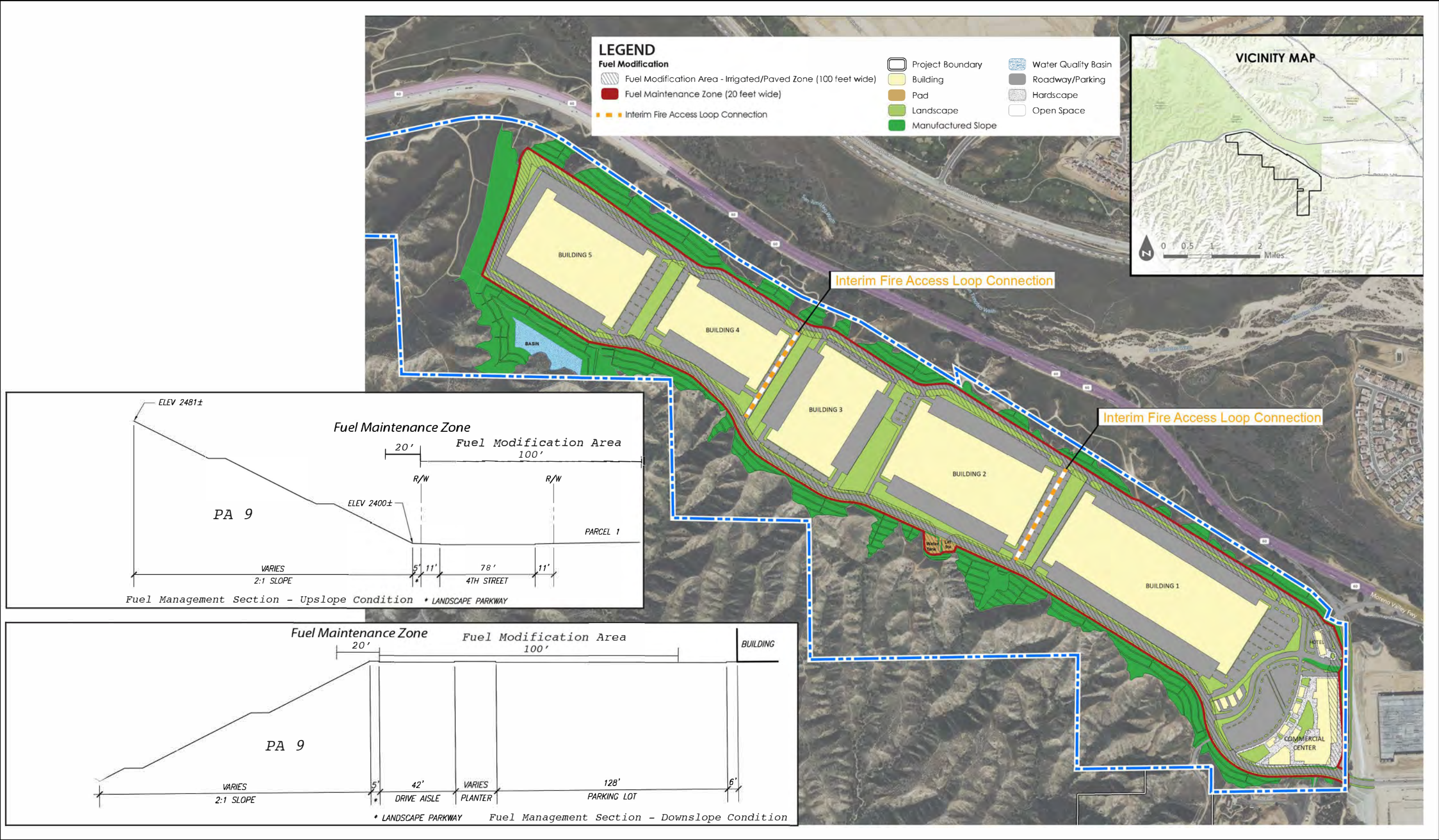
### 2.9.3 FIRE PROTECTION PLAN IMPROVEMENT STANDARDS

1. The Riverside County Fire Department shall review and approve the final Fire Protection Plan for all implementing projects.



2. Once the Fire Protection Plan is implemented, the Fuel Modification Area and the Fuel Maintenance Zones shall be maintained in a manner consistent with the Plan by the Property Owners' Association.
3. The Specific Plan's Plant Palette, as listed in Table 4-1, *Plant Palette*, shall be approved by the RCFD.
4. Any landscaping provided within parkways and slopes adjacent to native habitat within natural open space areas shall conform to the landscaping prohibitions outlined in Table 4-1, *Plant Palette* and Table 4-2, *Prohibited Plant Species*.
5. Vegetation management of the Fuel Modification Area and Fuel Maintenance Zone (i.e. assessment of condition and removal of dead and dying and undesirable species), as well as thinning as necessary to maintain specified plant spacing and fuel densities, shall be completed annually by May 1 of each year and more often as needed for fire safety, as determined by the Riverside County Fire Department during the interim period where Fuel Modification Area and Fuel Maintenance Zone is maintained on- or off-site.
6. Vegetation management will also be implemented as an interim Fuel Modification Area and Fuel Maintenance Zone throughout the construction for each structure as there may be a period as long as one or more years where developing areas of the Specific Plan are exposed on multiple sides to wildland fuels.
7. Fuel Management, Brush Clearing and other Fuel Modification related to fire protection shall be prohibited within Planning Area 10, which is conserved as habitat under the MSHCP.
8. An emergency access route from Jack Rabbit Trail to State Route 60 shall be constructed (24-feet of paving on a 25-foot curb to curb roadway) to provide emergency access into and out of the site, consistent with the configuration shown in Figure 2-10, JRT and Hwy 60 Emergency Access.
9. The Specific Plan's Fire Protection Plan is conceptual and is subject to detailed engineering review and approval by the City Engineer and may be modified as needed to address regulatory standards and obtain City Approvals.

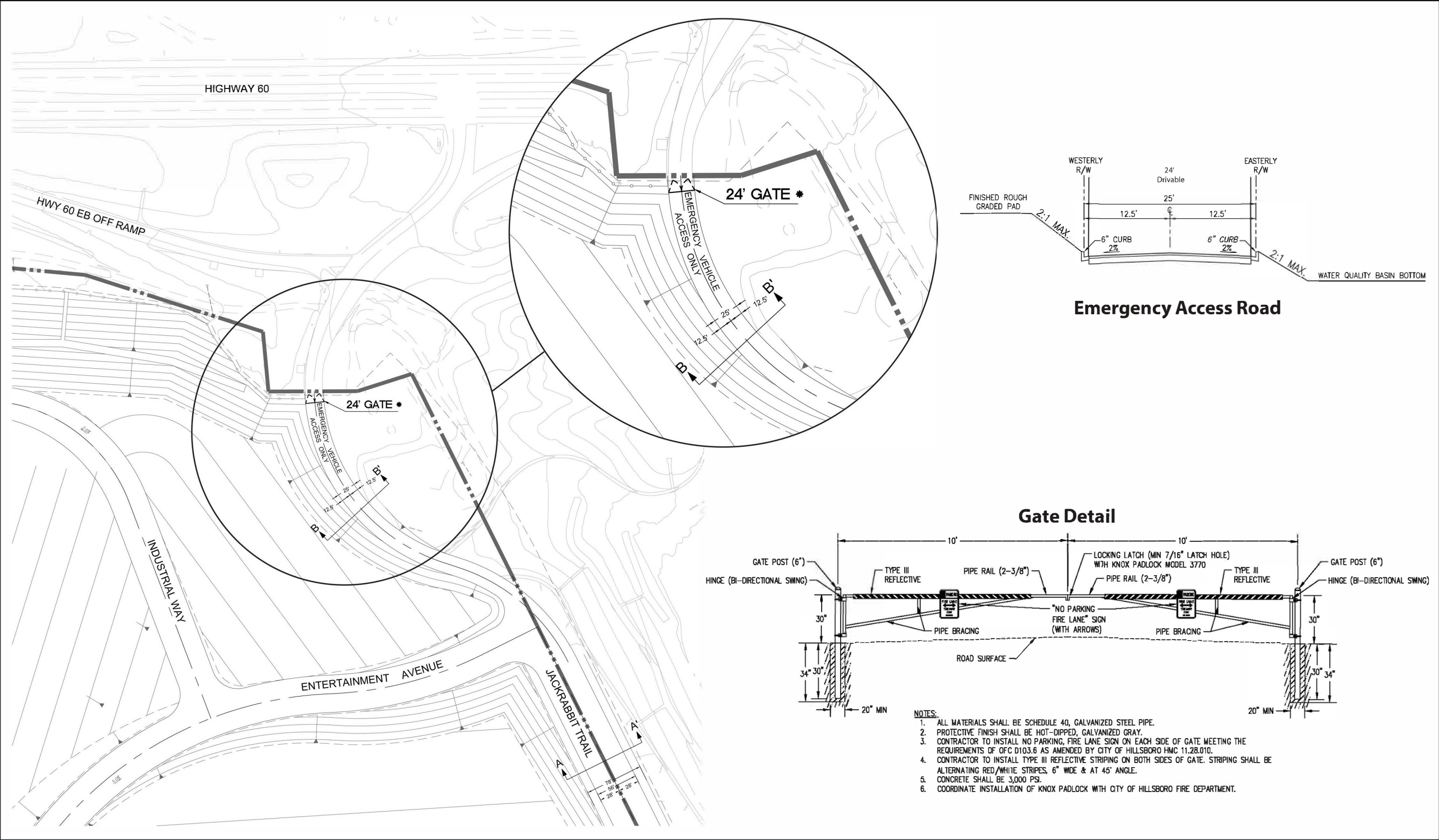




Source(s): Dudek (09-29-2022)

Figure 2-9





Source(s): Proactive Engineering (03-31-2022)

Figure 2-10



## DEVELOPMENT STANDARDS

**CHAPTER THREE** establishes the General Development Criteria, Permitted, Conditional, and Ancillary Uses, Development Standards, and Planning Area Standards in BEAUMONT POINTE.

- 3.1 GENERAL DEVELOPMENT CRITERIA
- 3.2 PERMITTED, CONDITIONAL, AND ANCILLARY USES
- 3.3 GENERAL COMMERCIAL DEVELOPMENT STANDARDS
- 3.4 INDUSTRIAL DEVELOPMENT STANDARDS
- 3.5 PLANNING AREA STANDARDS
- 3.6 ENERGY EFFICIENCY DEVELOPMENT CRITERIA





## 3 | DEVELOPMENT STANDARDS

Chapter 2 established the infrastructure improvement standards for the Specific Plan. Chapter 3 establishes the Implementation Regulations for each Planning Area in the BEAUMONT POINTE Specific Plan, and consists of the General Development Criteria, Permitted and Conditionally Permitted Uses, Development Standards, and Planning Area Standards provided in this Chapter. The Implementation Regulations provided herein work in concert with the architecture and landscape design guidelines set forth in Chapter 4, *Design Guidelines*, to achieve the desired vision for BEAUMONT POINTE. This chapter shall apply to all Subdivision Maps, Plot Plans, Conditional Use Permits, and any other action requiring approval for implementation of the BEAUMONT POINTE Specific Plan.

Planning Areas within the BEAUMONT POINTE Specific Plan were formed on the basis of logical separate areas of land use and development to ensure that development of the Industrial, General Commercial, and Open Space areas are consistent with the quality of development and vision of City of Beaumont for the BEAUMONT POINTE Specific Plan.

Section 3.1 provides General Development Criteria for the entire Specific Plan area to ensure the orderly and sensitive development of the BEAUMONT POINTE SPECIFIC PLAN. Table 3-1 within this section provides a list of Permitted, Conditionally Permitted, Ancillary, and Prohibited Uses that establish and support the purpose, intent, and standards of the General Commercial and Industrial Land Use Designations. The Development Standards presented in this section (Tables 3-2 and Table 3-3) identify the criteria for the development of the General Commercial and Industrial Planning Areas, respectively. The Planning Area Standards for each Planning Area reference the relevant Figures, including Figures that depict desired architecture and landscaping elements contained throughout this Specific Plan. The Planning Area Figures (Figures 3-1 through 3-4) presented in this section are derived from the Specific Plan Land Use Plan for BEAUMONT POINTE and are illustrated in Figure 2-1, *Conceptual Land Use Plan*.

Whenever the Implementation Regulations contained herein differ from those contained in the City's Zoning Ordinance, the provisions of this Specific Plan shall take precedence. Permitted, Conditionally Permitted, and Ancillary Uses provided in this Specific Plan shall take precedence over the uses identified in the City's Zoning Ordinance. Any standard, condition, or situation not specifically addressed either by the Implementation Regulations herein, shall be subject to the applicable requirements of the City of Beaumont.

For additional information and specifications on the implementation of development within the BEAUMONT POINTE Specific Plan see Chapter 5, *Implementation Plan*.

### 3.1 GENERAL DEVELOPMENT CRITERIA

To ensure the orderly and sensitive development of the BEAUMONT POINTE SPECIFIC PLAN area, the following General Development Criteria apply to the entire Specific Plan area and augment the Development Standards and Planning Area Standards provided elsewhere in Chapter 3. The Specific Plan-wide General Development Criteria are as follows:

1. The BEAUMONT POINTE SPECIFIC PLAN shall be developed as an employment and retail entertainment center containing Industrial, General Commercial, Open Space, and Open Space - Conservation land uses on approximately 539.9 acres, as illustrated on Figure 2-1, *Conceptual Land Use Plan*.
2. The BEAUMONT POINTE SPECIFIC PLAN shall be developed with a Maximum Building Square Footage of 5,331,000 square feet including up to 246,000 of General Commercial uses, a 125-room limited-service hotel (approximately 90,000 square feet) and up to 4,995,000 square feet of Industrial development.
3. The City of Beaumont Planning Department shall prepare and maintain a Development Intensity Table which identifies each approved implementing project by Planning Area along with the approved building square footage, so that a running total of the approved square footage is monitored to assure that the maximum square footage permitted by the Specific Plan document (in the Industrial or General Commercial) is not exceeded.
4. No development is permitted within Planning Area 10, which is reserved as Conservation Open Space and is intended to be dedicated to the Multiple Species Habitat Conservation Plan.
5. Prior to issuance of a building permit for construction of any new use contemplated by this Specific Plan approval, the applicant shall first obtain clearance from the Planning Department verifying that all pertinent conditions of this Specific Plan approval have been satisfied for the phase of development in question.
6. A review in compliance with the California Environmental Quality Act (CEQA) shall be conducted to determine potential environmental impacts resulting from each discretionary land use application required to implement this Specific Plan, unless such proposal is determined by the Community Development Director to be consistent with the project EIR (ENV2019-0008) and does not require subsequent environmental review, or is exempt from the provisions of CEQA, pursuant to Section 5.2.6, Environmental Review. Any required CEQA review shall be prepared as part of the review process for implementing project.
7. Lots or parcels created within the Specific Plan area pursuant to any concurrent or subsequent tentative subdivision map(s) shall be in conformance with the Implementation Regulations of the Specific Plan herein applied to the property, or as modified pursuant to Chapter 5, Implementation Plan.
8. For the security and safety of future employees and visitors, the applicant and/or developer shall incorporate the following design concepts within each individual Plot Plan or Conditional Use Permit, or as approved by the Community Development Director:
  - a. Circulation for pedestrians, vehicles, police patrols and fire protection.
  - b. Lighting of streets, parking areas, and walkways.
  - c. Visibility of doors and windows from the street and between buildings, where practical.
  - d. Fencing heights and materials.
9. All lighting shall be consistent with the City of Beaumont's Outdoor Lighting Ordinance (Chapter 8.50 of the City of Beaumont Municipal Code – Outdoor Lighting) and its provisions.
10. A Sign Program for the BEAUMONT POINTE Specific Plan shall be prepared and approved by the City of Beaumont prior the issuance of occupancy permits of new structures or facilities. The **BEAUMONT POINTE** Sign Program shall provide adequate and appropriate project, street, building, tenant identification, pedestrian path, and wayfinding signage for the anticipated variety of building sizes, designs, and uses.
11. Common areas identified in the Specific Plan are intended to be owned and maintained pursuant to Table 5-1, Maintenance Responsibilities, as described below:
  - a. One or more permanent master maintenance organizations shall be established for the Specific Plan area, such as a Master Property Owners Association, Property Owners Association, and/or



Sub-Association, to assume ownership and/or maintenance responsibility for all common space, private circulation systems, common parking lots, pedestrian paths, and other landscaped areas. Such a maintenance organization(s) may be public or private, or a combination of public and private.

- b. The maintenance organizations shall be established concurrent with approval of the first Plot Plan or Conditional Use Permit. The ownership and maintenance responsibility shall be identified for each common area at the time Plot Plans or Conditional Use Permits are filed.
12. Structures shall be constructed to comply with California Energy Commission Title 24, Energy Efficiency Standards for Non-Residential Construction in place at the time Building Permits are issued.
13. In accordance with the California Solid Waste Reuse and Recycling Access Act of 1991, Cal Pub Resources Code §42911, adequate areas for collecting and loading recyclable materials shall be provided.
  - a. Separate recycling bins and large external recycling collection bins at a central location shall be provided for collection trash pick-up.
14. Please refer to Section 3.6 for Energy Efficiency Development Criteria.

### 3.2 PERMITTED, CONDITIONAL, AND ANCILLARY USES

Land within the BEAUMONT POINTE Specific Plan and structures/facilities therein may be developed, divided, and/or used for those activities listed in Table 3-1, *Permitted Uses*. Table 3-1 lists the Permitted, Conditionally Permitted, Ancillary and Prohibited land uses for each land use district established by this Specific Plan (Industrial and General Commercial).

The symbols shown in Table 3-1 have the following meanings:

- “P” means the land use is Permitted by right in the specified Land Use Designation, subject to the Development Standards applicable to that Land Use Designation.
- “C” means the land use is Conditionally Permitted, subject to the filing of a Conditional Use Permit Application in accordance with the requirements of the City Zoning Ordinance and must be approved by the City of Beaumont before the use can be established within a particular Land Use Designation.
- “A” means the land use is Permitted by right in the specified Land Use Designation, only when the use is Ancillary to (in support of) the main Permitted or Conditionally Permitted use of the property.
- “N” means the land use is Not Permitted within that Land Use Designation.

**TABLE 3-1 PERMITTED USES**

USE LEGEND: P=PERMITTED   C=CONDITIONAL USE   A=ANCILLARY   N=NOT PERMITTED			
Use	General Commercial (Planning Areas 1 & 2)	Industrial (Planning Areas 3, 4, 5, 6, 7, & 8)	Notes
<b>Administrative/Professional Services</b>			
Administrative/Professional Offices	P	P	
Advertising Agencies	P	P	
Architectural/Engineering/Design Services	P	P	
Attorney/Legal Services	P	P	
Business Management Services	P	P	
Government Offices	P	P	
<b>Agricultural Uses</b>			
Commercial Growing Establishments	N	N	
Kennels (all Classes)	N	C	
<b>Alcohol Service and Sales</b>			
Restaurants with Alcoholic Beverage Sales	P	N	Less than 10,000 sf in size
Restaurants with Alcoholic Beverage Sales	C	N	Greater than 10,000 sf in size
<b>Automotive Services</b>			
Automobile, Motorcycle, and Marine Craft Sales (New and Used)	N	C	
Automobile Parking Facilities	P	P	
Automobile Rental Agencies	N	P	
Automobile and/or Truck Repair Facilities with or without eight (8) or fewer fueling stations	N	A	Limited to basic maintenance such as tire repairs, oil changes, and other minor non-engine vehicle maintenance
Automobile Towing and/or Wrecking Facilities	N	C	
Body and Paint Shops	N	C	
Car Wash	C	A	
Gas/Service Stations	C	A	
Limousine Services	N	P	
Recharging Stations	P	P	
Towing Services With Indoor Vehicle Service	N	C	
Towing Services With Outdoor Vehicle Storage	N	C	
Truck/Trailer Storage	N	C	
Truck/Trailer Rentals	N	P	
<b>Communications Facilities</b>			



USE LEGEND: P=PERMITTED   C=CONDITIONAL USE   A=ANCILLARY   N=NOT PERMITTED			
Use	General Commercial (Planning Areas 1 & 2)	Industrial (Planning Areas 3, 4, 5, 6, 7, & 8)	Notes
Wireless Telecommunication Facility —Stealth (camouflaged)	C	C	
Wireless Telecommunication Facility —Non-Stealth	N	N	
Radio and Television Broadcasting Studios	N	P	
Recording and Sound Studios	N	P	
Satellite Dishes (Non-Private)	P	P	
Satellite Dishes (Private Use)	C	P	
Ham Radio Antennae (Private Use)	N	P	
<b>Daycare Facilities</b>			
Commercial Day Care Facilities	P	A	
<b>Educational Establishments</b>			
Tutoring & Testing	P	C	
Vocational and Trade Schools	P	C	
<b>Food and Beverage Sales</b>			
Ancillary Retail – Food and Beverage (No Alcohol)	P	P	Sale of products/food/beverages as part of the operation of any commercial or recreation establishment.
Bakeries	P	P	
Large Commercial Bakeries	N	P	
Catering Establishments	P	P	
Convenience Markets	P (No Alcohol) C (with Alcohol)	N	
<b>General Merchandise and Trade</b>			
Antique Sales	N	A	
Appliance Sales	N	C	
Art Galleries and Supplies	P	N	
Books and Magazines	P	N	
Building Materials	N	P	
Building Materials with outdoor sales/storage	N	P	
Camera and Photographic Supplies	P	N	
Candy Stores	P	N	
Cigar/Cigarette Shops	C	N	
Electronic Equipment Sales	P	C	

USE LEGEND: P=PERMITTED   C=CONDITIONAL USE   A=ANCILLARY   N=NOT PERMITTED			
Use	General Commercial (Planning Areas 1 & 2)	Industrial (Planning Areas 3, 4, 5, 6, 7, & 8)	Notes
Equipment Sales and Rentals	N	P	
Freight Forwarding Services	N	P	
Gifts, Crafts, and Novelties	P	N	
Hobby, Toy, and Game Stores	P	N	
Indoor Swap Meets	C	N	
Jewelry Sales and Repair	P	N	
Leather Goods	P	N	
Office Equipment, Furniture, and Supplies	N	C	
Records, Tapes, and Videos	P	N	
Retail, Other Specialty	P	N	
Sporting Goods and Equipment	P	P	
Surplus Stores	P	C	
Variety Stores	P (No Alcohol) C (with Alcohol)	N	
Wholesale Establishments	N	C	
<b>Lodging</b>			
Bed and Breakfast Facilities	P	N	
Emergency Shelters	N	C	
Hotels and Motels	P	N	
Restaurants, Bakeries, and Bars within Hotel	A	N	
Residence Inns	P	N	Extended stay transient occupancy use with limited kitchen facilities.
<b>Manufacturing and Industrial</b>			
Apparel/Textile Products	N	P	
Assembly Plants	N	P	
Bottling Plants	N	P	
Bulk Postal Service Facilities, Shipping/parcel delivery hub, or sorting center	N	P	
Chemicals and Pharmaceuticals	N	C	Chemical rooms are permitted (P) as an ancillary use to any conditionally permitted (C) primary use.
Contract Construction Services	N	P	Wholly enclosed within the building.
Data Services	N	P	
Exterminating Services	N	C	



USE LEGEND: P=PERMITTED   C=CONDITIONAL USE   A=ANCILLARY   N=NOT PERMITTED			
Use	General Commercial (Planning Areas 1 & 2)	Industrial (Planning Areas 3, 4, 5, 6, 7, & 8)	Notes
Feed and Fuel Yards	N	C	
Food and Kindred Products	N	P	
Furniture	N	P	
Lumber/Wood Products	N	P	
Moving and Storage Establishments	N	C	
Metal Salvage Yards	N	C	
Paper Products – Distribution Only	N	P	
Petroleum-Related Materials	N	C	
Primary Metal Industries (Electroplating)	N	C	
Printing/Publishing	N	P	
Professional/Scientific/Electronic Products	N	P	
Research Services and Laboratories	N	P	
Retail Sales of Products Manufactured or Stored On-Site	N	P	
Sandblasting and Beadblasting	N	C	
Taxidermy	N	C	
<b>Personal Services</b>			
Barbers and Beauty Parlors	P	N	
Commercial Pet Grooming Services	P	C	
Laundries, Laundromats	N	C	
Massage Establishment	C	N	
Photocopying and Photo Developing Services	N	P	
Photography Studios	P	N	
Tattoo/Body Piercing Services	C	N	
<b>Public and Quasi-Public Uses</b>			
Community Recreation Centers	P	N	
Cultural Facilities	C	N	
Libraries	C	N	
Museums	C	N	
Parks	P	N	
Public Safety Facilities	P	P	
Senior Citizen Activity Centers	P	N	
<b>Recreation and Entertainment</b>			
Amusement Parks	C	N	
Athletic Fields	P	N	

USE LEGEND: P=PERMITTED   C=CONDITIONAL USE   A=ANCILLARY   N=NOT PERMITTED			
Use	General Commercial (Planning Areas 1 & 2)	Industrial (Planning Areas 3, 4, 5, 6, 7, & 8)	Notes
Batting Cages	P	N	
Billiard and Pool Halls	P	N	
Bowling Alleys	P	N	
Commercial Athletic Facility	P	N	
Dance Studios	P	N	
Golf Driving Ranges	C	N	
Health Clubs and Gymnasiums	P	P	
Miniature Golf Courses	P	N	
Off-Road Mini-Bike and Motor-cross Courses	C	N	
Public Auditorium/Auditoriums	P	N	
Rock Climbing Walls	P	N	
Shooting Range (Indoor)	C	C	
Skating Rinks	P	P	
Video Arcades	P	N	
<b>Recycling</b>			
Collection Facilities	N	C	Conducted fully within building.
Processing Facilities	N	C	Conducted fully within building.
<b>Religious Institutions</b>			
Churches	C	C	
Monasteries, Convents, or Similar Religious Use	C	C	
<b>Repair Services</b>			
Electrical and Household Appliances Repair	N	P	
Furniture Refinishing	N	P	
Furniture Reupholstering	N	P	
Machine Shops	N	P	
Welding Shops	N	P	
<b>Restaurant</b>			
Delicatessens, Cafes, and Refreshment Stands	P (No Alcohol) C (with Alcohol)	A	
Bakery Shops	P	A	
Fast-Food Restaurants—Without Drive-Thru	P	N	
Fast-Food Restaurants—With Drive-Thru	C	N	
Sit-Down Restaurants	P	N	
Sit Down Restaurant with live Entertainment	C	N	



USE LEGEND: P=PERMITTED   C=CONDITIONAL USE   A=ANCILLARY   N=NOT PERMITTED			
Use	General Commercial (Planning Areas 1 & 2)	Industrial (Planning Areas 3, 4, 5, 6, 7, & 8)	Notes
Restaurant, serving alcohol	C	N	Less than 10,000 sf in size
Restaurant, serving alcohol	C	N	Greater than 10,000 sf in size
<b>Service Organizations</b>			
Philanthropic and Charitable Institutions	N	C	
Service Organizations	N	C	
<b>Temporary Uses</b>			
Street/Craft Fairs and Farmers' Markets	C	N	
Temporary Structures (Subdivision sales Office)	P	P	
Christmas Tree/Pumpkin Lots, and Similar, Not Exceeding 90 Days	P	P	
Outdoor Displays	C	C	
Parking Lot Sales	P	P	
Amusement Enterprises/Recreational Activity Centers	C	C	
<b>Transportation Facilities</b>			
Bus Passenger Terminals	N	C	
Charter Bus Companies	N	C	
Motor Vehicle Transportation (Taxi/Shuttle)	N	C	
Truck Stops, Storage Yards and Terminals	N	C	
<b>Utilities</b>			
Public Utility/Service Structures	P	P	
Utility Company Offices	P	P	
Public Storage Facilities	C	P	
<b>Additional Uses Not Listed in City's Ordinance</b>			
Linen and Uniform Supply	N	P	
Distribution warehouses, general warehouses, and e-commerce fulfillment centers, for dry goods	N	P	
Distribution warehouses, general warehouses, and e-commerce fulfillment centers for chilled, cooled, or frozen goods	N	P	
Industrial Robotics Manufacturing and Assembly	N	P	
Data processing centers and data storage services	N	P	Such as computer server centers. Excludes employee-intensive call centers.

USE LEGEND: P=PERMITTED   C=CONDITIONAL USE   A=ANCILLARY   N=NOT PERMITTED			
Use	General Commercial (Planning Areas 1 & 2)	Industrial (Planning Areas 3, 4, 5, 6, 7, & 8)	Notes
Computer and electronic parts manufacturing and assembly	N	P	
Machinery manufacture	N	P	
Day/health spa	P	N	
Showroom (with Primary Use)	A	A	
Indoor Go Kart Racing Tracks	P	P	
Indoor Trampoline Parks and/or Indoor Obstacle Courses	P	P	
Indoor, Man-made Surf and Wave Recreation	P	P	
Electronic (Internet) Shopping and Auctions, and Mail Order Houses	P	P	Includes direct business to consumer internet retail sales, auction houses, and/or mail order retail sales.
Recreational Uses within fully enclosed building with ancillary outdoor activities.	P	P	
<b>Notes:</b> 1. There are no permitted uses in Planning Area 10.			



### 3.3 GENERAL COMMERCIAL DEVELOPMENT STANDARDS

The Development Standards identified below establish the criteria that shall apply to Planning Areas 1 and 2 (THE EXPERIENCE AT BEAUMONT POINTE) which are designated General Commercial within BEAUMONT POINTE. The Maximum Building Square Footage for Planning Areas 1 and 2 is a total of 246,000 square feet of General Commercial Maximum Building Square Footage plus a 125-room limited-service hotel (approximately 90,000 square feet) at a maximum Floor Area Ratio (FAR) of 0.75. The approximately 90,000 square feet of hotel use is not counted as part of the General Commercial's 246,000 Maximum Building Square Footage due to the manner in which Traffic Reports analyze hotels, which is based on the number of rooms, not facility square footage. Additional design criteria for this Planning Area can be found in Chapter 4, *Design Guidelines*.

**TABLE 3-2 DEVELOPMENT STANDARDS – GENERAL COMMERCIAL**

Site Requirements	
Minimum Lot Area	N/A
Minimum Average Lot Width	N/A
Maximum Floor Area Ratio (F.A.R.) <sup>1</sup>	0.75 F.A.R.
Minimum Landscape Coverage <sup>2</sup> (Calculation of Landscape Coverage shall include slope banks, parking islands, enriched paving, landscaped portions of basins, and plantings (trees, shrubs, groundcovers, vines) and may include walkways, benches, trellises, thematic fencing, walls, and related amenities.)	15% <sup>2</sup> 20% <sup>3</sup>
<b>Notes:</b> 1. The F.A.R. shall be calculated for each Planning Area or Parcel. The overall Maximum Building Square Footage for General Commercial uses within the BEAUMONT POINTE Specific Plan (246,000 s.f.) in addition to a 125-room limited-service hotel (approximately 90,000 square feet) shall not be exceeded regardless of the F.A.R. achieved throughout the entire Specific Plan. The 90,000 square feet of hotel use is not counted as part of the General Commercial's 246,000 Maximum Building Square Footage because the project's traffic analysis for the General Commercial uses analyzes traffic based on square footage, while the traffic analysis for hotels is based on the number of rooms. 2. The Minimum Landscape Coverage calculated on a Planning Area by Planning Area and/or parcel by parcel basis. 3. Overall of the entire Specific Plan site (Planning Areas 1 through 8) at build-out. Slopes adjacent to roadways are included in calculation of Planning Area landscaping and overall landscaping acreage.	
<b>Minimum Setback Requirements</b> (When abutting a public or private street) (As measured from the building to the edge of the right-of-way or to the property line.)	
Front, Rear, and Side	Building Heights under 35 feet: 25' (50' if parking in front)  Building Heights over 35 feet: Maximum 25'
Architectural features such as cornices, eaves, canopies, decorative wall elements	May encroach up to 4 feet into the setback, provided that adequate emergency access can be maintained, subject to approval by the Riverside County Fire Department.
<b>Minimum Setback Requirements at Interior Side Yards</b> (as measured from the parcel line.)	
Building	5 feet
Drive Aisle and Passenger Car and Truck Parking	5 feet
Screened Loading and Storage Yards	0 feet
<b>Minimum Drive Aisle and Parking Space Separation Requirements</b> (as measured from the building to the drive aisle or parking space)	
Adjacent to building office element	10 feet
Adjacent to solid building wall or screen wall/fence, and <u>not</u> within a screened/enclosed yard.	5 feet
Adjacent to solid building wall or screen wall/fence, and within a screened/enclosed yard.	0 feet
<b>Other Development Standards</b>	
Maximum Building Height	60 feet

(Measured from the building's finished floor elevation to the highest point of the building's roof, parapet, or other architectural projection. Excluding roof-mounted equipment and screening, such as solar panels, which may extend up to 10 feet above the roofline.)	
Ground and Roof-Mounted Equipment	All ground and roof mounted mechanical equipment (except solar panels) shall be screened or obscured by landscaping when visible from adjacent public roadways.
Signage	Signage shall be in conformance with the BEAUMONT POINTE Sign Program.
Outside Storage	If a non-screened outdoor general retail area is proposed, this area shall be identified on the implementing Plot Plan or Conditional Use Permit and shall be set back a minimum of 25 feet from the edge of the right-of-way.

### 3.3.1 OTHER GENERAL COMMERCIAL DEVELOPMENT STANDARDS

- 1) The maximum F.A.R. for General Commercial Planning Areas is 0.75 F.A.R. The overall Maximum Building Square Footage for General Commercial uses within BEAUMONT POINTE (246,000 square feet in addition to a 125-room limited-service hotel at approximately 90,000 square feet) shall not be exceeded regardless of the F.A.R. achieved throughout the entire Specific Plan. The approximately 90,000 square feet of hotel use is not counted as part of the General Commercial's 246,000 Maximum Building Square Footage because the project's traffic analysis for the commercial site estimates traffic based on square footage, while the traffic analysis for hotels is based on the number of rooms.
- 2) A 15% variation in the acreage and/or development intensity (square footage) of each Planning Area is permitted without a Specific Plan Amendment or Substantial Conformance. However, acreage and/or development intensity (square footage) variations between 15.1 and 25% will require a Substantial Conformance, with variations over 25% requiring a Specific Plan Amendment. Chapter 5, *Implementation Plan*, identifies the mechanisms and procedures for Substantial Conformances and Specific Plan Amendments to the BEAUMONT POINTE Specific Plan.
- 3) Loading docks and truck parking areas shall be visually screened from 4<sup>th</sup> Street, Jack Rabbit Trail, and Entertainment Way, in conformance with the wall height restrictions and other requirements contained in the Development Standards, by the use of walls, landscaping, and/or other screening features or barriers (such as berms) or any combination thereof.
- 4) Parking within Planning Area 1 shall conform to Section 17.05.040 of the City of Beaumont Zoning Ordinance.
- 5) Within outdoor storage areas, materials or equipment shall be stored to a height no greater than fourteen feet (14'). Outdoor loading and storage areas and loading doors shall be screened from view from public streets and/or public views by concrete or masonry walls, tubular steel fencing, and/or landscaping in conformance with the wall height restrictions and requirements contained in the Development Standards. All gates shall be lockable. Walls, fencing, and/or landscaping used as screening shall be of sufficient height to screen all outdoor materials and equipment, from view of public streets. Screening walls and/or other screening features shall be a minimum eight feet (8') in height and shall not exceed fourteen feet (14') in height. A combination of walls, landscaping, and/or other screening features or barriers (such as berms) or any combination thereof may exceed fourteen feet (14') in height.
- 6) Ground- and roof-mounted exterior mechanical equipment, heating and ventilating, air conditioning, tanks, and other mechanical devices (except solar panels) visible from 4<sup>th</sup> Street, Jack Rabbit Trail, and Entertainment Way, shall be screened and treated with a neutral color.



- 7) Exterior lighting fixtures shall be downward directed. Pole-mounted lights shall be shielded with the light source oriented away from public streets, open space, and/or adjacent properties. All exterior lighting shall comply with applicable requirements of Chapter 8.50 of the City of Beaumont Municipal Code – Outdoor Lighting.
- 8) If a non-screened outdoor general retail exhibit area is proposed, the exhibit area shall be identified on the implementing Plot Plan or Conditional Use Permit and shall be set back a minimum of 10 feet from the edge of the right-of-way.
- 9) Signage shall be in conformance with the approved BEAUMONT POINTE Sign Program and the BEAUMONT POINTE Specific Plan. The location(s) of all monumentation and Pylon Signs shown in this Specific Plan are conceptual and shall be installed pursuant to an approved BEAUMONT POINTE Sign Program.
- 10) Please refer to Section 3.6 for Energy Efficiency Development Criteria.

### 3.4 INDUSTRIAL DEVELOPMENT STANDARDS

The Development Standards identified below establish the criteria that shall apply to the Planning Areas designated Industrial within the BEAUMONT POINTE Specific Plan (Planning Areas 3, 4, 5, 6, 7, and 8). The combined Maximum Building Square Footage for Planning Areas 3, 4, 5, 6, 7, and 8 is 4,995,000 square feet of Industrial Maximum Building Square Footage, at a maximum Floor Area Ratio (FAR) of 0.75. Additional design criteria for these Planning Areas can be found in Chapter 4, *Design Guidelines*.

**TABLE 3-3 DEVELOPMENT STANDARDS - INDUSTRIAL**

Site Requirements	
Minimum Lot Area	N/A
Minimum Average Lot Width	N/A
Maximum Floor Area Ratio (F.A.R.) <sup>1</sup>	0.75 F.A.R.
Minimum Landscape Coverage <sup>2</sup> (Calculation of Landscape Coverage shall include slope banks, parking islands, enriched paving, landscaped portions of basins, and plantings (trees, shrubs, groundcovers, vines) and may include walkways, benches, trellises, thematic fencing, walls, and related amenities.)	15% <sup>2</sup> 20% <sup>3</sup>
<b>Notes:</b> <ol style="list-style-type: none"> <li>The F.A.R. shall be calculated for each Planning Area or Parcel. The overall Maximum Building Square Footage for Industrial uses within BEAUMONT POINTE (4,995,000 s.f.) shall not be exceeded regardless of the F.A.R. achieved throughout the entire Specific Plan.</li> <li>The Minimum Landscape Coverage calculated on a Planning Area by Planning Area and/or parcel by parcel basis.</li> <li>Overall of the entire Specific Plan site (Planning Areas 1 through 8) at build-out. Slopes adjacent to roadways are included in calculation of Planning Area landscaping and overall acreage of landscaping.</li> </ol>	
Minimum Setback Requirements (When abutting a public or private street) (As measured from the building to the edge of right-of-way or property line.)	
Front	When abutting any public street – 25 feet (of which 10 feet adjacent to the right-of-way shall be landscaped)  All other instances – 0 feet
Rear	0 feet
Side	0 feet
Architectural features such as cornices, eaves, canopies, decorative wall elements	May encroach up to 4 feet into the setback, provided that adequate emergency access can be maintained, subject to approval by the Riverside County Fire Department.
Minimum Setback Requirements at Interior Side Yards (as measured from the parcel line.)	
Building	5 feet

Drive Aisle and Passenger Car and Truck Parking	5 feet
Screened Loading and Storage Yards	0 feet
<b>Minimum Drive Aisle and Parking Space Separation Requirements (as measured from the building to the drive aisle or parking space)</b>	
Adjacent to building office element	10 feet
Adjacent to solid building wall or screen wall/fence, and <u>not</u> within a screened/enclosed yard.	5 feet
Adjacent to solid building wall or screen wall/fence, and within a screened/enclosed yard.	0 feet
<b>Other Development Standards</b>	
Maximum Building Height (Measured from the building's finished floor elevation to the highest point of the building's roof, parapet, or other architectural projection. Excluding roof-mounted equipment and screening, such as panels, which may extend up to 10 feet above the roofline.)	60 feet
Ground and Roof-Mounted Equipment	All ground and roof mounted mechanical equipment (except solar panels) shall be screened or obscured by landscaping when visible from adjacent public roadways.
Signage	Signage shall be in conformance with the BEAUMONT POINTE Sign Program.
Outside Storage	If a non-screened outdoor general retail exhibit area is proposed, the exhibit area shall be identified on the implementing Plot Plan or Conditional Use Permit and shall be set back a minimum of 10 feet from the edge of the right-of-way.

### 3.4.1 OTHER INDUSTRIAL DEVELOPMENT STANDARDS

- 1) The maximum F.A.R. for Industrial Planning Areas is 0.75 F.A.R. The overall Maximum Building Square Footage for Industrial uses within Jack Rabbit Trail (4,995,000 square feet) shall not be exceeded regardless of the F.A.R. achieved throughout the entire Specific Plan.
- 2) A 15% variation in the acreage and/or development intensity (square footage) of each Planning Area is permitted without a Specific Plan Amendment or Substantial Conformance. However, acreage and/or development intensity (square footage) variations between 15.1 and 25% will require a Substantial Conformance, with variations over 25% requiring a Specific Plan Amendment. Chapter 5, Implementation Plan, identifies the mechanisms and procedures for Substantial Conformances and Specific Plan Amendments to the Beaumont Pointe Specific Plan.
- 3) Loading docks and truck parking areas shall be visually screened to the extent possible from 4th Street, Jack Rabbit Trail and Entertainment Way, in conformance with the wall height restrictions and other requirements contained in the Development Standards, by the use of walls, landscaping, and/or other screening features or barriers (such as berms) or any combination thereof.
- 4) Parking shall be limited to 1/1000 square feet for the first 20,000 square feet or 1/2500 square feet for over 20,000 square feet for warehouse space, no parking requirement for office space if it is less than 10% of the warehouse, and 1 truck per every 4 dock doors for truck parking.
- 5) Within outdoor storage areas, materials or equipment shall be stored to a height no greater than fourteen feet (14').
  - a. Outdoor loading and storage areas and loading doors shall be screened, to the extent feasible in conformance with the wall height restrictions and requirements contained in the Development



Standards, from view from public streets and/or public views, by concrete or masonry walls, tubular steel fencing, buildings and/or landscaping.

- b. All gates shall be lockable.
- c. Walls, fencing, and/or landscaping used as screening shall be of sufficient height to screen all outdoor materials and equipment, tractors and trailers, and loading doors from view of public streets. Screening walls and/or other screening features shall be a minimum eight feet (8') in height and shall not exceed fourteen feet (14') in height.
- d. A combination of walls, landscaping, and/or other screening features or barriers (such as berms) or any combination thereof may exceed fourteen feet (14') in height.

6) Truck Terminal/Truck Storage Use:

- a. An operations and truck route plan shall be submitted for review and approval as part of the conditional use permit or plot plan application as required under Beaumont Pointe Specific Plan Sections 5.2.1 Plot Plan or 5.2.3 Conditional Use Permit, as may be applicable.
  - i. The plan shall describe the operational characteristics of the proposed use, including but not limited to, hours of operation, number of employees, types of items to be stored at the site, and property maintenance.
  - ii. The plan shall also include physical and operational measures for preventing truck queuing, stopping, and parking on public streets.
- b. The queuing of trucks on streets or elsewhere outside of facility shall be prohibited. All queuing, stacking, loading, unloading, and parking shall occur exclusively on-site.
- c. The operator of the storage use shall be responsible for implementing and monitoring an operations and truck route plan during all operations, including, but not limited to posting the plan and educating truck drivers on the approved routes.
- d. Facilities shall not store any products, goods, materials, or containers outside of any building on-site, except for trucks and trailers associated with the facility, unless such storage is permitted through the entitlement process in accordance with this chapter.
- e. Drivers shall not sleep or reside within any vehicle on-site overnight or for any other extended duration of time.

- 7) Ground- and roof-mounted exterior mechanical equipment, heating and ventilating, air conditioning, tanks, and other mechanical devices (except solar panels) visible from 4<sup>th</sup> Street and Entertainment Way, shall be screened and treated with a neutral color.
- 8) Exterior lighting fixtures shall be downward directed. Pole-mounted lights shall be shielded with the light source oriented away from public streets and/or adjacent properties. All exterior lighting shall comply with applicable requirements of Chapter 8.50 of the City of Beaumont Municipal Code – Outdoor Lighting.
- 9) All manufacturing and processing activities shall be conducted within a wholly-enclosed building.
- 10) Products for sale on the premises may be displayed outdoors and unscreened. This is most appropriate for retail businesses such as manufacturing/assembly businesses that produce large items such as boats, RVs, or other similar goods.

- 11) If a non-screened outdoor general retail exhibit area is proposed, the exhibit area shall be identified on the implementing Plot Plan or Conditional Use Permit and shall be set back a minimum of 10 feet from the edge of the right-of-way.
- 12) Signage shall be in conformance with the approved BEAUMONT POINTE Sign Program and the BEAUMONT POINTE Specific Plan. The Sign Program shall be consistent with the applicable portions of the Specific Plan. The location(s) of all monumentation and Pylon Signs shown in this Specific Plan are conceptual and shall be installed pursuant to the approved BEAUMONT POINTE Sign Program.
- 13) Please refer to Section 3.6 for Energy Efficiency Development Criteria.
- 14) Hours of Operation: Facilities within Planning Areas 3 through 8 may operate 24 hour per day, seven days per week (24/7)

### 3.5 PLANNING AREA STANDARDS

#### 3.5.1 PLANNING AREAS 1 & 2 | GENERAL COMMERCIAL | 26.0 ACRES

##### a. Description

Planning Area 1 is designated for 26.0 acres and Planning Area 2 is designated for 4.2 acres of General Commercial land uses in the eastern portion of BEAUMONT POINTE and is designed as a regional draw, providing a multi-generational leisure and entertainment destination focusing on activity and wellness-based retail uses along with a 125-room limited-service hotel, named THE EXPERIENCE AT BEAUMONT POINTE. The full list of Permitted, Conditionally Permitted, and Ancillary Uses for this Planning Area is provided in Table 3-1, *Permitted Uses*.

As shown on Figure 3-1, THE EXPERIENCE AT BEAUMONT POINTE within Planning Areas 1 and 2 are located east of Jack Rabbit Trail, and west of Entertainment Way.

It is at the hotel that a tree-lined esplanade begins to take the user to the heart of THE EXPERIENCE AT BEAUMONT POINTE, serving as the organizing spine of the project, taking users from one area and activity to the next. This tree-lined promenade is punctuated by water features, outdoor living room seating areas, and shading devices.

The “Activities Park” serves as the focal point of THE EXPERIENCE AT BEAUMONT POINTE, and consists of landscaping, seating, video screen walls, and programming for wellness activities such as yoga, movies on the lawn, and “biergarten” games. The tree-lined “Promenade” takes users from the multi-story hotel at one end, through each area, past the “Activities Park”, to its termination at a planned large climbing wall, with both indoor and outdoor climbing experiences. A cluster of restaurants with patio dining faces the “Activities Park” and shelter it from the parking areas. The spaces between the restaurants serve as seating areas and portals into the project from the parking area.

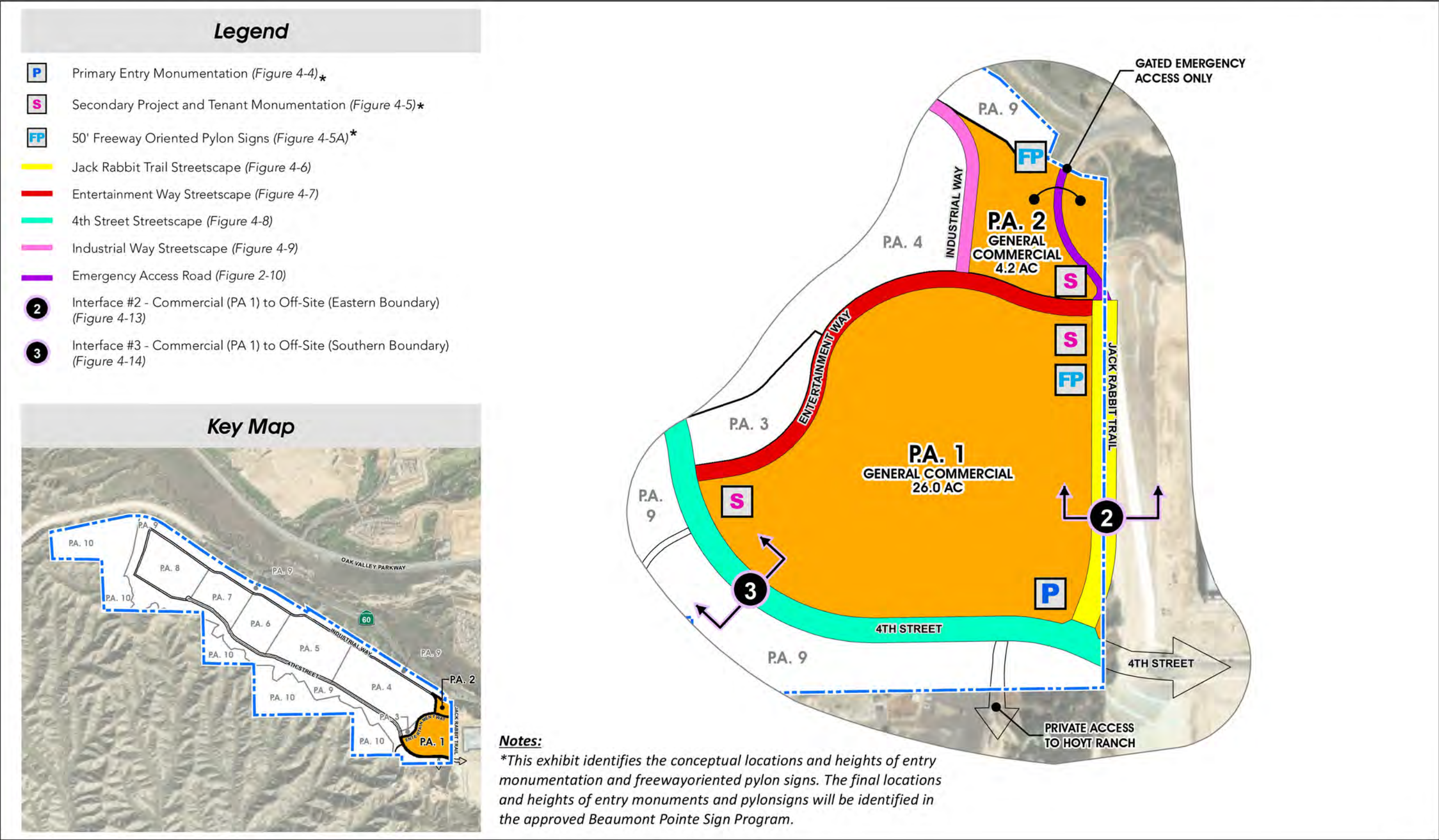
The retail-use buildings feature large façade openings with large doors, to allow for dynamic interaction of indoor / outdoor activities and varied uses to spill out onto the “Promenade” and park areas. Potential activity and wellness-based retail uses consist of indoor go-karting, stationary surf wave pools, indoor trampoline parks, ninja obstacle course gyms, climbing gyms, training facilities, and various athletic and wellness studios.

Planning Areas 1 and 2 provides decorative landscaping along their frontage with 4<sup>th</sup> Street, Jack Rabbit Trail, and Entertainment Way (within the R.O.W.) as a visual amenity.



**b. Planning Area Standards**

- 1) Land uses within Planning Areas 1 and 2 shall comply with the Permitted, Conditionally Permitted, and Ancillary Uses for General Commercial land uses provided in Section 3.2 and shall be consistent with Table 3-1.
- 2) Planning Areas 1 and 2 shall comply with the Development Standards for General Commercial land uses provided in Section 3.3.
- 3) Primary access to Planning Areas 1 and 2 shall be provided by 4th Street, Entertainment Way, and/or Industrial Way as shown on Figure 2-2, *Conceptual Circulation Plan*.
- 4) The location(s) of all monumentation and Pylon Signs shown in this Specific Plan are conceptual and shall be installed pursuant to the approved BEAUMONT POINTE Sign Program. The BEAUMONT POINTE Sign Program shall provide the final locations of appropriate project, street, building, tenant identification, pedestrian path, and wayfinding signage for the anticipated variety of building sizes, designs, and uses.
- 5) Roadway landscape treatments shall be provided along Jack Rabbit Trail, Entertainment Way, 4<sup>th</sup> Street, and Industrial Way as conceptually illustrated on Figure 4-4, *Conceptual Jack Rabbit Trail Streetscape*, Figure 4-5, *Conceptual Entertainment Way Streetscape*, Figure 4-6, *Conceptual 4<sup>th</sup> Street Streetscape*, and Figure 4-7, *Conceptual Industrial Way Streetscape*.
- 6) Walls and fencing along the exterior of Planning Areas 1 and 2 shall be provided as shown in Figure 4-8, *Conceptual Wall and Fence Details*, and Figure 4-9, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 1 will be established in conjunction with development of this Planning Area.
- 7) A landscaped transition shall be provided between Planning Areas 1 and the off-site areas located to the east and south, as conceptually illustrated in Figure 4-11, *Conceptual Interface #2 – Commercial (Planning Area 1) to Off-Site (Eastern Boundary)*, and Figure 4-12, *Conceptual Interface #3 – Commercial (Planning Area 1) to Off-Site (Southern Boundary)*.
- 8) Please refer to Section 3.1, *General Development Criteria*, for other applicable criteria that apply across the BEAUMONT POINTE Specific Plan.
- 9) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.



Source(s): ESRI, RCTLMA (2021), City of Beaumont (2004), Nearmap Imagery (2022)  
Composite: Proactive Engineering Consultants (2020)

Figure 3-1



**3.5.2 PLANNING AREA 3 | INDUSTRIAL | 1.8 ACRES****a. Description**

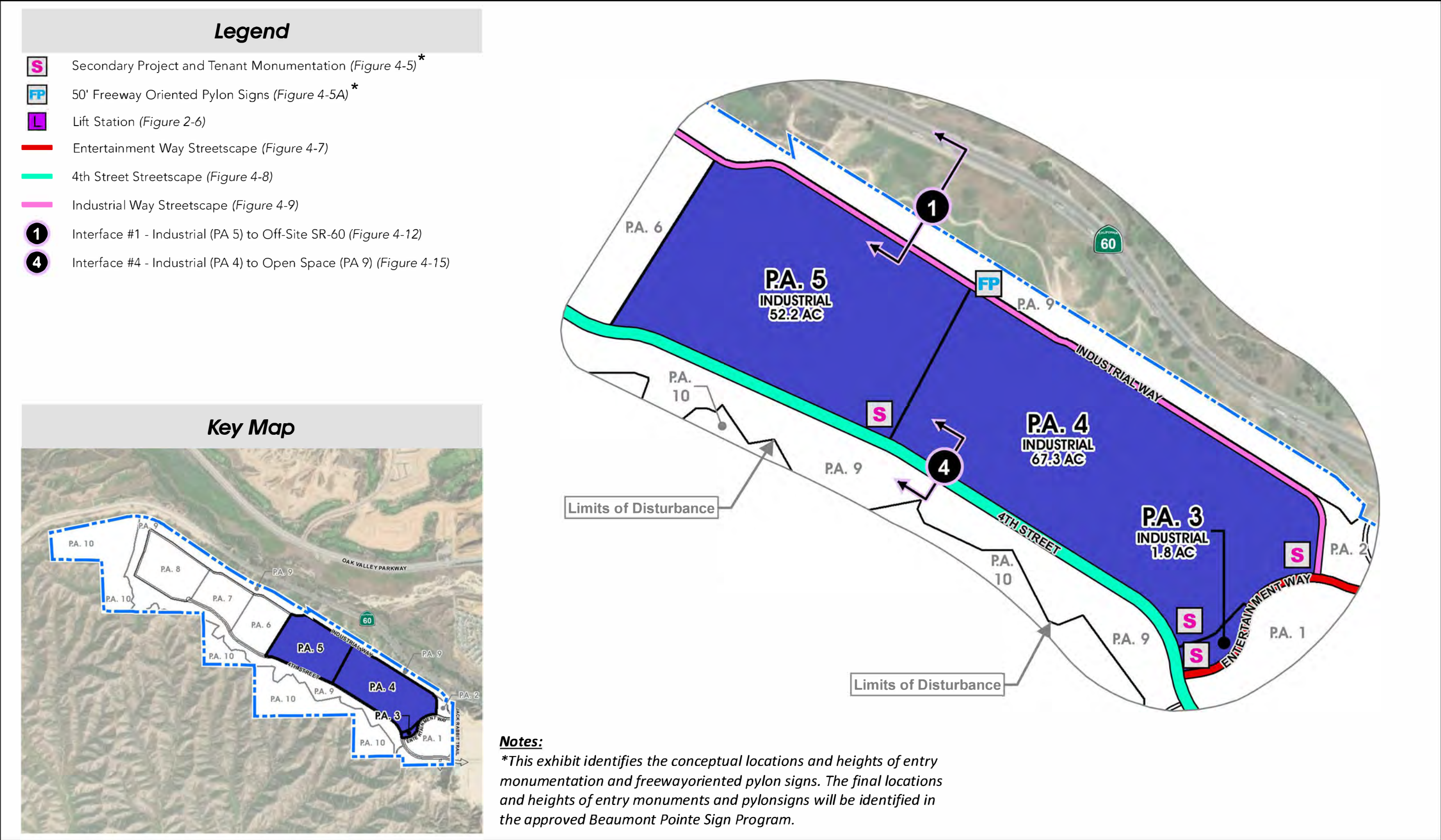
As shown on Figure 3-2, Planning Area 3 is designated for 1.8 acres of Industrial land uses and located adjacent to 4<sup>th</sup> Street and west of Entertainment Way, and adjacent to Planning Area 4. The full list of Permitted, Conditionally Permitted, and Ancillary Uses for this Planning Area is provided in Table 3-1, *Permitted Uses*. PA3 is relatively small and irregularly shaped and is not well suited for a standard commercial or industrial use. It is highly suitable for a self-storage facility.

Automobile and heavy commercial truck access to Planning Area 3 is provided via 4<sup>th</sup> Street and Entertainment Way and also may be provided by other internal roadways established during development of Planning Area 3 or Planning Area 4. Connections to private driveways and drive aisles within Planning Area 3 will be designed and provided, as needed, in conjunction with development of this Planning Area.

Planning Area 3 may provide employees and visitors with recreational amenities in proximity to the I uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, pedestrian walkways, seating areas, and overhead structures. Planning Area 3 provides decorative landscaping along its frontage with Entertainment Way and 4<sup>th</sup> Street (within the R.O.W.) as a visual amenity.

**b. Planning Area Standards**

- 1) Land uses within Planning Area 3 shall comply with the Permitted, Conditionally Permitted, and Ancillary Uses for Industrial land uses provided in Section 3.2 and shall be consistent with Table 3-1.
- 2) Planning Area 3 shall comply with the Industrial Development Standards described in Section 3.4.
- 3) Primary access to Planning Area 3 shall be provided from 4<sup>th</sup> Street and Entertainment Way, as shown on Figure 2-2, *Conceptual Circulation Plan*.
- 4) The location(s) of all monumentation and Pylon Signs shown in this Specific Plan are conceptual and shall be installed pursuant to the approved BEAUMONT POINTE Sign Program. The BEAUMONT POINTE Sign Program shall provide the final locations of appropriate project, street, building, tenant identification, pedestrian path, and wayfinding signage for the anticipated variety of building sizes, designs, and uses.
- 5) Roadway landscape treatments shall be provided along Entertainment Way and 4<sup>th</sup> Street as conceptually illustrated on Figure 4-5, *Conceptual Entertainment Way Streetscape*, and Figure 4-6, *Conceptual 4<sup>th</sup> Street Streetscape*.
- 6) Walls and fencing along the exterior of Planning Area 3 shall be provided as shown in Figure 4-8, *Conceptual Wall and Fence Details*, and Figure 4-9, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 3 will be established in conjunction with development of this Planning Area.
- 7) Please refer to Section 3.1, *General Development Criteria*, for other applicable criteria that apply across the BEAUMONT POINTE Specific Plan.
- 8) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.





**3.5.3 PLANNING AREA 4 | INDUSTRIAL | 67.3 ACRES****a. Description**

As shown on Figure 3-2, Planning Area 4 is designated for 67.3 acres of Industrial land uses and is located between 4<sup>th</sup> Street and Industrial Way, between Planning Areas 3 and 5. The full list of Permitted, Conditionally Permitted, and Ancillary Uses for this Planning Area is provided in Table 3-1, *Permitted Uses*.

Automobile and heavy commercial truck access to Planning Area 4 is provided primarily via 4<sup>th</sup> Street, with Industrial Way providing secondary access. Additional access may be provided by other internal roadways established during development of the site or adjacent sites. Connections to private driveways and drive aisles within Planning Area 4 will be designed and provided, as needed, in conjunction with development of this Planning Area.

Planning Area 4 may provide employees and visitors with recreational amenities in proximity to the Industrial uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, pedestrian walkways, seating areas, and overhead structures. Planning Area 4 provides decorative landscaping along its frontage with 4<sup>th</sup> Street (within the R.O.W.) and Industrial Way as a visual amenity.

**b. Planning Area Standards**

- 1) Land uses within Planning Area 4 shall comply with the Permitted, Conditionally Permitted and Ancillary Uses for Industrial land uses provided in Section 3.2 and shall be consistent with Table 3-1.
- 2) Planning Area 4 shall comply with the Industrial Development Standards described in Section 3.4.
- 3) Primary access to Planning Area 4 shall be provided from 4<sup>th</sup> Street with secondary access provided by Industrial Way, as shown on Figure 2-2, *Conceptual Circulation Plan*.
- 4) The location(s) of all monumentation and Pylon Signs shown in this Specific Plan are conceptual and shall be installed pursuant to the approved BEAUMONT POINTE Sign Program. The BEAUMONT POINTE Sign Program shall provide the final locations of appropriate project, street, building, tenant identification, pedestrian path, and wayfinding signage for the anticipated variety of building sizes, designs, and uses.
- 5) Roadway landscape treatments shall be provided along 4<sup>th</sup> Street and Industrial Way, as illustrated on Figure 4-6, *Conceptual 4<sup>th</sup> Street Streetscape*, and Figure 4-7, *Conceptual Industrial Way Streetscape*.
- 6) Walls and fencing along the exterior of Planning Area 4 shall be provided as shown in Figure 4-8, *Conceptual Wall and Fence Details*, and Figure 4-9, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 4 will be established in conjunction with development of this Planning Area.
- 7) A landscaped transition shall be provided between Planning Area 4 and the Open Spaces area within Planning Area 9 located to the south, as conceptually illustrated on Figure 4-13, *Conceptual Interface #4 - Industrial (Planning Area 4) to Open Space (Planning Area 9)*.
- 8) Please refer to Section 3.1, *General Development Criteria*, for other applicable criteria that apply across the BEAUMONT POINTE Specific Plan.
- 9) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.

### 3.5.4 PLANNING AREA 5 | INDUSTRIAL | 52.2 ACRES

#### a. Description

As shown on Figure 3-2, Planning Area 5 is designated for 52.2 acres of Industrial land uses and is located between 4<sup>th</sup> Street and Industrial Way, adjacent to Planning Areas 4 and 6. The full list of Permitted, Conditionally Permitted, and Ancillary Uses for this Planning Area is provided in Table 3-1, *Permitted Uses*.

Automobile and heavy commercial truck access to Planning Area 5 is provided primarily via 4<sup>th</sup> Street, with Industrial Way providing secondary access. Additional access may be provided by other internal roadways established during development of the site or adjacent sites. Connections to private driveways and drive aisles within Planning Area 5 will be designed and provided, as needed, in conjunction with development of this Planning Area.

Planning Area 5 may provide employees and visitors with recreational amenities in proximity to the Industrial uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, pedestrian walkways, seating areas, and overhead structures. Planning Area 5 provides decorative landscaping along its frontage with 4<sup>th</sup> Street (within the R.O.W.) and Industrial Way as a visual amenity. A Sewer Lift Station is permitted included in Planning Area 5 as part of the Sewer Plan.

#### b. Planning Area Standards

- 1) Land uses within Planning Area 5 shall comply with the Permitted, and Conditionally Permitted, and Ancillary Uses for Industrial land uses provided in Section 3.2 and shall be consistent with Table 3-1.
- 2) Planning Area 5 shall comply with the Industrial Development Standards described in Section 3.4.
- 3) Primary access to Planning Area 5 shall be provided from 4<sup>th</sup> Street with secondary access provided by Industrial Way, as shown on Figure 2-2, *Conceptual Circulation Plan*.
- 4) The location(s) of all monumentation and Pylon Signs shown in this Specific Plan are conceptual and shall be installed pursuant to the approved BEAUMONT POINTE Sign Program. The BEAUMONT POINTE Sign Program shall provide the final locations of appropriate project, street, building, tenant identification, pedestrian path, and wayfinding signage for the anticipated variety of building sizes, designs, and uses.
- 5) Roadway landscape treatments shall be provided along 4<sup>th</sup> Street and Industrial Way, as illustrated on Figure 4-6, *Conceptual 4<sup>th</sup> Street Streetscape*, and Figure 4-7, *Conceptual Industrial Way Streetscape*.
- 6) Walls and fencing along the exterior of Planning Area 5 shall be provided as shown in Figure 4-8, *Conceptual Wall and Fence Details*, and Figure 4-9, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 5 will be established in conjunction with development of this Planning Area.
- 7) A landscaped transition shall be provided between Planning Area 5 and off-site CA-60 Freeway located to the north, as conceptually illustrated on Figure 4-10, *Conceptual Interface #1 - Industrial (Planning Area 5) to Off-Site CA-60 Freeway*.
- 8) Please refer to Section 3.1, *General Development Criteria*, for other applicable criteria that apply across the BEAUMONT POINTE Specific Plan.
- 9) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.



**3.5.5 PLANNING AREA 6 | INDUSTRIAL | 33.6 ACRES****a. Description**

As shown on Figure 3-3, Planning Area 6 is designated for 33.6 acres of Industrial land uses and is located between 4<sup>th</sup> Street and Industrial Way, between Planning Areas 5 and 7. The full list of Permitted, Conditionally Permitted, and Ancillary Uses for this Planning Area is provided in Table 3-1, *Permitted Uses*.

Automobile and heavy commercial truck access to Planning Area 6 is provided primarily via 4<sup>th</sup> Street, with Industrial Way providing secondary access. Additional access may be provided by other internal roadways established during development of the site or adjacent sites. Connections to private driveways and drive aisles within Planning Area 6 will be designed and provided, as needed, in conjunction with development of this Planning Area.

Planning Area 6 should provide employees and visitors with recreational amenities in proximity to the Industrial uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, pedestrian walkways, seating areas, and overhead structures. Planning Area 6 provides decorative landscaping along its frontage with 4<sup>th</sup> Street (within the R.O.W.) and Industrial Way as a visual amenity.

**b. Planning Area Standards**

- 1) Land uses within Planning Area 6 shall comply with the Permitted, and Conditionally Permitted, and Ancillary Uses for Industrial land uses provided in Section 3.2 and shall be consistent with Table 3-1.
- 2) Planning Area 6 shall comply with the Development Standards for Industrial land uses described in Section 3.4.
- 3) Primary access to Planning Area 6 shall be provided from 4<sup>th</sup> Street with secondary access provided by Industrial Way, as shown on Figure 2-2, *Conceptual Circulation Plan*.
- 4) The location(s) of all monumentation and Pylon Signs shown in this Specific Plan are conceptual and shall be installed pursuant to the approved BEAUMONT POINTE Sign Program. The BEAUMONT POINTE Sign Program shall provide the final locations of appropriate project, street, building, tenant identification, pedestrian path, and wayfinding signage for the anticipated variety of building sizes, designs, and uses.
- 5) Roadway landscape treatments shall be provided along 4<sup>th</sup> Street and Industrial Way, as illustrated on Figure 4-6, *Conceptual 4<sup>th</sup> Street Streetscape*, and Figure 4-7, *Conceptual Industrial Way Streetscape*.
- 6) Walls and fencing along the exterior of Planning Area 6 shall be provided as shown in Figure 4-8, *Conceptual Wall and Fence Details*, and Figure 4-9, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 6 will be established in conjunction with development of this Planning Area.
- 7) Please refer to Section 3.1, *General Development Criteria*, for other applicable criteria that apply across the BEAUMONT POINTE Specific Plan.
- 8) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.

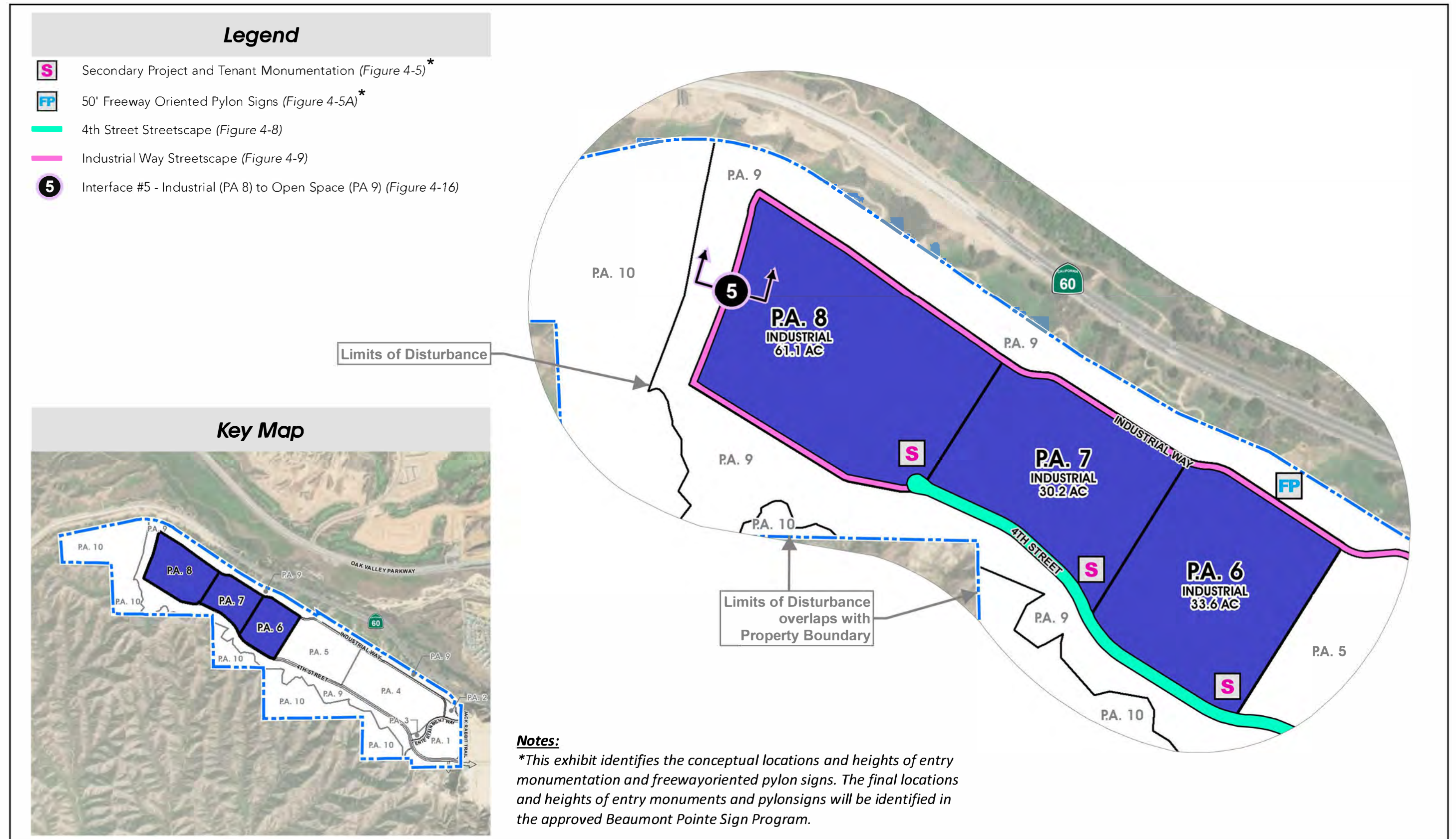


Figure 3-3



**3.5.6 PLANNING AREA 7 | INDUSTRIAL | 30.2 ACRES****a. Description**

As shown on Figure 3-3, Planning Area 7 is designated for 30.2 acres of Industrial land uses and is located between 4<sup>th</sup> Street and Industrial Way, between Planning Areas 6 and 8. The full list of Permitted, Conditionally Permitted, and Ancillary Uses for this Planning Area is provided in Table 3-1, *Permitted Uses*.

Automobile and heavy commercial truck access to Planning Area 7 is provided primarily via 4<sup>th</sup> Street, with Industrial Way providing secondary access. Additional access may be provided by other internal roadways established during development of the site or adjacent sites. Connections to private driveways and drive aisles within Planning Area 7 will be designed and provided, as needed, in conjunction with development of this Planning Area.

Planning Area 7 should provide employees and visitors with recreational amenities in proximity to the Industrial uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, pedestrian walkways, seating areas, and overhead structures. Planning Area 7 provides decorative landscaping along its frontage with 4<sup>th</sup> Street (within the R.O.W.) and Industrial Way as a visual amenity.

**b. Planning Area Standards**

- 1) Land uses within Planning Area 7 shall comply with the Permitted, and Conditionally Permitted, and Ancillary Uses for Industrial land uses provided in Section 3.2 and shall be consistent with Table 3-1.
- 2) Planning Area 7 shall comply with the Development Standards for Industrial land uses described in Section 3.4.
- 3) Primary access to Planning Area 7 shall be provided from 4<sup>th</sup> Street with secondary access provided by Industrial Way, as shown on Figure 2-2, *Conceptual Circulation Plan*.
- 4) The location(s) of all monumentation and Pylon Signs shown in this Specific Plan are conceptual and shall be installed pursuant to the approved BEAUMONT POINTE Sign Program. The BEAUMONT POINTE Sign Program shall provide the final locations of appropriate project, street, building, tenant identification, pedestrian path, and wayfinding signage for the anticipated variety of building sizes, designs, and uses.
- 5) Roadway landscape treatments shall be provided along 4<sup>th</sup> Street and Industrial Way, as illustrated on Figure 4-6, *Conceptual 4<sup>th</sup> Street Streetscape*, and Figure 4-7, *Conceptual Industrial Way Streetscape*.
- 6) Walls and fencing along the exterior of Planning Area 7 shall be provided as shown in Figure 4-8, *Conceptual Wall and Fence Details*, and Figure 4-9, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 7 will be established in conjunction with development of this Planning Area.
- 7) Please refer to Section 3.1, *General Development Criteria*, for other applicable criteria that apply across the BEAUMONT POINTE Specific Plan.
- 8) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.

**3.5.7 PLANNING AREA 8 | INDUSTRIAL | 47.5 ACRES****a. Description**

As shown on Figure 3-3, Planning Area 8 is designated for 47.5 acres of Industrial land uses is located west of Planning Area 7. The full list of Permitted, Conditionally Permitted, and Ancillary Uses for this Planning Area is provided in Table 3-1, *Permitted Uses*.

Automobile and heavy commercial truck access to Planning Area 8 is provided primarily via 4<sup>th</sup> Street, with Industrial Way providing secondary access. Additional access may be provided by other internal roadways established during development of the site or adjacent sites. Connections to private driveways and drive aisles within Planning Area 8 will be designed and provided, as needed, in conjunction with development of this Planning Area.

Planning Area 8 should provide employees and visitors with recreational amenities in proximity to the Industrial uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, pedestrian walkways, seating areas, and overhead structures.

**b. Planning Area Standards**

- 1) Land uses within Planning Area 8 shall comply with the Permitted, and Conditionally Permitted, and Ancillary Uses for Industrial land uses provided in Section 3.2 and shall be consistent with Table 3-1.
- 2) Planning Area 8 shall comply with the Development Standards for Industrial land uses described in Section 3.4.
- 3) Primary access to Planning Area 8 shall be provided from 4<sup>th</sup> Street with secondary access provided by Industrial Way, as shown on Figure 2-2, *Conceptual Circulation Plan*.
- 4) The location(s) of all monumentation and Pylon Signs shown in this Specific Plan are conceptual and shall be installed pursuant to the approved BEAUMONT POINTE Sign Program. The BEAUMONT POINTE Sign Program shall provide the final locations of appropriate project, street, building, tenant identification, pedestrian path, and wayfinding signage for the anticipated variety of building sizes, designs, and uses.
- 5) Roadway landscape treatments shall be provided along 4<sup>th</sup> Street and Industrial Way, as illustrated on Figure 4-6, *Conceptual 4<sup>th</sup> Street Streetscape*, and Figure 4-7, *Conceptual Industrial Way Streetscape*.
- 6) Walls and fencing along the exterior of Planning Area 8 shall be provided as shown in Figure 4-8, *Conceptual Wall and Fence Details*, and Figure 4-9, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 8 will be established in conjunction with development of this Planning Area.
- 7) A landscaped transition shall be provided between Planning Area 8 and the Open Space area within Planning Area 9 located to the northwest, as conceptually illustrated on Figure 4-14, *Conceptual Interface #5 - Industrial (Planning Area 8) to Open Space (Planning Area 9)*.
- 8) Please refer to Section 3.1, *General Development Criteria*, for other applicable criteria that apply across the BEAUMONT POINTE Specific Plan.
- 9) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.



**3.5.8 PLANNING AREA 9 | OPEN SPACE | 124.7 ACRES****a. Description**

Planning Area 9 consists of 124.7 acres designated as Open Space in the southern, western, and northern portion of the BEAUMONT POINTE Specific Plan as shown on Figure 3-4. Planning Area 9 is intended to contain a combination of landscaped manufactured slopes, fuel modification areas, Freeway Oriented Pylon Signs, Wildlife Fencing, natural open space, and an optional 1.2 MG water tank (and booster station).

As shown on Figure 3-4, Planning Area 9 is bordered by Planning Area 10 to the south, the Specific Plan boundary to the north, and forms a buffer between the development in Planning Areas 1-8 and the Conservation lands within Planning Area 10. The boundary between Planning Area 9 and Planning Area 10 is designated as the “Limits of Disturbance” on the Land Use Plan, meaning that no grading, fuel management or development activities will occur beyond the location of that line.

**b. Planning Area Standards**

- 1) Development within Planning Area 9 shall be limited to grading, Freeway Oriented Pylon Signs, landscaped manufactured slopes, fuel modification areas and access roads, storm water management facilities (and access roads), Wildlife Fencing and other fencing, storm water management facilities, and optional water tank site (with booster station).
- 2) The grading for two roadways is anticipated in Planning Area 9:
  - a. A 20-foot wide graded dirt road connecting the off-site portion of Jack Rabbit Trail to the existing off-site un-maintained County portion of Jack Rabbit Trail.
  - b. A 20-foot wide graded dirt road connecting the existing residence (Hoy Ranch) off-site, south of the Specific Plan.
- 3) The location(s) of all monumentation and Pylon Signs shown in this Specific Plan are conceptual and shall be installed pursuant to the approved BEAUMONT POINTE Sign Program. The BEAUMONT POINTE Sign Program shall provide the final locations and design of the Freeway Oriented Pylon Signs.
- 4) No development shall occur beyond the Limits of Disturbance line forming the boundary between Planning Area 9 and Planning Area 10.
- 5) Walls and fencing along the perimeters of Planning Areas 3 through 8 may be provided as a visual and physical buffer between the Industrial Uses and Planning Area 9, as shown in Figure 4-8, *Conceptual Wall and Fence Details*, and Figure 4-9, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 9 will be established in conjunction with development of this Planning Area.
- 6) The final locations, design, and materials of Wildlife Fencing will be determined in consultation with and subject to approval by the Resource Agency. Such fencing may include chain link and other materials as stipulated by the Resource Agency.
- 7) Please refer to Section 3.1, *General Development Criteria*, for other applicable criteria that apply across the BEAUMONT POINTE Specific Plan.
- 8) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.

**3.5.9 PLANNING AREA 10 | OPEN SPACE - CONSERVATION | 152.4 ACRES****a. Description**

Located along the southern and western boundary of the Specific Plan, Planning Area 10 designates a total of 152.4 acres of BEAUMONT POINTE with the Open Space - Conservation Land Use Designation, as illustrated on Figure 3-4. Planning Area 10 is intended to be dedicated to the Western Riverside County Regional Conservation Authority (RCA) contributing to the MSHCP preserve within the Badlands. This area consists of deeply incised hillsides and watercourses along with the associated habitats of these landforms.

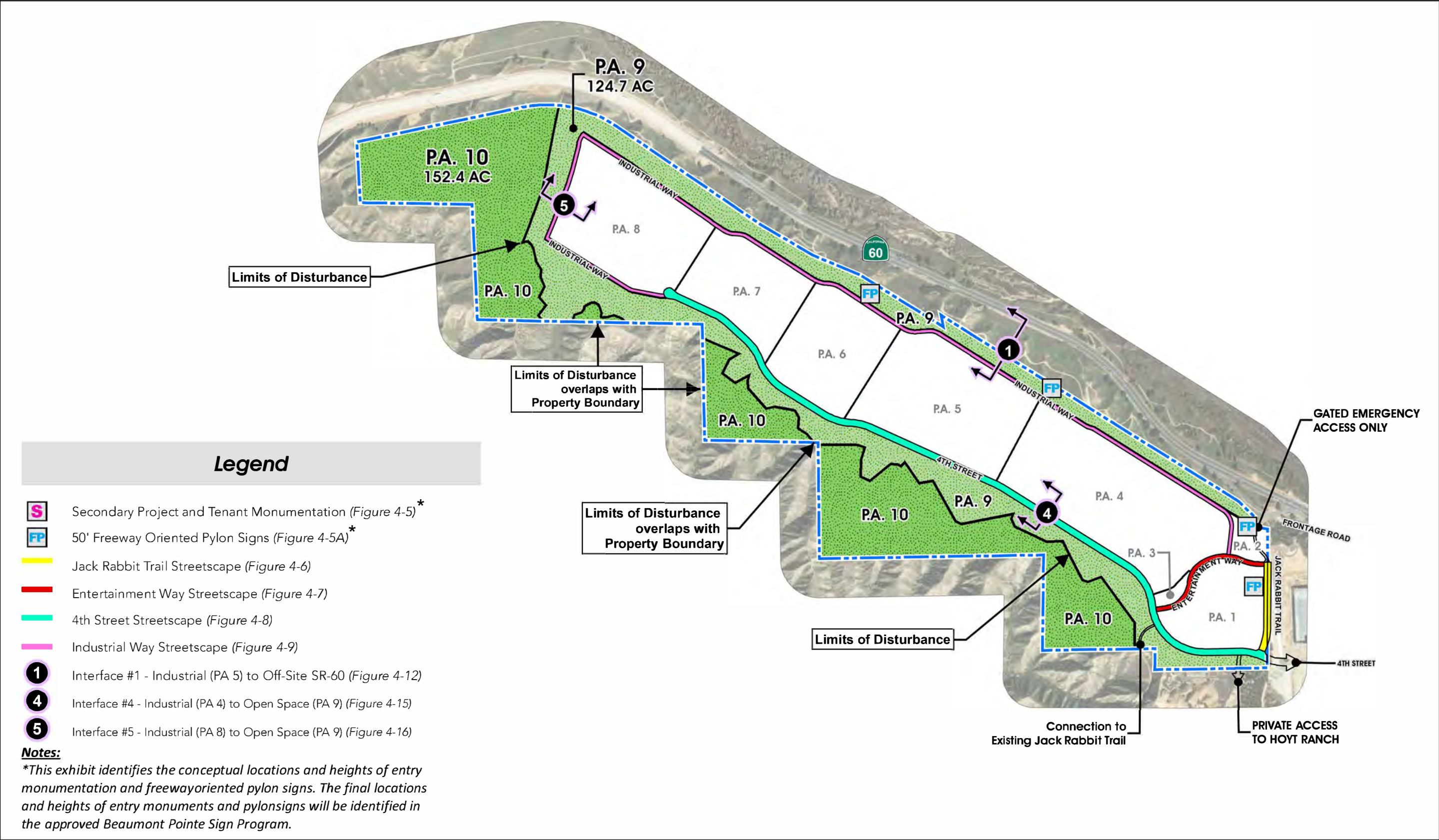
The boundary between Planning Area 9 and Planning Area 10 is designated as the “Limits of Disturbance” on the Land Use Plan. This designation means that no development will take place beyond that boundary; no development, grading or fuel management, will take place within Planning Area 10, except for an MSHCP Access Road connecting Planning Area 9 to Planning Area 10 in the northwestern portion of the site.

Planning Area 10 constitutes the southern and western boundary of the BEAUMONT POINTE Specific Plan.

**b. Planning Area Standards**

- 1) No grading or development, except as may be needed for Wildlife Fencing, shall occur within Planning Area 10 to protect the habitat areas being preserved and dedicated to the RCA for inclusion in the MSHCP preserve.
- 2) Fuel Management, Brush Clearing and other Fuel Modification related to fire protection shall be prohibited within Planning Area 10, which is conserved as habitat under the MSHCP.
- 3) The final locations, design, and materials of Wildlife Fencing will be determined in consultation with and subject to approval by the Resource Agency. Such fencing may include chain link and other materials as stipulated by the Resource Agency.
- 4) Landscaping requirements shall not apply to Planning Area 10, which is conserved as natural habitat under the MSHCP.
- 5) Please refer to Section 3.1, *General Development Criteria*, for other applicable criteria that apply across the BEAUMONT POINTE Specific Plan.
- 6) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.





Source(s): ESRI, RCTLMA (2019), City of Beaumont (2004), Nearmap Imagery (2021)  
Composite: Proactive Engineering Consultants (2020)

Figure 3-4

### 3.6 ENERGY EFFICIENCY DEVELOPMENT CRITERIA

Development within BEAUMONT POINTE shall be Energy Efficient in conformance with the criteria from the City of Beaumont Climate Action Plan. The Developer and City of Beaumont recognize that the technological and methodological specifications in the criteria could become obsolete in the future due to advancement over time. In that event, BEAUMONT POINTE may implement new technologies and methodologies if they achieve at least as much environmental protection and do not result in new or greater significant environmental impacts than the technologies or methodologies specified in the following criteria:

#### 1. Energy Efficient Structures

- a. Enhanced Insulation shall be provided via methods such as rigid wall insulation R-13, roof/attic R-38, etc.
- b. Greatly Enhanced Window Insulation with 0.28 or less U-factor, 0.22 or less SHGC, etc. shall be provided.
- c. Modest Cool Roofs with CRRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance, etc. shall be provided.
- d. 20% of the power needs of each building shall be provided by Solar Photovoltaic panels or wind, installed on buildings or in collective arrangements.

#### 2. Energy Efficient Heating and Cooling (HVAC)

- a. Distribution loss reduction with inspection shall be provided via HERS Verified Duct Leakage or Equivalent.
- b. Improved Efficiency HVAC (EER 14/78% AFUE or 8 HSPF) shall be provided.

#### 3. Energy Efficient Potable Water

- a. Improved Efficiency Water Heater (0.675 Energy Factor) shall be provided.
- b. Water Efficient Showerheads (2.0 gpm) shall be provided.
- c. Water Efficient Toilets/Urinals (1.5 gpm) shall be provided.
- d. Water Efficient Faucets (1.28 gpm) shall be provided.
- e. Water Efficient Dishwasher (20% water savings) shall be provided.

#### 4. Energy Efficient Appliances

- a. Efficient Lights shall be provided.
- b. Energy Star Commercial Refrigerators and Commercial Dishwashers shall be provided.

#### 5. Energy Efficient Landscaping

- a. Only low water using plants shall be used.
- b. Weather based irrigation control systems combined with drip irrigation (demonstrate 20% reduced water) shall be used.
- c. Graywater (purple pipe) irrigation system shall be provided on site.

#### 6. Energy Efficient Transportation

- d. A Car/vanpool program with preferred parking shall be provided within BEAUMONT POINTE.
- a. Bike lockers and secure racks shall be provided.
- b. Development shall provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles.
- c. EV charging stations shall be installed in employee garages/parking areas.



# CHAPTER 4



## DESIGN GUIDELINES

**CHAPTER FOUR** establishes the quality and character of the built environment through the design of architecture and landscaping for the master-planned development of BEAUMONT POINTE.

- 4.1 PURPOSE AND INTENT
- 4.2 DESIGN THEME
- 4.3 ARCHITECTURAL DESIGN GUIDELINES
- 4.4 SUPPLEMENTAL GUIDELINES FOR INDUSTRIAL USES
- 4.5 SUPPLEMENTAL GUIDELINES FOR GENERAL COMMERCIAL USES
- 4.6 LANDSCAPE DESIGN GUIDELINES





## 4 | DESIGN GUIDELINES

### 4.1 PURPOSE AND INTENT

The Design Guidelines presented in this section establish the quality and character of the built environment for the master-planned development of BEAUMONT POINTE. While the Design Guidelines provide direction, they are meant to provide a certain level of flexibility to allow creative expression during the design of implementing development projects.

The guidelines provide criteria for architecture, lighting, energy efficiency, signage, and landscape design.

BEAUMONT POINTE's visual identity will be expressed primarily through landscape, hardscape, and certain signage elements. The Architectural Design Guidelines contained herein are presented in a manner that ensures consistent architectural expression across the Specific Plan area, while allowing for flexibility in evolving modern building design.

The objectives of the Design Guidelines are:

- ☐ To define the thematic elements and the construction quality expected for BEAUMONT POINTE.
- ☐ To provide the City of Beaumont with assurance that BEAUMONT POINTE will be developed in accordance with the quality and character described within this Specific Plan.
- ☐ To serve as a guide to developers, builders, engineers, architects, landscape architects, and other professionals involved with implementing development within BEAUMONT POINTE, in order to achieve and maintain the desired design quality.
- ☐ To provide an aesthetic benchmark for the City of Beaumont in its review of future implementing projects within the Specific Plan.
- ☐ To provide a reference point for BEAUMONT POINTE which conveys a contemporary aesthetic theme and character, while allowing flexibility for practical application and creative expression.
- ☐ To encourage the implementation of energy efficiency design features that can be implemented in the site planning, design, and construction phases of the Specific Plan to minimize waste deposited at landfills, decrease energy use (particularly fossil fuel consumption), and reduce potable water consumption.
- ☐ To ensure that the Specific Plan implements the intent of the City of Beaumont's General Plan and applicable City Ordinances.

The Design Guidelines presented in this section apply to all development within BEAUMONT POINTE, regardless of the land use category. All photographs, illustrations, and diagrams contained in these Design Guidelines serve as visual aids to convey the overall theme, therefore exact replication of the examples provided is neither required nor anticipated. These guidelines are subject to modification and contemporary interpretation to allow for responses to unanticipated conditions, including but not limited to changes in the market, needs and desires of building users, technology advancements, and fluctuations in economic conditions. The Design Guidelines are not compulsory, but are intended instead to provide clear direction while allowing flexibility during the design of implementing

development projects. Consistency with the Design Guidelines of implementing projects shall be determined by the Community Development Director pursuant to Section 5.1.3, *Interpretations*, of this Specific Plan.

## 4.2 DESIGN THEME

The BEAUMONT POINTE Specific Plan is a contemporary employment and commercial center containing General Commercial, Industrial, Open Space, and Open Space - Conservation land uses. The property's location provides the businesses located here with access to the regional transportation network, proximity to a work force, proximity to the Ports of LA and Long Beach, and visibility to passers-by traveling on the CA-60 Freeway. A cohesive design theme for BEAUMONT POINTE is created for the General Commercial and Industrial land uses to maintain design continuity throughout the Specific Plan area.

### 4.2.1 GENERAL COMMERCIAL DESIGN

The BEAUMONT POINTE SPECIFIC PLAN establishes the General Commercial designated area, named THE EXPERIENCE AT BEAUMONT POINTE. Envisioned as a premier, state-of-the-art recreation, restaurant, and hospitality destination within the City of Beaumont, THE EXPERIENCE AT BEAUMONT POINTE combines these uses within a carefully designed and cohesive architectural and landscape theme.



*Conceptual design theme for THE EXPERIENCE AT BEAUMONT POINTE.*



restaurants with patio dining face the "Activities Park" and shelter it from the parking areas. The spaces between the restaurants serve as seating areas and portals into the project from the parking field

The "Activities Park" serves as the focal point of THE EXPERIENCE AT BEAUMONT POINTE, and consists of landscaping, seating, video screen walls, and programming for wellness activities such as yoga, movies on the lawn, and "biertgarten" games. A tree-lined "Promenade" is punctuated by water features, outdoor living room seating areas, and shading devices serves as the organizing spine of the project, taking users from the multi-story hotel at one end, through each area and activity to the next, past the "Activities Park", to its termination at a large climbing wall, that has both indoor and outdoor climbing experiences. A cluster of



The retail-use buildings feature large façade openings with bay doors, to allow a dynamic interaction of indoor / outdoor activities and varied uses to spill out onto the “Promenade” and park areas. Potential activity and wellness-based retail uses consist of indoor go-karting, stationary surf wave pools, indoor trampoline parks, ninja obstacle course gyms, climbing gyms, training facilities, and various athletic and wellness studios. The uses provide dynamic lighting, fun wellness supergraphics, contemporary architecture using warm and inviting materials, and lush landscaping.

#### 4.2.2 INDUSTRIAL DESIGN

The design theme for the Industrial land uses features a contemporary aesthetic, which provides architectural styling with attractive detailing, steel accents, a light-toned color palette, and timeless features. Design elements are included to reduce the visibility and intensity of the industrial activities, including walls, landscaping, and building design. Signs are modern, lighting is focused and directed, landscaping is colorful and drought-tolerant, and design features are applied that lower energy use demands of building operations.



*Conceptual design theme for the Industrial land uses within BEAUMONT POINTE.*

### 4.3 ARCHITECTURAL DESIGN GUIDELINES

A cohesive architectural design for BEAUMONT POINTE is established for the General Commercial and Industrial land uses to maintain architectural continuity throughout the Specific Plan area. The Industrial architectural style of BEAUMONT POINTE emphasizes a contemporary interpretation of the traditional context, with a focus on reducing the appearance of building massing with the use of structural articulation. Buildings are characterized by simple and distinct cubic masses with interlocking volumes of wall planes, colors, and materials to create visual appeal, aesthetically pleasing proportions and strong shadow patterns. Colors, materials, and textures can be mixed to create interest. THE EXPERIENCE AT BEAUMONT POINTE provides General Commercial uses within a carefully designed and cohesive architectural and landscape theme to maintain design continuity with the Industrial design and throughout the Specific Plan area.

Design elements are selected to be compatible in character, massing, and materials in order to promote a clean and contemporary feel. Individual creativity and identity is encouraged, but design integrity and compatibility must be maintained among all buildings and between Planning Areas, to reinforce a unified image and campus-like setting for BEAUMONT POINTE.



*Conceptual architectural aesthetic for BEAUMONT POINTE.*

#### 4.3.1 BUILDING FORM

Building form is one of the primary elements of architecture. Numerous design aspects, including shape, mass (size), scale, proportion, and articulation,



are elements of a building's "form." Building forms are especially important for building façades that are visible along the following view corridors:

- ❑ Building façades in Planning Areas 1 and 2 that are visible from CA-60 Freeway, Jack Rabbit Trail, Entertainment Way, and 4<sup>th</sup> Street.
- ❑ Building façades in Planning Areas 3, 4, 5, 6, 7, and 8 that are visible from CA-60 Freeway, 4<sup>th</sup> Street and/or Entertainment Way.

*Although provided for illustrative purposes only, the image to the right shows how building faces visible from public roadways incorporate angular changes in massing, building materials, color, texture, and accents; no loading docks are to be visible from these roadways.*



The following guidelines ensure that structural development is visually consistent, appealing, and inviting to the site's business owners and employees, their visitors and customers, and passing motorists. Note that building façades that orient inward to truck courts or service areas or that are not clearly visible from abutting public roads, or are not abutting publicly accessible viewing areas, are still encouraged to incorporate these Building Form guidelines.

- 1) Use simple geometric shapes as the overall building form. Rectangular forms are encouraged to promote balance and visual interest. Avoid arbitrary, complicated building forms while providing variation.
- 2) Long horizontal wall planes visible from a public street should include a combination of periodic changes in exterior building materials, color, decorative accents, and articulated features.
- 3) Modulation and variation of building masses between adjacent buildings visible from public streets is encouraged.
- 4) Pedestrian entrances to buildings (with the exception of service doors and emergency exit doors) should be obvious, using changes in massing, color, and/or building materials.
- 5) Pedestrian and ground-level building entries intended for visitor use should be recessed or covered by architectural projections, roofs, or arcades in order to provide shade and visual relief.
- 6) Architectural and trim detailing on building façades shall be clean, simplistic, and not overly complicated.
- 7) Materials applied to any elevations shall turn the corner of the building and continue to a logical termination point in relation to other architectural features or massing.

#### 4.3.2 BUILDING MATERIALS, COLORS, AND TEXTURES

Building materials and colors play a key role in developing a clean, contemporary visual environment; therefore, the selected exterior materials, colors, and textures should complement one another throughout the BEAUMONT POINTE. Slight variations are encouraged to provide visual interest.



- 1) Appropriate primary exterior building materials include concrete and similar materials, including tilt-up panels. The primary materials should be accented by secondary materials including but not limited to natural or fabricated stone, fire resistant wood siding (horizontal or vertical), and metal.
- 2) Trim details may include metal finished in a consistent color, plaster, stone or concrete elements finished consistently with the building treatment. Use of overly extraneous “themed” detailing, like oversized or excessive foam cornice caps, foam molding and window detailing is discouraged.
- 3) Material changes should occur at intersecting planes, preferably at the inside corners of wall planes, or where architectural elements intersect.
- 4) Primary exterior building colors should be light and gray tones. Darker and/or more vibrant accent colors may be provided in focal point areas, such as around building entrances and near outdoor gathering spaces.
- 5) Bright primary colors, garish use of color and arbitrary patterns or stripes that will clash with this color palette are discouraged, except in signage logos.
- 6) Exposed downspouts, service doors and mechanical screen colors shall be the same color as the adjacent wall.

#### 4.3.3 WINDOWS AND DOORS

The patterns of window and door openings shall correspond with the overall rhythm of the building and should be consistent in form, pattern, and color within each Planning Area. Guidelines for windows and doors within BEAUMONT POINTE are as follows:

- 1) When possible, the positioning of doors and windows on individual building façades should occur in a symmetrical and repetitive pattern to create continuity.

- 2) Window styles and trims shall be consistent in form and color in each Planning Area. Window trims shall be finished in a consistent color on each building.
- 3) Gold or unfinished/untreated metal window or door frames are prohibited. Clear silver anodized frames are allowed.
- 4) Glass shall be clear or colored with subtle reflectiveness. Silver glass is prohibited.
- 5) Pedestrian entry doors to buildings shall be clearly defined by features such as overhangs, awnings, and canopies or embellished with decorative framing treatments – including but not limited to accent trim. Dark and confined entries, flush doorways (except emergency exit and service doors), and tacked-on entry alcoves are discouraged.
- 6) When necessary to meet Riverside County Fire Code Standards and Fuel Modification Zone depths, no windows are required.



*Although provided for illustrative purposes only, the image to the left shows the repetitive and symmetrical patterns and appropriate styles of windows and doors, desired for buildings in BEAUMONT POINTE.*

#### 4.3.4 WALLS AND FENCES

The following guidelines for walls and fencing will ensure that these features complement the overall BEAUMONT POINTE design theme, and are attractive from public viewing areas, scaled appropriately, durable, and integrated consistently within the Specific Plan area.

- 1) Freestanding walls and fences should not exceed a height of fourteen (14') feet, measured from the base of the wall/fence to the top of wall/fence.
- 2) Landscaped berms may be used in combination with walls or fences. When this occurs, the height of the berm may be in addition to the wall or fence height.
- 3) Landscaping may be used for visual screening instead of walls and fences in locations where a solid physical barrier is not needed.
- 4) Walls and fences in public view should be built with attractive, durable materials.
- 5) Chain-link fencing is only allowed in areas not within view of public streets.



- 6) Along public street frontages, long expanses of wall surfaces should be offset and/or architecturally treated to prevent monotony. Techniques to accomplish this may include, but are not limited to: openings, material changes, pilasters and posts, and staggered sections.
- 7) Wall and fencing materials shall be compatible with other design elements of BEAUMONT POINTE.



*Although provided for illustrative purposes only, the image above shows screening and wall concepts for truck courts and loading docks.*

#### 4.3.5 TRUCK COURTS AND LOADING DOCKS

- 1) Loading doors, service docks, and equipment areas should be oriented or screened to reduce visibility from public roads and publicly accessible locations within BEAUMONT POINTE. Screening may be accomplished with solid walls or fences that are compatible with the architectural expression of the building. Screening may also be accomplished by the combination of walls, landscaping and berms.
- 2) Buildings shall not have loading docks on the building façade(s) facing Entertainment Way.
- 3) No loading or unloading activity is permitted to take place from public streets.
- 4) Truck and service vehicle entries should be designed to provide clear and convenient access to truck courts and loading areas such that passenger vehicle, pedestrian, and bicycle circulation is not adversely affected by truck movements.
- 5) Loading bays that are utilized by refrigerated trailers shall have dock seals and be equipped with plug-in electrical outlets.
- 6) Conduit shall be installed in truck courts in logical locations that would allow for the future installation of charging stations for electric trucks, in anticipation of this technology becoming available in the lifetime of BEAUMONT POINTE.
- 7) Electrical rooms to hold sufficiently sized electrical panels should be installed to facilitate the future potential installation of electrical connections from the electrical room to dock doors and/or a separate designated location where diesel engine trucks and/or trailers for freezer/refrigerated warehouse space would park and connect to the electrical system.



*Although provided for illustrative purposes only, the image above conceptually shows the design of truck courts and loading docks.*

#### 4.3.6 GROUND OR WALL-MOUNTED EQUIPMENT

- 1) Ground-mounted equipment, including but not limited to mechanical or electrical equipment, emergency generators, boilers, storage tanks, risers, and electrical conduits, should be screened when feasible from public

viewing areas including adjacent public roads. Screening may be accomplished with solid walls, fences, or landscaping.

- 2) Electrical equipment rooms should be located within the building envelope. Pop-outs or shed-like additions are discouraged.
- 3) Wall-mounted items, such as roof ladders or electrical panels, should not be located on the building façade facing adjacent public roads. Wall-mounted items should be screened or incorporated into the architectural elements of the building so as not to be visually apparent from the street or other public areas.



*Although provided for illustrative purposes only, the image above shows how ground or wall-mounted equipment would be secured and screened from public viewing areas with landscaping.*

#### 4.3.7 ROOFTOP EQUIPMENT

- 1) With the exception of solar panels, rooftop equipment, including but limited to mechanical equipment, electrical equipment, storage tanks, cellular telephone facilities, satellite dishes, vents, exhaust fans, smoke hatches, and mechanical ducts, shall be screened by rooftop screens or parapet walls so as not to be visible from abutting public roads, and publicly accessible locations within BEAUMONT POINTE.
- 2) Integrate rooftop screens (i.e. parapet walls) into the architecture of the main building. Wood finished rooftop screens are prohibited.
- 3) Design the roofs of Industrial buildings to support the future installation of solar panels



*Although provided for illustrative purposes only, the image above shows how rooftop equipment can be screened from public viewing areas.*



#### 4.3.8 TRASH ENCLOSURES

- 1) All outdoor refuse containers shall be screened within a permanent, durable enclosure and should be oriented so they are not easily visible from public roads, publicly accessible parking lots within the EXPERIENCE AT BEAUMONT POINTE, or other public viewing areas. The enclosure's design shall reflect the architectural style of adjacent buildings and use similar, high-quality materials.
- 2) All outdoor trash enclosures shall be constructed with solid roofs to prevent exposure of dumpster contents to rainfall and prevent polluted storm water runoff from these structures.
- 3) Refuse collection areas shall be located behind or to the side of buildings, away from the building's main entrance, subject to approval by the City's waste hauler.

#### 4.3.9 OUTDOOR EMPLOYEE AMENITIES

- 1) Bicycle racks and lockers should be provided at each building or in a common area that serves multiple buildings to encourage non-vehicular circulation.
- 2) Industrial buildings should include an outdoor employee amenity area, including tables and chairs so that workers do not have to travel off-site for outdoor enjoyment.



*Although provided for illustrative purposes only, the image above shows the placement of outdoor patio break areas and employee amenities adjacent to buildings.*

#### 4.3.10 OUTDOOR LIGHTING

Outdoor lighting of BEAUMONT POINTE is an essential architectural component that provides aesthetic appeal, enhances safe pedestrian and vehicular circulation, and adds to security. The Design Guidelines provide for thematically-related and complementary lighting fixtures for both Industrial and General Commercial land uses to establish thematic continuity. Lighting within the public rights-of-way shall adhere any applicable City of Beaumont Outdoor Lighting standards and as directed by Wildlife Resource Agencies.

All other lighting on private property in the Specific Plan should adhere to Chapter 8.50 of the City of Beaumont Municipal Code – Outdoor Lighting and the following guidelines:

- 1) Minimize glare and “spill over” light onto public streets, MSHCP open space, CA-60, and adjacent properties by using downward-directed lights and/or cutoff devices on outdoor lighting fixtures, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, parking, loading, unloading, and similar areas.
- 2) Select all lighting fixtures used in the Specific Plan area from the same – or complementary – family of fixtures with respect to design, materials, fixture color, and light color. Use of LED lighting is encouraged.
- 3) Lights should be unbreakable plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures.
- 4) Neon and similar types of lighting are prohibited except as part of advertising signage.
- 5) Locate all electrical meter pedestals and light switch/control equipment in areas with minimum public visibility or screen them with appropriate plant materials.
- 6) Illuminate parking lots, loading dock areas, pedestrian walkways, building entrances, and public sidewalks to the level necessary for building operation and security reasons. Dimmers and motion detectors are permitted.
- 7) Along sidewalks and walkways, the use of low mounted fixtures (ground or bollard height), which reinforce the pedestrian scaled, are encouraged.
- 8) Use exterior lights to accent entrances, plazas, activity areas, and special features.
- 9) To illuminate parking lots or parking structures and their pedestrian links that provide more than five parking spaces for use by the general public, provide a minimum coverage of one foot-candle of light with a maximum of eight foot-candles on the parking or walkway surface, unless otherwise approved by the City of Beaumont for visibility and security.
- 10) To illuminate aisles and passageways within a building complex, provide a maximum of one-half to one foot-candle of maintained lighting.
- 11) High Pressure Sodium (HPS) light fixtures are prohibited for site lighting.



*Although provided for illustrative purposes only, the images above and to the left conceptually depict lighting fixtures consistent with the overall theme of BEAUMONT POINTE, and minimizes glare and spill over onto public streets and adjacent properties.*

#### 4.3.11 SIGNAGE GUIDELINES

A Uniform Sign Program for BEAUMONT POINTE shall be prepared and approved by the City of Beaumont. Signage Guidelines are provided by the approved Beaumont Pointe Sign Program. All signage in the Beaumont Pointe Specific Plan will adhere to the guidelines laid out in the Sign Program.

### 4.4 SUPPLEMENTAL GUIDELINES FOR INDUSTRIAL USES

This section sets forth additional guidelines that address the design of building sites and considerations unique to all uses permitted within the Industrial land uses (Planning Areas 3 through 8).

- 1) Locate the office portion of warehouse buildings at the corner(s) of the building. For buildings adjacent to Entertainment Way, orient the office toward these roads to provide visual interest from the public roadway.
- 2) Orient and screen elements such as outdoor storage, ancillary fueling, ancillary services, trash enclosure areas, loading bay doors, and service docks in ways that minimize their visibility from Entertainment Way and 4<sup>th</sup> Street.
- 3) Site design shall specifically address the needs of pick-up, delivery, and service vehicles related to Industrial.
  - a. Design interior driveways and drive aisles to provide adequate stacking and prevent queuing of vehicles on public streets.
  - b. Locate and design service entrances so they do not interfere with owner/tenant/customer access.
  - c. Design loading areas to provide for tractor trailer backing and maneuvering on-site and not from a public street.
  - d. Provide appropriate on-site service vehicle parking/turnouts in an efficient, non-obtrusive location appropriate to the scale and needs of the development.
  - e. Vehicle loading/unloading when parked, shall not impede normal traffic flow.
- 4) Architectural design of Industrial buildings may be utilitarian in form; however, the design should complement the BEAUMONT POINTE overall design theme.
- 5) Textured forms, reveals, or scoring on concrete tilt-up panels is recommended for visual relief and to create a base and cornice expression; however, smooth panels with color variation may be used in lieu of textured finishes.
- 6) Use primary roof forms that are flat or gently sloping. The ridge line elevation of the primary roof form should not exceed the parapet wall. Change of parapet height is strongly encouraged.





- 7) Avoid the use of arched gable, hip and shed roof forms as a primary roof form. These roof forms may be used as a secondary/accent roof form.
- 8) With the exception of solar panels, screen all rooftop mounted equipment, where required, from public view using materials complementary to those used on the main structure.

#### 4.5 SUPPLEMENTAL GUIDELINES FOR GENERAL COMMERCIAL USES

This section sets forth guidelines that address the design of building sites and considerations unique to the General Commercial uses within THE EXPERIENCE AT BEAUMONT POINTE (Planning Areas 1 and 2).

- 1) Orient buildings to have tenant visibility from 4<sup>th</sup> Street, and Entertainment Way.
- 2) Design building facades that orient toward 4<sup>th</sup> Street and Entertainment Way to have a welcoming appearance in context to these streets and to avoid placing trash enclosures facing these streets. Free-standing architectural treatment may be used in front of the building walls to create layering.
- 3) Use simple building forms and maximize the play of light on mass and void to provide strong contrasts. Blank walls shall be carefully balanced between glass and wall areas.
- 4) Position lower building masses, signage, doors, light fixtures, and/or landscape planters adjacent to pedestrian entries, particularly entries that may face 4<sup>th</sup> Street, Entertainment Way, and Jack Rabbit Trail, in order to create human-scaled development at these locations.
- 5) Orient primary building entrances away from off-street parking areas. Provide well-defined pedestrian connections from parking areas to building entrances.
- 6) The use of towers and well-proportioned building elements (arcades, colonnades, recesses, etc.) are encouraged to define entries and create pedestrian scale.
- 7) Design architectural details (rafter tails, gabled towers, column detail, stone base, etc.) in a contemporary aesthetic which is rooted in the modern contemporary aesthetic.
- 8) Locate service entrances such that they do not interfere with owner/tenant/customer access.
- 9) Design loading areas to provide for backing and maneuvering on-site and not from a public street.
- 10) Provide appropriate on-site service vehicle parking/turnouts in an efficient, non-obtrusive location suitable to the scale and needs of the development. Service and delivery/loading areas shall be separated from customer parking areas and pedestrian circulation areas (walkways, pathways, etc.).
- 11) Where feasible, provide clearly delineated pedestrian paths from the sidewalks of 4<sup>th</sup> Street and Jack Rabbit Trail to hospitality, restaurant and recreation land uses constructed within these Planning Areas.



*Although provided for illustrative purposes only, the image above conceptually shows the design of THE EXPERIENCE AT BEAUMONT POINTE.*

- 12) Position bicycle parking areas near the main entrances of buildings
- 13) Design roofs for functionality and to complement the overall architectural design of the building. Although primary roof forms are expected to be horizontal and flat, architectural projections are permitted and encouraged. Incorporate vertical building plane breaks, through changes in building/ridge height, or other accent roof forms to create visual interest. The ridge line elevation of the primary roof form should not exceed the parapet wall.
- 14) Avoid the use of arched, gable, hip and shed roof forms as a primary roof form. These roof forms may be used as a secondary/accent roof form.
- 15) When parapet walls are used, incorporate side/rear elevation returns to preclude an unfinished, “false front” appearance.
- 16) Screen all rooftop mounted equipment (except solar panels) from public view using materials complementary to those used on the main structure.

## 4.6 LANDSCAPE DESIGN GUIDELINES

These Landscape Design Guidelines establish landscape principles and standards that apply to all Planning Areas within BEAUMONT POINTE. The intent is to ensure that plant materials, entries and monuments, streetscapes and other amenities are compatible with the overall design theme and that all implementing development projects are united under a common design vocabulary. Additionally, these Landscape Design Guidelines respond to the proximity of the site to MSHCP Open Space areas along the southern boundaries by avoiding invasive and/or prohibited plant species. These Landscape Design Guidelines, when taken with the companion Architectural Design Guidelines provided herein, establish an identity for BEAUMONT POINTE that is contemporary, visually appealing, and contextually sensitive to the surrounding area.



Although a great deal of specific design information is presented herein, these Guidelines are not intended to establish a set of rigid landscaping requirements for BEAUMONT POINTE. It is recognized that, at times, there will be a need to adapt these Guidelines to meet certain parcel-specific or user-identity requirements. As such, these Landscape Guidelines are intended to be flexible, and are subject to modification over time. However, it is critical to BEAUMONT POINTE long-term design integrity that any deviations from these Landscape Guidelines are in keeping with the spirit of the core elements of the overall theme described herein to ensure a cohesive and unified landscape concept across BEAUMONT POINTE.

The landscaping plan serves the dual purpose of adding year-round visual appeal while being sensitive to the environment and the Southern California climate, by using drought-tolerant materials. Landscaping occurs throughout BEAUMONT POINTE, but most prominently at street corners, along roadways, and at building entrances and in passenger car parking lots. Monumentation featuring colorful accent trees, shrubs, and groundcover occur at the corners of entrances to welcome employees and visitors to BEAUMONT POINTE.

Streetscape landscaping presents a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers to create a visually pleasing experience for pedestrians and passing motorists. As identified on Figure 4-1, *Master Landscape Plan*, BEAUMONT POINTE's thematic identity is reinforced by the landscape design of interfaces, monumentation, streetscapes, and pedestrian paths. Furthermore, the recommended plant palette, community elements, and hardscape materials work in concert to reinforce and emphasize BEAUMONT POINTE's landscape theme.



#### 4.6.1 PLANT PALETTE

The Plant Palette for BEAUMONT POINTE was selected to complement and enhance the setting of the site, while ensuring the conservation of the site's natural vegetation and habitats. The Plant Palette was selected to complement BEAUMONT POINTE's architectural styles and design elements (hardscape, monumentation, walls and fences, etc.). Table 4-1, *Plant Palette*, provides a base plant palette which includes a list for BEAUMONT POINTE's landscape design. Alternative plant species may be used in lieu of species listed in Table 4-1, provided the alternative plants are drought-tolerant and complement the BEAUMONT POINTE design theme.



Three (3) Plant Palette Categories are used to establish and differentiate areas of BEAUMONT POINTE and are described below and identified in Figure 4-2, *Conceptual Landscape Zones*.

- ❑ **Zone A - Entrance Planting** | The planting in Zone A is provided at entry points into THE EXPERIENCE AT BEAUMONT POINTE (within Planning Areas 1 and 2) at 4<sup>th</sup> Street, Jack Rabbit Trail, and 4<sup>th</sup> Street. Zone A consists of plant material designed to create a strong opening statement, arranged for viewing from public roadways to create intrigue.
- ❑ **Zone B – Native California Palette** | The planting in Zone B is provided around the building site perimeters within Planning Areas 1, 2 and 3, and along 4<sup>th</sup> Street and Industrial Way. Zone B consists of the majority of the aesthetic landscape surrounding BEAUMONT POINTE, creating a satisfying backdrop to any visitor's stay. These plants are native, drought tolerant, and perform admirably in the City of Beaumont.
- ❑ **Zone C – Industrial Screen Planting** | The planting in Zone C is provided around the building site perimeters of Industrial land uses within Planning Areas 3, 4 5, 6, 7, and 8. Zone C consist of tall, large evergreen trees and thick groundcover all along the periphery slopes of BEAUMONT POINTE to screen the Industrial building sites and truck traffic from CA-60 Freeway.

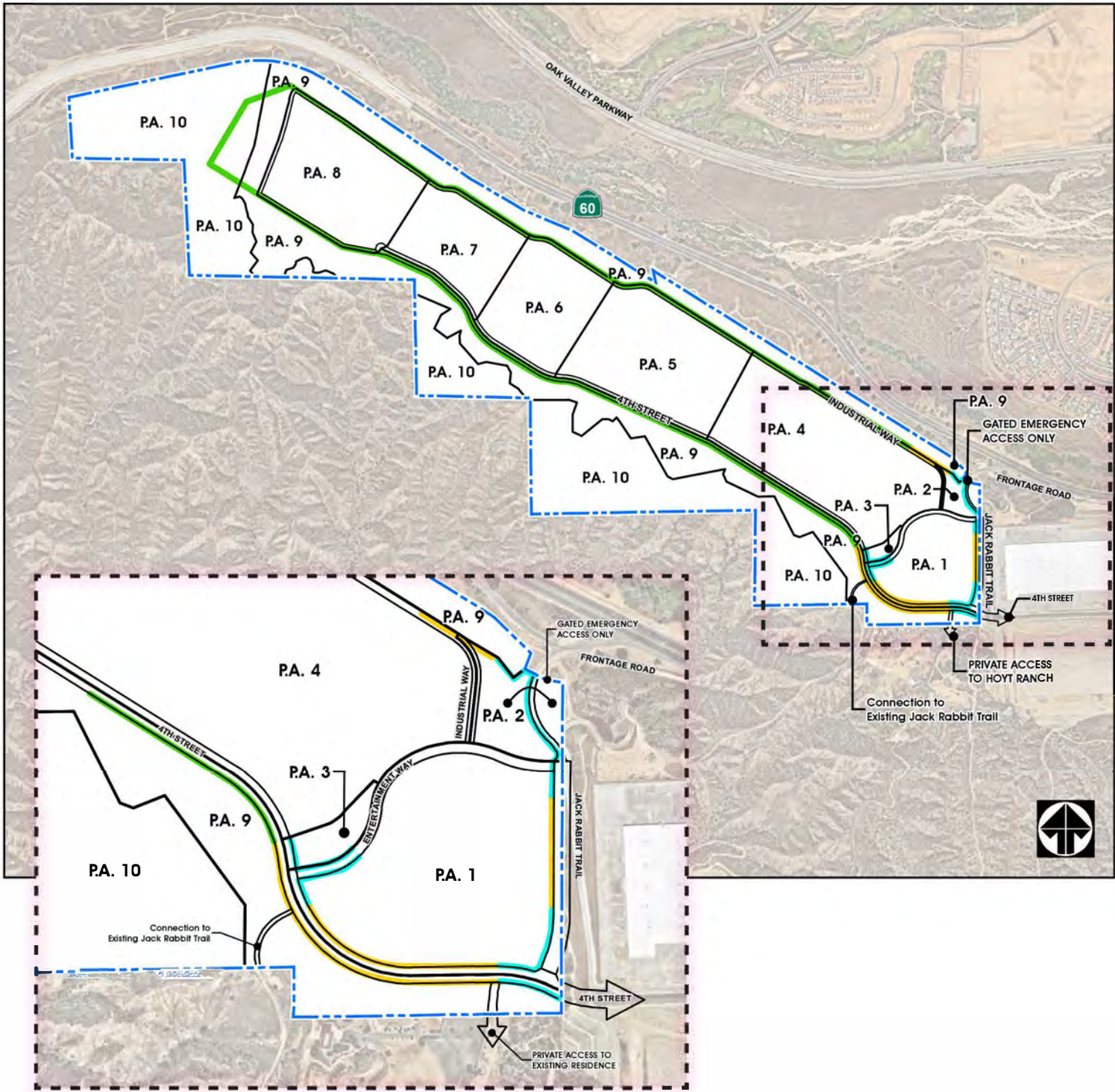
Photos of selected plants from the Plant Palette can be found in Figure 4-3, *Conceptual Plant Palette Imagery*.





Figure 4-1





**Zone A: Entrance Planting**

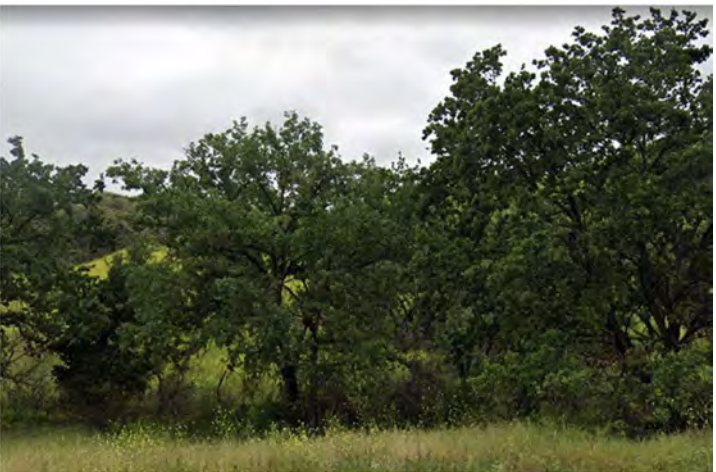
Zone A consists of plant material designed to create a strong opening statement. These plants will be arranged for viewing from roadside as well as for viewing from the highway to create intrigue.



**Zone B: Native California Palette**

Zone B will make up the majority of the aesthetic landscape surrounding the Experience's storefront. These plants will make a satisfying backdrop to any visitor's stay.

These plants are native, drought tolerant, and perform admirably in Beaumont's climate.



**Zone C: Industrial Screen Planting**

Zone C will be made up of tall, large evergreen trees and thick groundcover all along the periphery slopes of the project. This will screen the industrial buildings and any truck traffic passing through.

Source(s): Hunter Landscape (12-11-2020)

Figure 4-2



TREES (SELECTED)



**Laurus nobilis**  
Sweet Bay Laurel



**Pistacia chinensis**  
Chinese Pistache



**Platanus racemosa**  
California Sycamore

SHRUBS (SELECTED)



**Dietes bicolor**  
Fortnight Lily



**Myrtus c. compacta**  
Dwarf Myrtle



**Rosmarinus officinalis**  
Rosemary

ACCENTS (SELECTED)



**Bulbine frutescens**  
Bulbine



**Hemerocallis spp.**  
Daylily



**Kniphofia uvaria**  
Red Hot Poker

GROUNDCOVER (SELECTED)



**Lampranthus spectabilis**  
Trailing Ice Plant



**Iva hayesiana**  
Poverty Weed



**Trachelospernum jasminoides**  
Star Jasmine

**Note:**  
The images depicted on this exhibit are selections from the Specific Plan's Plant Palette, as listed in Table 4-1, and do not depict the entire Plant Palette.

Source(s): Hunter Landscape (08-2021)

Figure 4-3



**Table 4-1 PLANT PALETTE**

Trees											
Botanical Name	Common Name	Entries	Streets	Parking Lots	Screening	Accent	Basins	Slopes	Size	Spacing	Box/Gal Size
Acacia farnesiana	Sweet Acacia	*				*		*	20' x 20'	20' O.C	24" Box
Acacia stenophylla	Shoestring Acacia				*				40' x 30'	40' O.C	24" Box
Arbutus unedo	Strawberry tree					*		*	30' x 30'	30' O.C	24" Box
Brahmichiton populneus	Bottle Tree		*		*				40' x 20'	20' O.C	24" Box
Cercis occidentalis	Western Redbud					*	*	*	20' x 15'	15' O.C	24" Box
Chilopsis linearis	Desert Willow	*	*			*		*	25' x 10'	10' O.C	24" Box
Geijera parviflora	Australian Willow		*	*	*			*	35' x 20'	20' O.C	24" Box
Fraxinus a. 'Raywood'	Raywood Ash		*	*	*				50' x 40'	40' O.C	24" Box
Fraxinus v. 'Modesto'	Modesto Ash		*	*	*				50' x 50'	50' O.C	24" Box
Chitalpa tashkentensis	Chitalpa	*		*		*			30' x 30'	30' O.C	24" Box
Heteromeles arbutifolia	Toyon					*	*	*	30' x 15'	15' O.C	24" Box
Koelreuteria bipinnata	Chinese Flame Tree	*	*	*	*				40' x 30'	30' O.C	36" Box
Laurus nobilis	Sweet Bay Laurel		*	*	*			*	15' x 15'	15' O.C	24" Box
Olea europaea	European Olive	*	*		*	*			40' x 40'	40' O.C	24" Box
Parkinsonia 'Desert Museum'	Desert Museum Palo Verde	*	*	*		*		*	25' x 25'	25' O.C	24" Box
Pistachia Chinensis	Chinese Pistache		*	*					35' x 35'	35' O.C	24" Box
Platanus racemosa	California Sycamore		*				*	*	100' x 70'	70' O.C	24" Box
Prosopis chilensis	Chilean Mesquite	*	*	*		*		*	30' x 40'	40' O.C	24" Box
Prunus c. 'Krauter Vesuvius'	Purpleleaf Plum	*	*			*			25' x 25'	25' O.C	24" Box
Quercus agrifolia	Live Oak		*	*	*			*	80' x 35'	35' O.C	24" Box
Quercus ilex	Holly Oak		*	*	*			*	70' x 60'	60' O.C	36" Box
Quercus virginiana	Southern Live oak		*	*	*				50' x 80'	80' O.C	36" Box
Rhus lancea	African Sumac	*	*	*	*		*	*	30' x 35'	35' O.C	24" Box
Umbellularia californica	California Bay Tree					*	*	*	30' x 20'	20' O.C	24" Box
Shrubs											
Botanical Name	Common Name	Entries	Streets	Parking Lots	Screening	Accent	Basins	Slopes	Size	Spacing	Box/Gal Size
Acca sellowiana	Pineapple Guava		*	*	*				15' x 15'	15' O.C	5 Gal
Caesalpinia pulcherrima	Peacock Flower	*		*	*				10' x 10'	10' O.C	5 Gal
Callistemon 'Little John'	Dwarf Bottlebrush	*	*	*					3' x 5'	5' O.C	5 Gal
Cassia phyllodenia	Silverleaf Cassia			*	*		*	*	6' x 6'	6' O.C	5 Gal
Dietes bicolor	Fortnight Lily	*	*	*		*			3' x 3'	3' O.C	5 Gal
Heteromeles arbutifolia	Toyon				*		*	*	30' x 15'	15' O.C	5 Gal
Leonotis spp.	Lion's Tail				*	*	*	*	6' x 6'	6' O.C	5 Gal
Leucophyllum spp.	Texas Ranger				*	*	*	*	8' x 6'	6' O.C	5 Gal
Ligustrum j. 'Texanum'	Texas Privet	*	*	*	*				6' x 4'	4' O.C	5 Gal



Myrtus c. 'Compacta'	Dwarf Myrtle			*	*				3' x 3'	3' O.C	5 Gal
Phlomis fruticosa	Jerusalem Sage	*				*			4' x 4'	4' O.C	5 Gal
Plumbago auriculata	Cape Plumbago				*		*	*	5' x 8'	8' O.C	5 Gal
Rhapiolepis indica	Indian Hawthorn	*	*	*					4' x 4'	4' O.C	5 Gal
Rhamnus californica	Coffeeberry				*		*	*	15' x 15'	15' O.C	5 Gal
Rhus Sapindales	Staghorn Sumac	*	*		*	*			25' x 30'	30' O.C	5 Gal
Rosmarinus officinalis	Rosemary	*	*	*		*			6' x 5'	5' O.C	5 Gal
Ruellia spp.	Coral Plant	*	*	*		*			4' x 6'	6' O.C	5 Gal
Westingia spp.	Coast Rosemary		*	*	*	*	*	*	3' x 6'	6' O.C	5 Gal
Accents											
Botanical Name	Common Name	Entries	Streets	Parking Lots	Screening	Accent	Basins	Slopes	Size	Spacing	Box/Gal Size
Agave spp.	Agave					*			3' x 5'	5' O.C	5 Gal
Aloe spp.	Aloe					*			2' x 3'	3' O.C	5 Gal
Bulbine frutescens	Bulbine					*			2' x 4'	4' O.C	5 Gal
Dasyllirion wheeleri	Desert Spoon					*			5' x 5'	5' O.C	5 Gal
Echinocactus grusonii	Golden Barrel					*			4' x 2'	2' O.C	5 Gal
Hemerocallis spp.	Day Lily					*			1' x 3'	3' O.C	5 Gal
Hesperaloe parviflora	Red Yucca					*			5' x 3'	3' O.C	5 Gal
Kniphofia uvaria	Red-hot Poker	*				*			6' x 2'	2' O.C	5 Gal
Lantana yellow	Lantana					*			6' x 2'	2' O.C	5 Gal
Opuntia violacea	Purple Prickly Pear	*				*		*	4' x 5'	5' O.C	5 Gal
Rosa Flower Carpet	Flower Carpet Rose	*				*			2' x 3'	3' O.C	5 Gal
Tubaghia violacea	Society Garlic	*				*			1' x 2'	2' O.C	5 Gal
Groundcover											
Botanical Name	Common Name	Entries	Streets	Parking Lots	Screening	Accent	Basins	Slopes	Size	Spacing	Box/Gal Size
Iva hayesiana	Poverty Weed						*	*	2' x 2'	2' O.C	1 Gal
Lampranthus spectabilis	Trailing Ice Plant		*	*	*				1' x 2'	2' O.C	1 Gal
Myoporum parvifolium	Myoporum			*					1' x 12'	12' O.C	1 Gal
Osteospermum fruticosum	African Daisy		*	*					3' x 1'	1' O.C	1 Gal
Rosmarinus o. 'Huntington Carpet'	Rosemary	*		*			*	*	2' x 8'	8' O.C	1 Gal
Trachelospermum jasminoides	Star Jasmine	*		*					6' x 6'	6' O.C	1 Gal

## 4.6.2 PROHIBITED PLANT SPECIES

Certain plants are considered prohibited in the landscape due to characteristics that make them highly flammable or because they are invasive. The characteristics that make a plant highly flammable can be physical (structure promotes ignition or combustion) or chemical (volatile chemicals increase flammability or combustion characteristics). Table 4-2, *Prohibited Plant Species*, identifies plant species strictly prohibited from use in landscaped areas and Fuel Modification Zones within BEAUMONT POINTE. These plants are prohibited in order to protect the native habitats within and surrounding BEAUMONT POINTE from impact from these plants due to their flammability or their invasive nature.

**Table 4-2 PROHIBITED PLANT SPECIES**

Botanical Name	Common Name	F = Flammable I = Invasive
<b>Trees</b>		
<i>Abies</i> species	Fir	F
<i>Agonis juniperina</i>	Juniper Myrtle	F
<i>Casuarina cunninghamiana</i>	River She-Oak	F
<i>Chamaecyparis</i> species (numerous)	False Cypress	F
<i>Cryptomeria japonica</i>	Japanese Cryptomeria	F
<i>Cupressocyparis leylandii</i>	Leyland Cypress	F
<i>Cupressus</i> species ( <i>C. fobesii</i> , <i>C. glabra</i> , <i>C. sempervirens</i> ,)	Cypress (Tecate, Arizona, Italian, others)	F
<i>Eucalyptus</i> species (numerous)	Eucalyptus	F, I
<i>Juniperus</i> species (numerous)	Juniper	F
<i>Lithocarpus densiflorus</i>	Tan Oak	F
<i>Melaleuca</i> species ( <i>M. linariifolia</i> , <i>M. nesophila</i> , <i>M. quinquenervia</i> )	Melaleuca (Flaxleaf, Pink, Cajeput Tree)	F, I
<i>Picea</i> (numerous)	Spruce	F
<i>Palm</i> species (numerous)	Palm	F, I
<i>Pinus</i> species ( <i>P. brutia</i> , <i>P. canariensis</i> , <i>P. b. eldarica</i> , <i>P. halepensis</i> , <i>P. pinea</i> , <i>P. radiata</i> , numerous others)	Pine (Calabrian, Canary Island, Mondell, Aleppo, Italian Stone, Monterey)	F
<i>Platycladus orientalis</i>	Oriental arborvitae	F
<i>Pseudotsuga menziesii</i>	Douglas Fir	F
<i>Tamarix</i> species ( <i>T. africana</i> , <i>T. aphylla</i> , <i>T. chinensis</i> , <i>T. parviflora</i> )	Tamarix (Tamarisk, Athel Tree, Salt Cedar, Tamarisk)	F, I
<i>Taxodium</i> species ( <i>T. ascendens</i> , <i>T. distichum</i> , <i>T. mucronatum</i> )	Cypress (Pond, Bald, Monarch, Montezuma)	F
<i>Taxus</i> species ( <i>T. baccata</i> , <i>T. brevifolia</i> , <i>T. cuspidata</i> )	Yew (English, Western, Japanese)	F
<i>Thuja</i> species ( <i>T. occidentalis</i> , <i>T. plicata</i> )	Arborvitae/Red Cedar	F
<b>GROUNDCOVERS, SHRUBS &amp; VINES</b>		
<i>Acacia</i> species	Acacia	F, I
<i>Adenostoma fasciculatum</i>	Chamise	F
<i>Adenostoma sparsifolium</i>	Red Shanks	F
<i>Agropyron repens</i>	Quackgrass	F, I
<i>Anthemis cotula</i>	Mayweed	F, I



Botanical Name	Common Name	F = Flammable I = Invasive
<i>Arctostaphylos</i> species	Manzanita	F
<i>Arundo donax</i>	Giant Reed	F, I
<i>Artemisia</i> species ( <i>A. abrotanum</i> , <i>A. absinthium</i> , <i>A. californica</i> , <i>A. caucasica</i> , <i>A. dracunculus</i> , <i>A. tridentata</i> , <i>A. pinocephala</i> )	Sagebrush (Southernwood, Wormwood, California, Silver, True tarragon, Big, Sandhill)	F
<i>Atriplex</i> species (numerous)	Saltbush	F, I
<i>Avena fatua</i>	Wild Oat	F
<i>Baccharis pilularis</i>	Coyote Bush	F
<i>Bambusa</i> species	Bamboo	F, I
<i>Bougainvillea</i> species	Bougainvillea	F, I
<i>Brassica</i> species ( <i>B. campestris</i> , <i>B. nigra</i> , <i>B. rapa</i> )	Mustard (Field, Black, Yellow)	F, I
<i>Bromus rubens</i>	Foxtail, Red brome	F, I
<i>Castanopsis chrysophylla</i>	Giant Chinquapin	F
<i>Cardaria draba</i>	Hoary Cress	I
<i>Cirsium vulgare</i>	Wild Artichoke	F, I
<i>Conyza bonariensis</i>	Horseweed	F
<i>Coprosma pumila</i>	Prostrate Coprosma	F
<i>Cortaderia selloana</i>	Pampas Grass	F, I
<i>Cytisus scoparius</i>	Scotch Broom	F, I
<i>Eriogonum</i> species ( <i>E. fasciculatum</i> )	Buckwheat (California)	F
<i>Fremontodendron</i> species	Flannel Bush	F
<i>Heterotheca grandiflora</i>	Telegraph Plant	F
<i>Hordeum leporinum</i>	Wild barley	F, I
<i>Juniperus</i> species	Juniper	F
<i>Lactuca serriola</i>	Prickly Lettuce	I
<i>Larrea tridentata</i>	Creosote bush	F
<i>Lolium multiflorum</i>	Ryegrass	F, I
<i>Lonicera japonica</i>	Japanese Honeysuckle	F
<i>Mimulus aurantiacus</i>	Sticky Monkeyflower	F
<i>Miscanthus</i> species	Eulalie Grass	F
<i>Muhlenbergia</i> species	Deer Grass	F
<i>Nicotiana</i> species ( <i>N. bigelovii</i> , <i>N. glauca</i> )	Tobacco (Indian, Tree)	F, I
<i>Pennisetum setaceum</i>	Fountain Grass	F, I
<i>Perovskia atroplicifolia</i>	Russian Sage	F
<i>Phoradendron</i> species	Mistletoe	F
<i>Pickeringia montana</i>	Chaparral Pea	F
<i>Rhus</i> ( <i>R. diversiloba</i> , <i>R. laurina</i> , <i>R. lentii</i> )	Sumac (Poison oak, Laurel, Pink Flowering)	F
<i>Ricinus communis</i>	Castor Bean	F, I
<i>Rhus Lentii</i>	Pink Flowering Sumac	F
<i>Salvia</i> species (numerous)	Sage	F, I
<i>Salsola australis</i>	Russian Thistle	F, I
<i>Solanum Xantii</i>	Purple Nightshade (toxic)	I

Botanical Name	Common Name	F = Flammable I = Invasive
<i>Silybum marianum</i>	Milk Thistle	F, I
<i>Thuja species</i>	Arborvitae	F
<i>Urtica urens</i>	Burning Nettle	F
<p>*F = Flammable, I = Invasive</p> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. Plants on this list that are considered invasive are a partial list of commonly found plants. There are many other plants considered invasive that should not be planted in a fuel modification zone and they can be found on The California Invasive Plant Council's Website <a href="http://www.cal-ipc.org/ip/inventory/index.php">www.cal-ipc.org/ip/inventory/index.php</a>. Other plants not considered invasive at this time may be determined to be invasive after further study.</li> <li>2. For the purpose of using this list as a guide in selecting plant material, it is stipulated that all plant material will burn under various conditions.</li> <li>3. The absence of a particular plant, shrub, groundcover, or tree, from this list does not necessarily mean it is fire resistant.</li> <li>4. All vegetation used in Fuel Modification Zones and elsewhere in this development shall be subject to approval of the Riverside County Fire Department.</li> <li>5. Landscape architects may submit proposals for use of certain vegetation on a project specific basis. They shall also submit justifications as to the fire resistivity of the proposed vegetation.</li> </ol>		

#### 4.6.3 LANDSCAPE DESIGN AND IRRIGATION REQUIREMENTS

The following general irrigation concepts shall be considered in the design and installation of irrigation systems within BEAUMONT POINTE:

- 1) All landscaped areas shall be equipped with a permanent, automatic, underground irrigation system. Drip systems and highly efficient rotators are encouraged in all areas needing irrigation. Irrigation systems must conform to all City of Beaumont requirements and State Model Water Efficient Landscape Ordinance AB1881.
- 2) Irrigation systems should be designed to apply water slowly, allowing plants to be deep soaked and to reduce run-off.
- 3) Connect the irrigation system to the recycled water conveyance system, when available.
- 4) "Pop-up" type sprinkler heads may be used adjacent to walks, drives, curbs (car overhangs), parking areas and public right-of-way but must be designed and maintained to prevent run-off and overspray.
- 5) The design of irrigation systems, particularly the location of controller boxes, valves, and other above-ground equipment (e.g., backflow prevention devices), shall be incorporated into the overall landscaping design. Where aboveground equipment is provided, it shall be screened or otherwise removed from public view, to the extent possible.
- 6) The irrigation system shall be programmed to operate between 8:00pm and 9:00am.
- 7) Landscaping requirements shall not apply to Planning Area 10, which is conserved as natural habitat under the MSHCP.
- 8) Where a minimum percentage of landscaped area is required for any Planning Area, the calculation of the minimum percentage shall include all landscaped portions of any water quality management or storm water management basin subject to approval by the Community Development Director and City Engineer.
- 9) Landscaping design, construction and maintenance shall be consistent with the City of Beaumont standards for water efficient landscaping and Low Impact Development design concepts for landscaping.



10) Artificial Turf/Grass shall be permitted pursuant subject to the following standards:

- a. Artificial turf/grass shall be aesthetically similar to natural turf.
- b. Artificial turf/grass shall be maintained to the standards and aesthetics consistent to the time at which it was approved and installed.
- c. Artificial turf/grass shall have an artificial turf fiber blend that reduces heat absorption, has appropriate ultraviolet protection, and has a flammability rating that meets Fire Department Standards.

#### 4.6.4 STREETS CAPES

Streetscapes within BEAUMONT POINTE are critical to creating a sense of place and maintaining the COMMERCE CENTER'S high-quality theme. In addition, streetscapes serve the functional purposes of softening and screening less desirable project elements from public view. Streetscapes throughout BEAUMONT POINTE should be planted with a combination of street trees, shrubs, and large masses of groundcover. The landscaping Plant Palette for streetscapes links the roadways to the rest of BEAUMONT POINTE by providing continuity throughout the entire Specific Plan using the Landscape Zones discussed in Section 4.6.1, *Plant Palette*.

Landscape treatments may include elements such as sidewalks, pedestrian paths, and parkway trees to enhance roadway appearances. Landscaping should consist of drought-tolerant plants, colorful shrubs, and street trees in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*. In all instances, an appropriate line-of-sight for entering/exiting vehicles shall be maintained at street intersections within BEAUMONT POINTE. The conceptual streetscape landscape treatments within BEAUMONT POINTE are presented on the following pages.

##### ❖ Jack Rabbit Trail Streetscape (78' ROW)

As shown on Figure 4-4, Conceptual Jack Rabbit Trail Streetscape is a 78-foot right-of-way. The right of way consists of 56 feet of paving with a 5-foot-wide landscaped parkway and 6-foot-wide curb-adjacent sidewalk provided on the westerly side of the street (fronting Planning Areas 1 and 2), and an 11-foot-wide landscaped parkway on the other side of the street. The entire width will be constructed by the BEAUMONT POINTE Specific Plan. The trees, shrubs, and groundcovers planted in the landscape zones along Jack Rabbit Trail are in accordance with Table 4-1, *Plant Palette* and Table 4-2, *Prohibited Plant Species*.

##### ❖ Entertainment Way Streetscape (50' ROW)

As shown on Figure 4-5, Conceptual Entertainment Way Streetscape is a 50-foot right-of-way. The right of way consists of 50 feet of paving, with a 6-foot-wide sidewalk outside of the right-of-way on the south side of the street and a 6-foot-wide landscaped parkway provided outside of the right-of-way on the north side of the street. The trees, shrubs, and groundcovers planted in the landscape zones along Entertainment Way are in accordance with Table 4-1, *Plant Palette* and Table 4-2, *Prohibited Plant Species*.

##### ❖ 4<sup>th</sup> Street Streetscape (78' ROW)

As shown on Figure 4-6, Conceptual 4<sup>th</sup> Street Streetscape is a 78-foot right-of-way. The right of way consists of 56 feet of paving with a 5-foot-wide landscaped parkway and 6-foot-wide curb-adjacent sidewalk provided on the northerly side of the street (fronting Planning Areas 1, 3, 4, 5, 6, and 7), and an 11-foot-wide landscaped parkway on the other side of the street. The trees, shrubs, and groundcovers planted in the landscape zones along 4<sup>th</sup> Street are in accordance with Table 4-1, *Plant Palette* and Table 4-2, *Prohibited Plant Species*.

##### ❖ Industrial Way Streetscape (40' Private Roadway)

As shown on Figure 4-7, Conceptual Industrial Way Streetscape is a 40-foot-wide private roadway. The roadway consists of 40 feet of paving, with a 26-foot-wide landscaped planter provided on the southern side of the roadway along the frontage of Planning Areas 4, 5, 6, 7, and 8, and manufactured slopes north of the roadway within Planning Area 9. The trees, shrubs, and groundcovers planted in the landscape zones along Industrial Way are in accordance with Table 4-1, *Plant Palette* and Table 4-2, *Prohibited Plant Species*.

#### 4.6.5 WALL AND FENCES

Along building site perimeters and interior to building sites, walls and fences will be provided for screening, buffering, and security purposes within BEAUMONT POINTE. The final locations and details of these walls and fences will be

determined when buildings are designed and oriented within a Planning Area as part of any implementing project(s). As shown on Figure 4-8, *Conceptual Wall and Fence Details*, and Figure 4-9, *Conceptual Wall and Fence Plan*, tubular steel fences with pilaster, CMU screen walls, and Wildlife Fencing may be provided around the perimeters of individual building sites. Walls and fences should be provided around loading and dock areas, trailer parking areas, and parking lots to screen on-site uses from public views and public roads. Limited use of colored and slatted chain link fencing is permitted where this fence is not visible from public roadways or view areas. Landscaping also provides screening between BEAUMONT POINTE's land uses and off-site areas.

#### ❖ Tubular Steel Fence

Tubular Steel Fences may be provided around the perimeters of Planning Areas 3 through 8, within individual building sites around water quality basins, loading and dock areas, truck yards, and parking lots, and/or as an alternative to CMU screen walls, when screening is not required. Tubular Steel Fences have a minimum height of 5'-8" and include black tubular steel rods with pilasters and decorative concrete caps to be provided and spaced approximately 25' on-center.

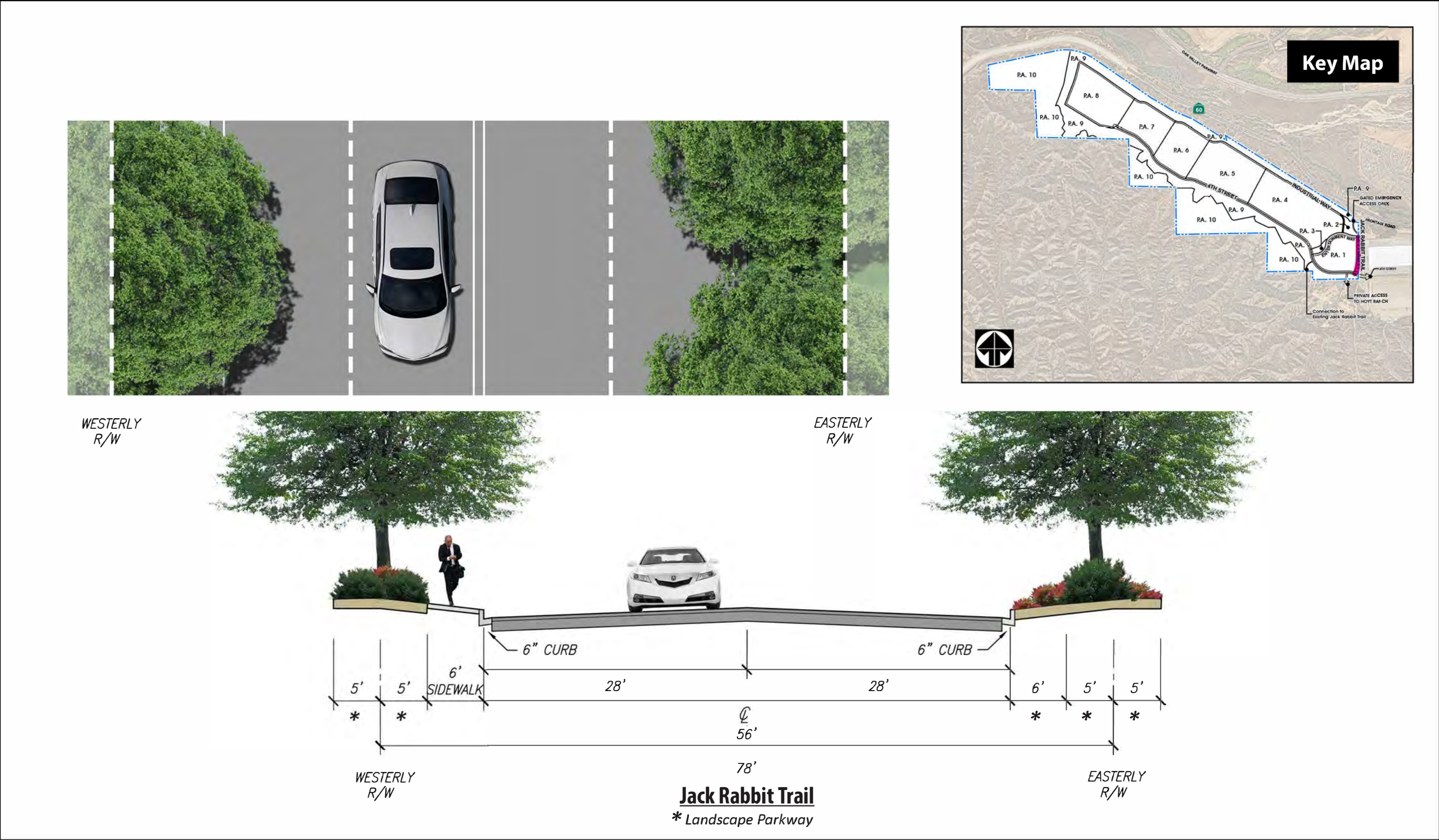
#### ❖ CMU Screen Wall

CMU Screen Walls may be provided along the perimeters of THE EXPERIENCE AT BEAUMONT POINTE within Planning Areas 1 and 2. CMU Screen Walls in this area have a maximum height of 6' and should include warm architectural colors, concrete masonry unit walls and decorative concrete caps. CMU Screen Walls may be provided as an alternative to tubular steel fences, where screening may be required. CMU Screen Walls used for screening of loading and storage areas may be a maximum of 14' in height.

#### ❖ Wildlife Fencing

Wildlife Fencing shall be provided and located generally along the southern and western boundary between Planning Area 9 and 10. Such fencing shall be designed to prevent wildlife from entering the developed portions of the Specific Plan, divert wildlife around the developed portions of the project site, maintain the existing migration and travel patterns to the extent possible and divert wildlife towards the wildlife under-crossings along the south side of the CA-60 Freeway. The final locations, design, and materials of Wildlife Fencing will be determined in consultation with and subject to approval by the Resource Agency. Such fencing may include chain link and other materials as stipulated by the Resource Agency.

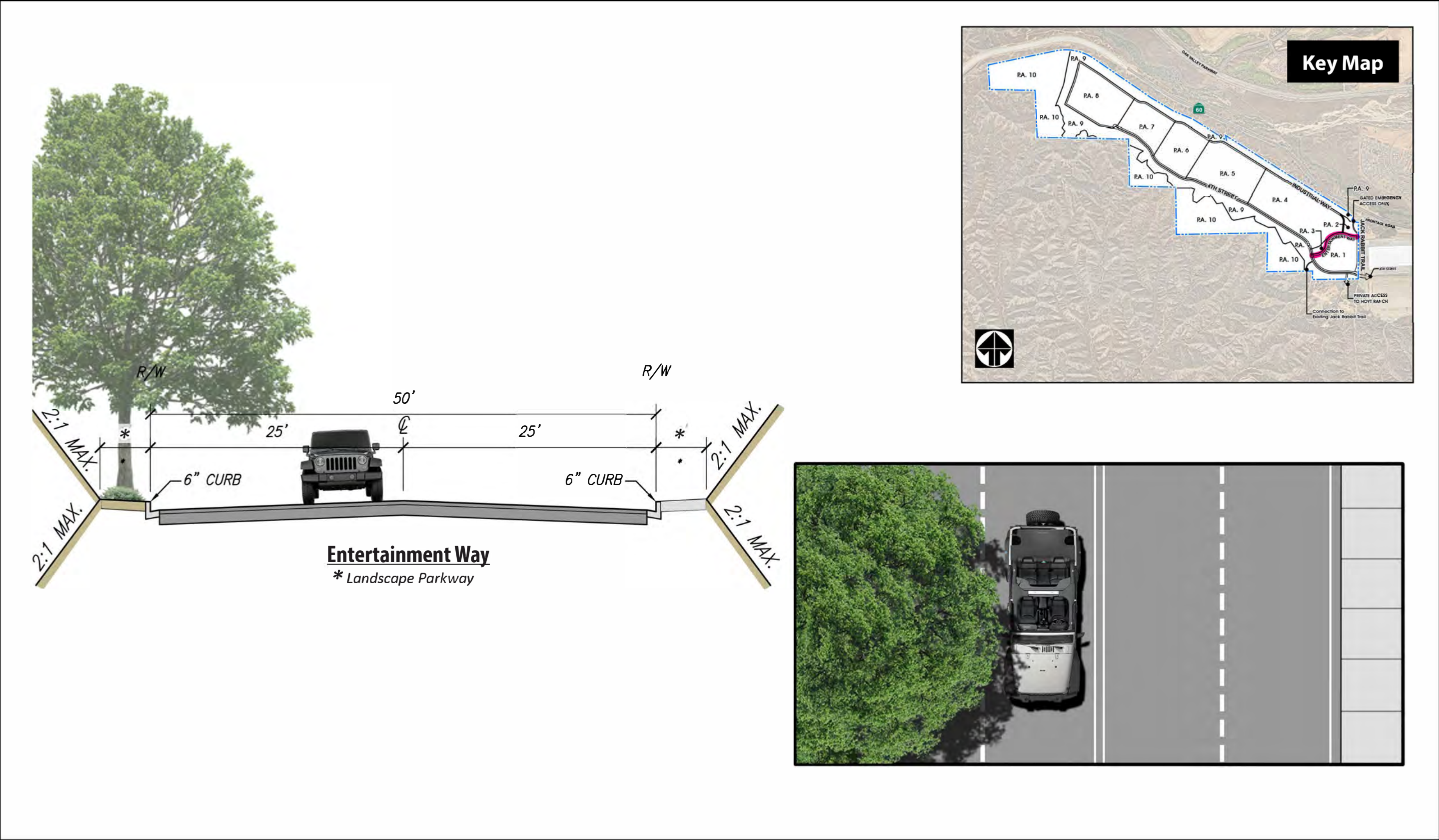




Source(s): Hunter Landscape (12-11-2020)

Figure 4-4

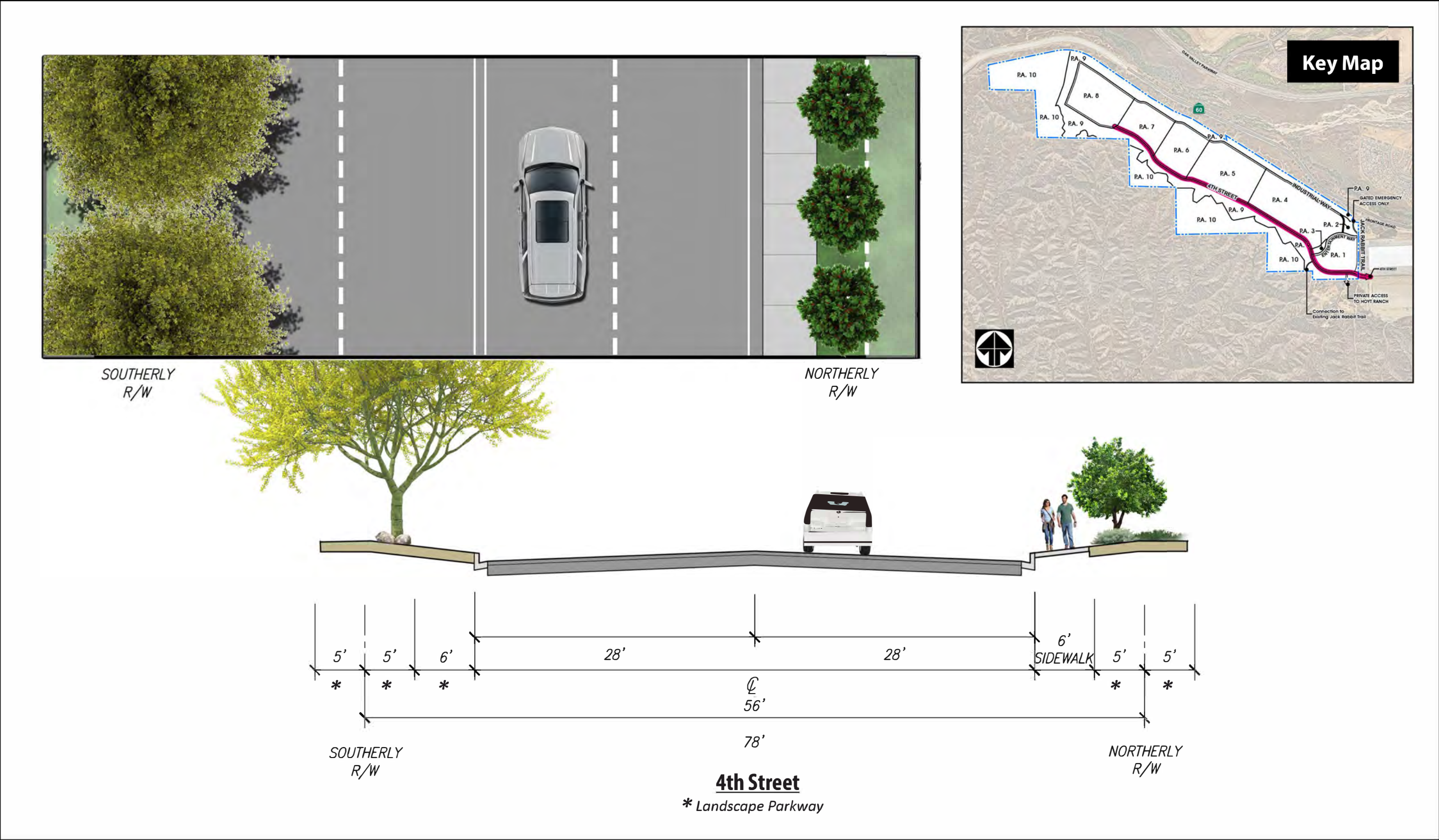




Source(s): Hunter Landscape (12-11-2020)

Figure 4-5

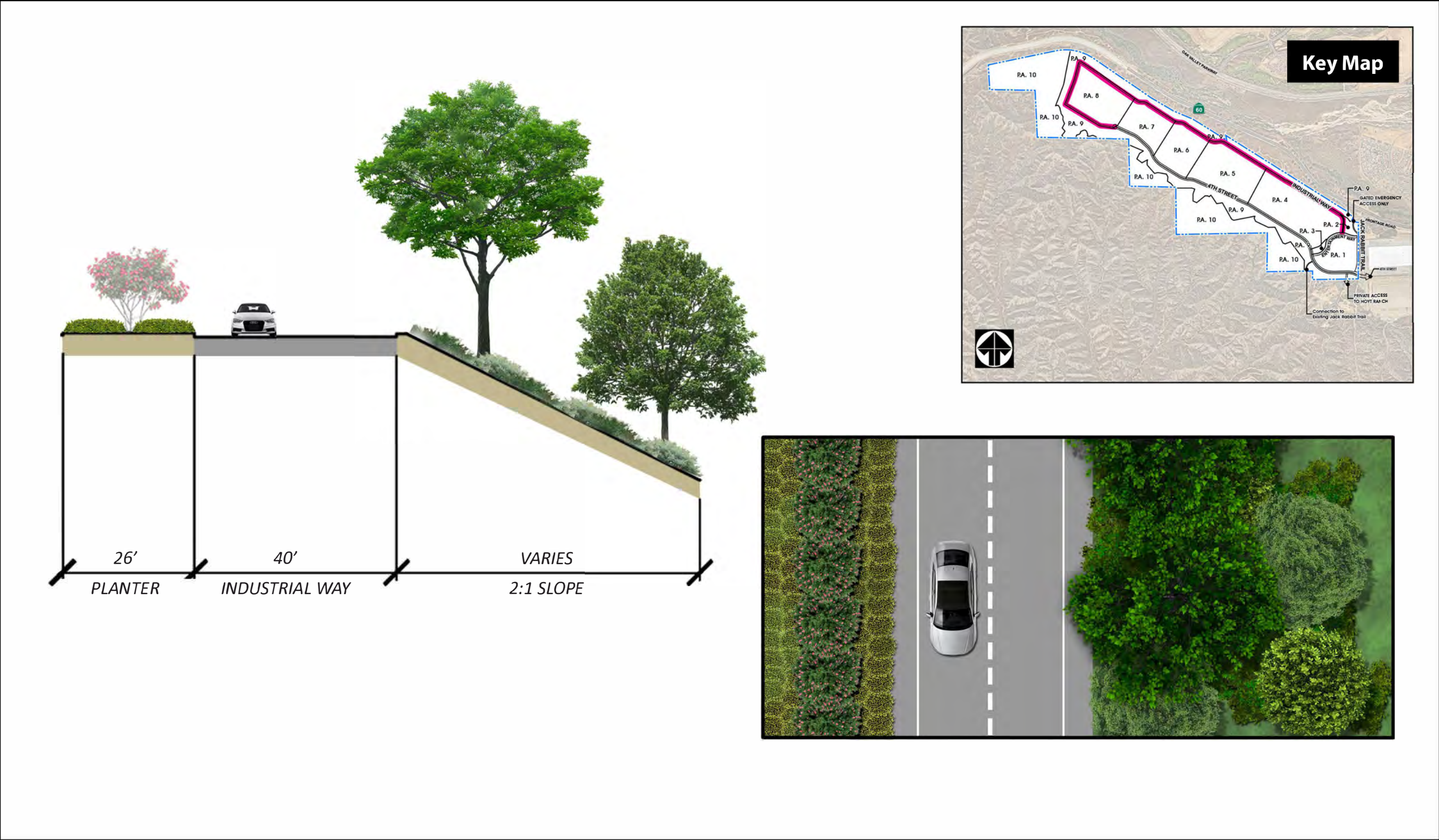




Source(s): Hunter Landscape (12-11-2020)

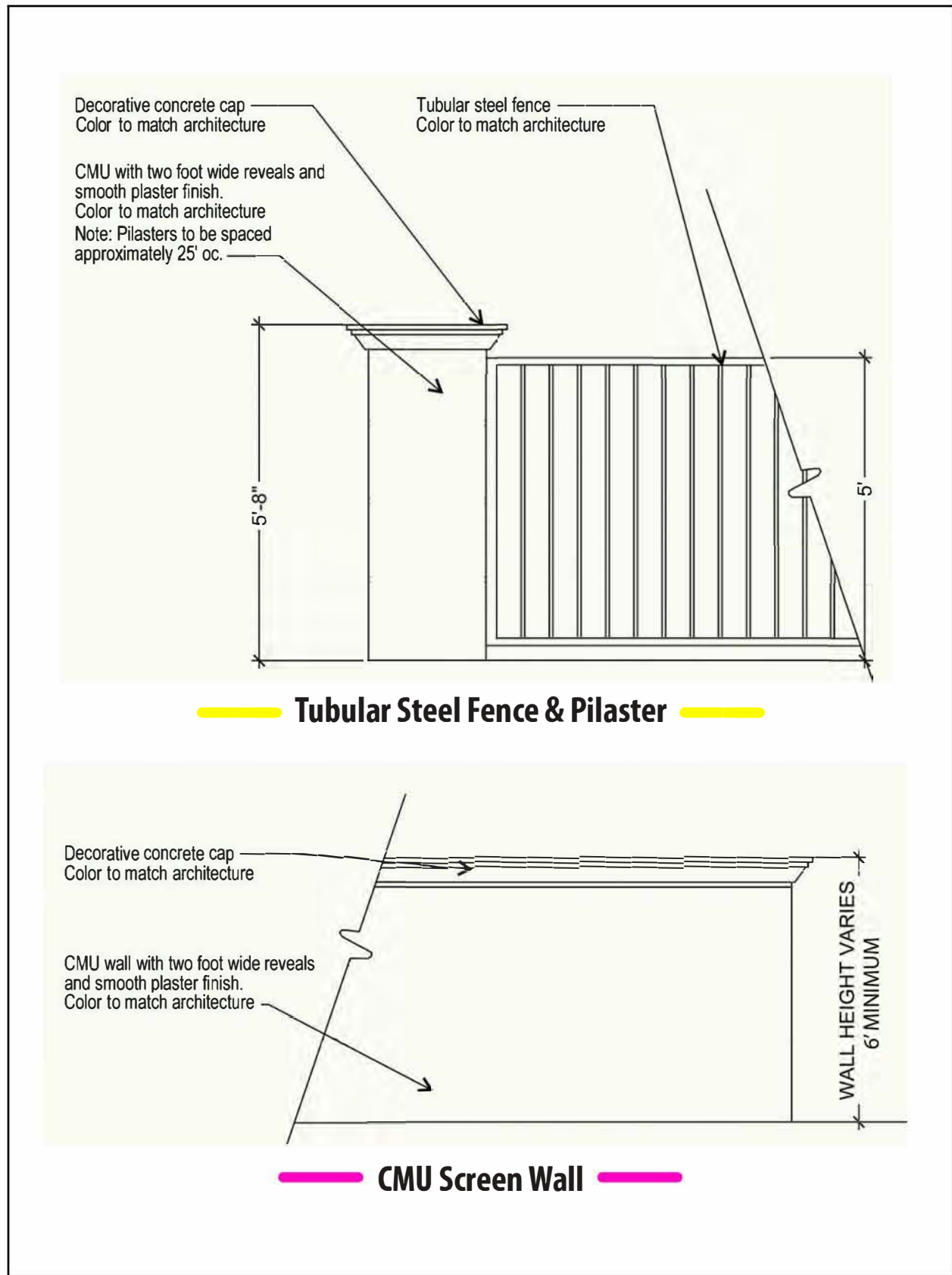
Figure 4-6





Source(s): Hunter Landscape (12-11-2020)

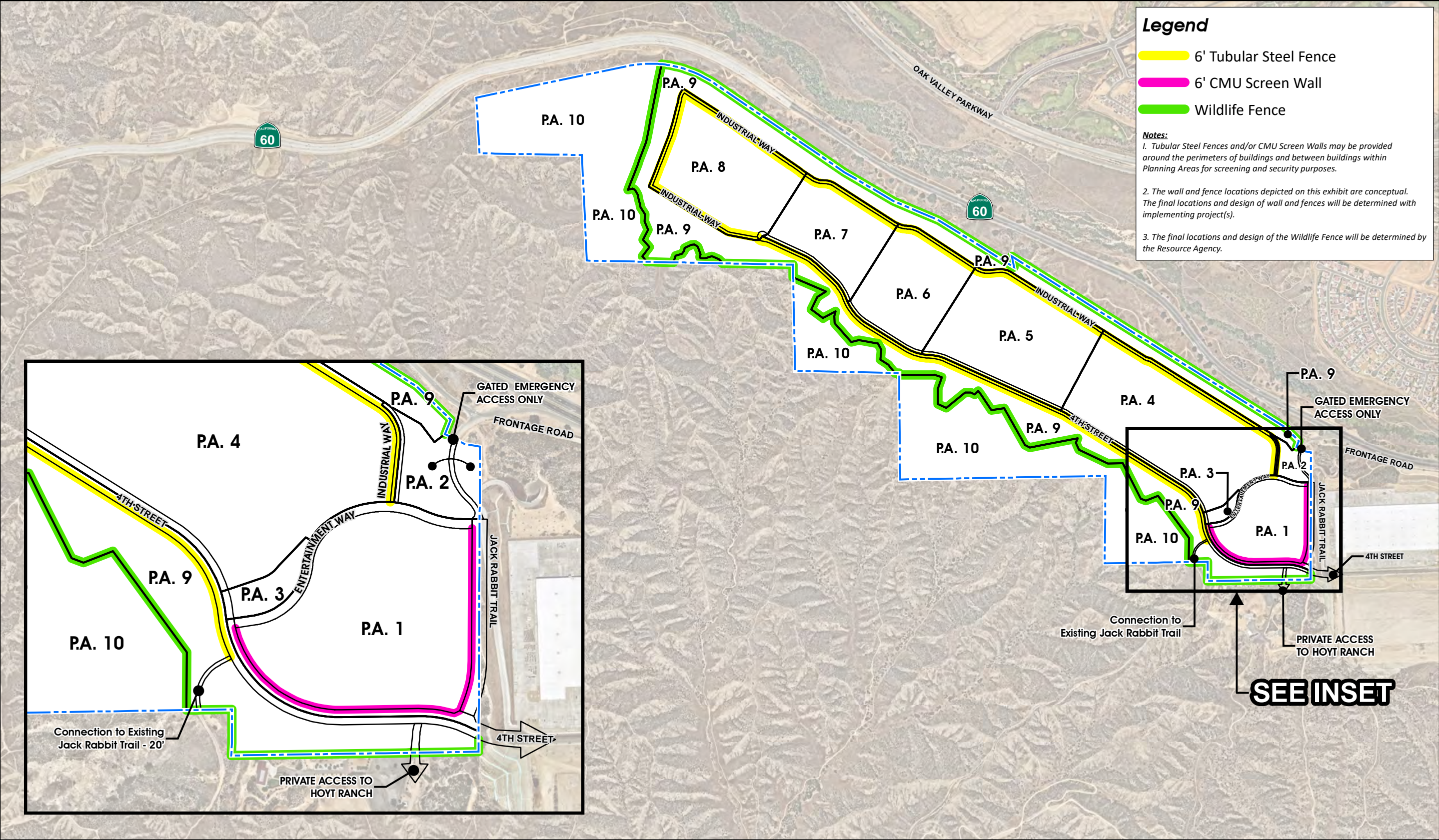
Figure 4-7



Source(s): Hunter Landscape (03-03-2021)

Figure 4-8





Source(s): ESRI, RCTLMA (2019), City of Beaumont (2004), Nearmap Imagery (2021)  
Composite: Proactive Engineering Consultants (2020)

Figure 4-9



#### 4.6.6 LANDSCAPE INTERFACES

The EXPERIENCE AT BEAUMONT POINTE contains five (5) distinct Landscape Interfaces, or edge treatments, which provide visually interesting and practical buffers at the boundaries of adjacent off-site land uses. The general location of each of these Landscape Interfaces is depicted on Figure 4-1, *Master Landscape Plan*. Each of these landscape interfaces are discussed in detail below. The interfaces depicted in this section may be modified by the requirements for fuel modification or brush clearing associated with future implementing projects. The types of walls, landscape material, and width may be modified if needed to address final building orientations, fire safety, or MSHCP issues.

##### 1. Interface #1 – Industrial (Planning Area 5) to Off-Site CA-60 Freeway

Interface #1, as illustrated on Figure 4-10, identifies the interface condition where Industrial land uses within Planning Area 5 are adjacent to the off-site CA-60 Freeway located to the north. In this condition, Industrial land uses are buffered from CA-60 Freeway by a tubular steel fence at the boundary of the truck yards, 26-foot-wide landscape buffer along the perimeter of building sites, 40-foot wide Industrial Way, and a 160-foot-wide manufactured slope within Planning Area 9. The trees, shrubs, and groundcovers within this interface are planted in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

##### 2. Interface #2 – Commercial (Planning Area 1) to Off-Site (Eastern Boundary)

Interface #2, as illustrated on Figure 4-11, identifies the interface condition where General Commercial land uses within Planning Area 1 are directly adjacent to the off-site uses located to the east. In this condition, General Commercial land uses are buffered from the off-site uses by a six-foot-tall CMU Screen Wall, 65 feet of landscaping along the perimeter of Planning Area 1, and the 78-foot-wide right-of-way of Jack Rabbit Trail. The trees, shrubs, and groundcovers within this interface are planted in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

##### 3. Interface #3 – Commercial (Planning Area 1) to Off-Site (Southern Boundary)

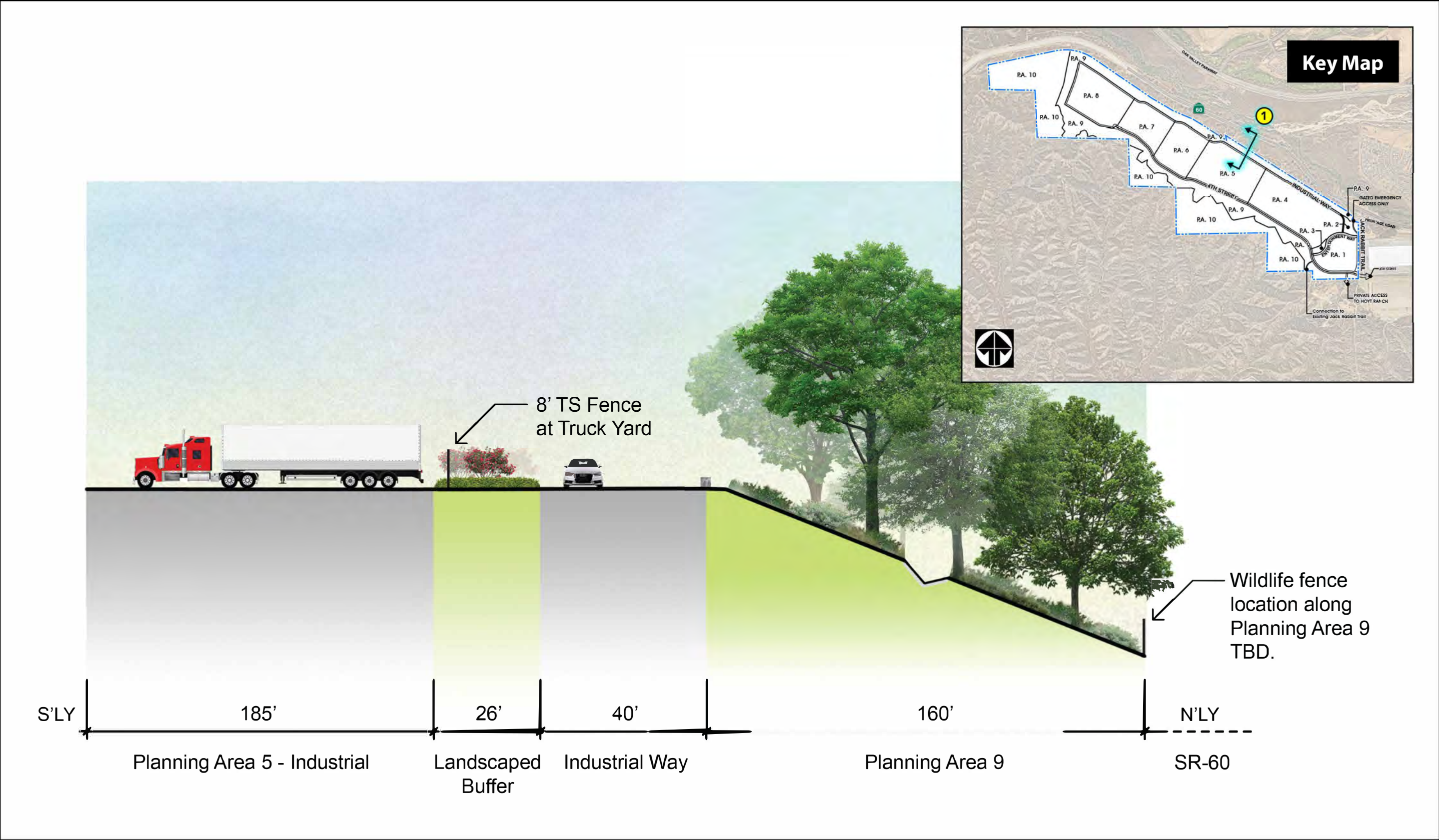
Interface #3, as illustrated on Figure 4-12, identifies the interface condition where General Commercial I land uses within Planning Area 1 are adjacent to the open space areas within Planning Area 9 to the south. In this condition, Commercial land uses are buffered from the open space areas within Planning Area 9 by the 78-foot-wide right-of-way of 4<sup>th</sup> Street, and a 6-foot-tall CMU Screen Wall. The trees, shrubs, and groundcovers within this interface are planted in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

##### 4. Interface #4 – Industrial (Planning Area 4) to Open Space (Planning Area 9)

Interface #4, as illustrated on Figure 4-13, identifies the interface condition where Industrial land uses within Planning Area 4 are adjacent to the open space areas within Planning Area 9 to the south. In this condition, Industrial land uses are buffered from the open space areas within Planning Area 9 by a 20-foot-wide landscape planter along the perimeter of building sites, and the 78-foot-wide right-of-way of 4<sup>th</sup> Street. The trees, shrubs, and groundcovers within this interface are planted in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

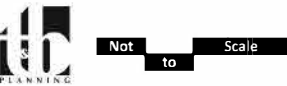
##### 5. Interface #5 – Industrial (Planning Area 8) to Open Space (Planning Area 10)

Interface #5, as illustrated on Figure 4-14, identifies the interface condition where Industrial land uses within Planning Area 8 are adjacent to the open space areas within Planning Areas 9 and 10 to the west. In this condition, Industrial land uses are buffered from the open space areas within Planning Area 9 by a 20-foot-wide landscape planter along the perimeter of building sites, a 42-foot-wide private drive aisle, and a tubular steel fence, and Planning Area 9 is buffered from Planning Area 10 by a wildlife fence. The trees, shrubs, and groundcovers within this interface are planted in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.



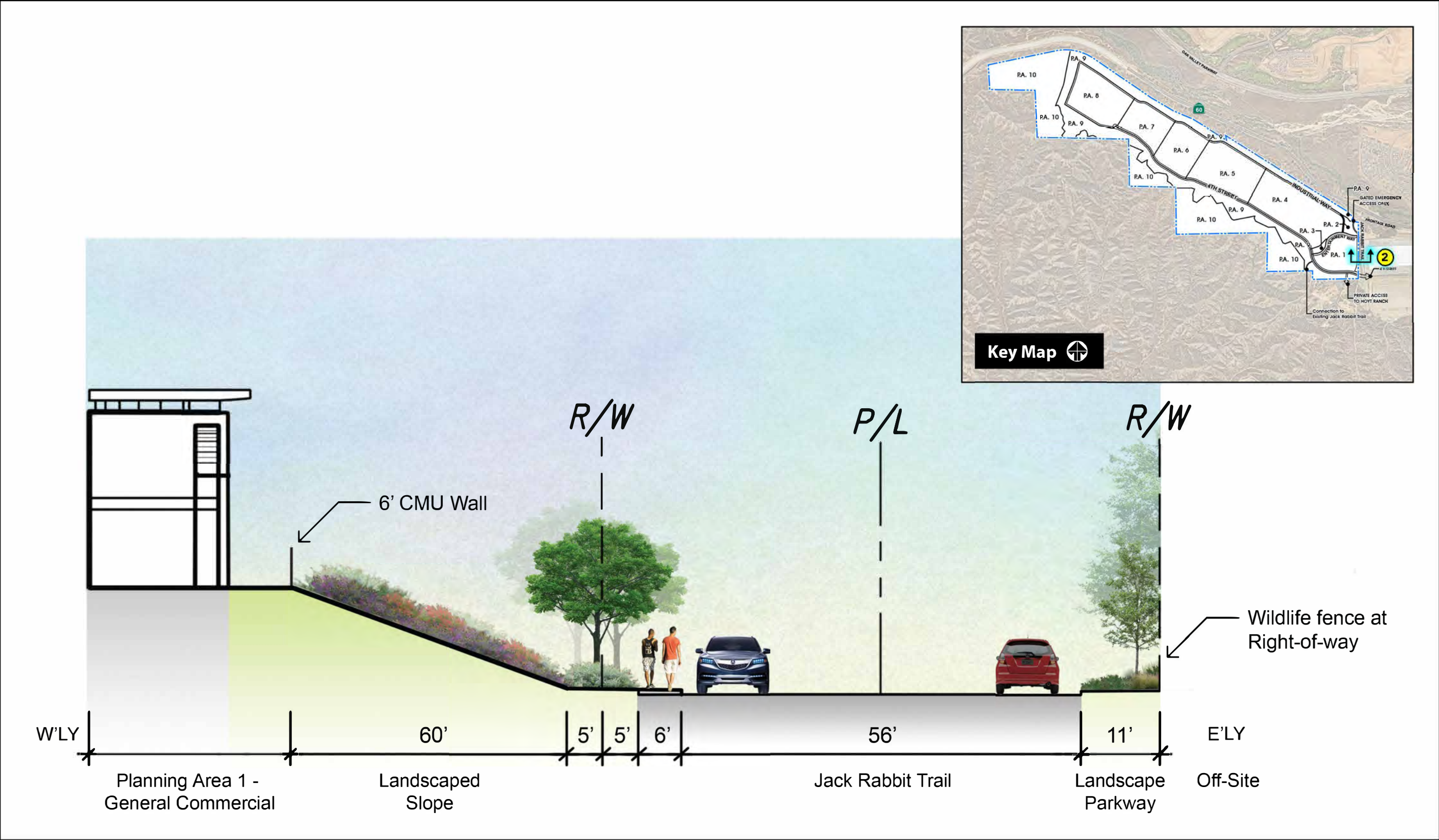
Source(s): Hunter Landscape (03-03-2021)

Figure 4-10



Conceptual Interface #1 - Industrial (PA 5) to Off-Site SR-60

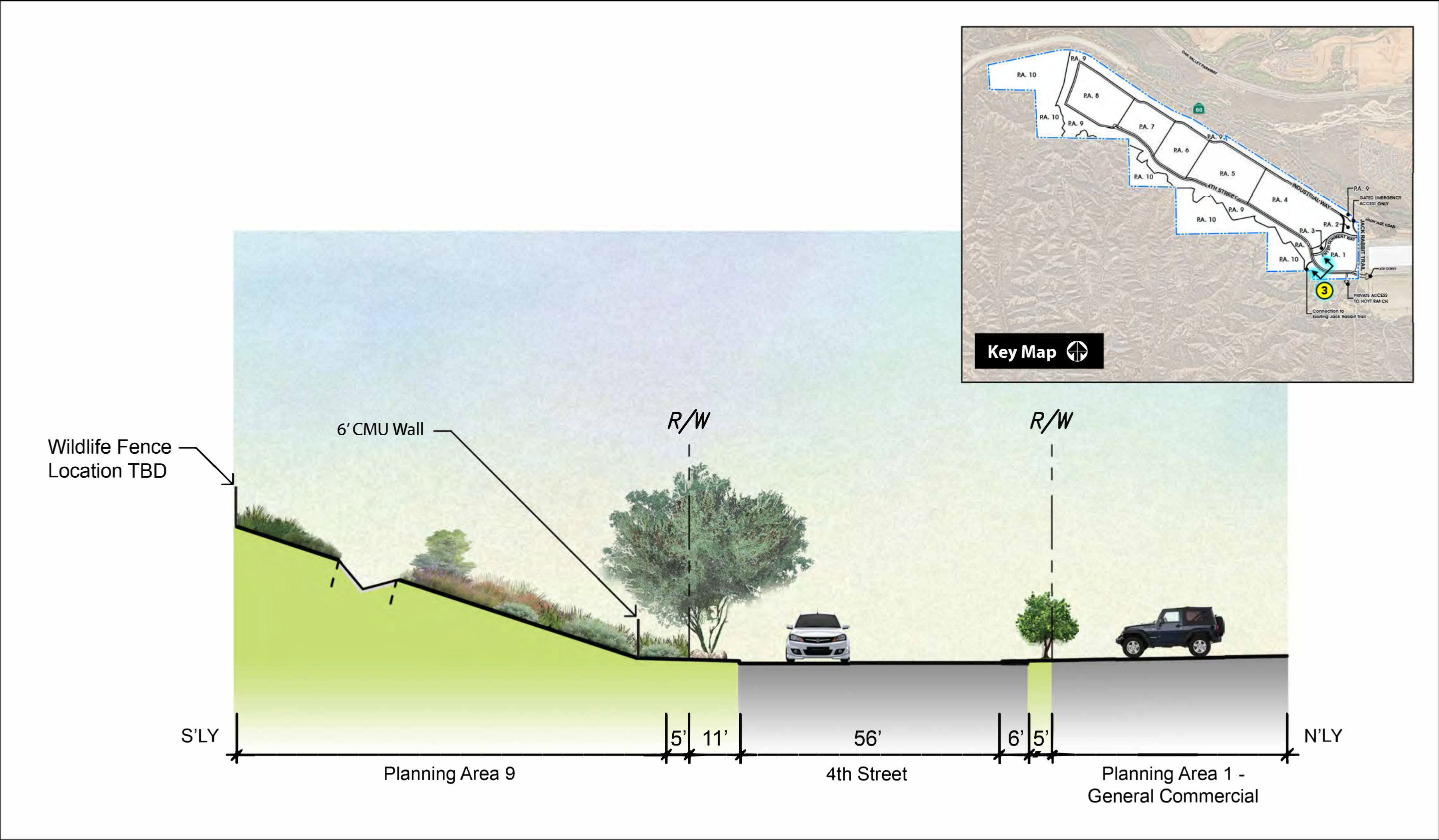




Source(s): Hunter Landscape (03-03-2021)

Figure 4-11



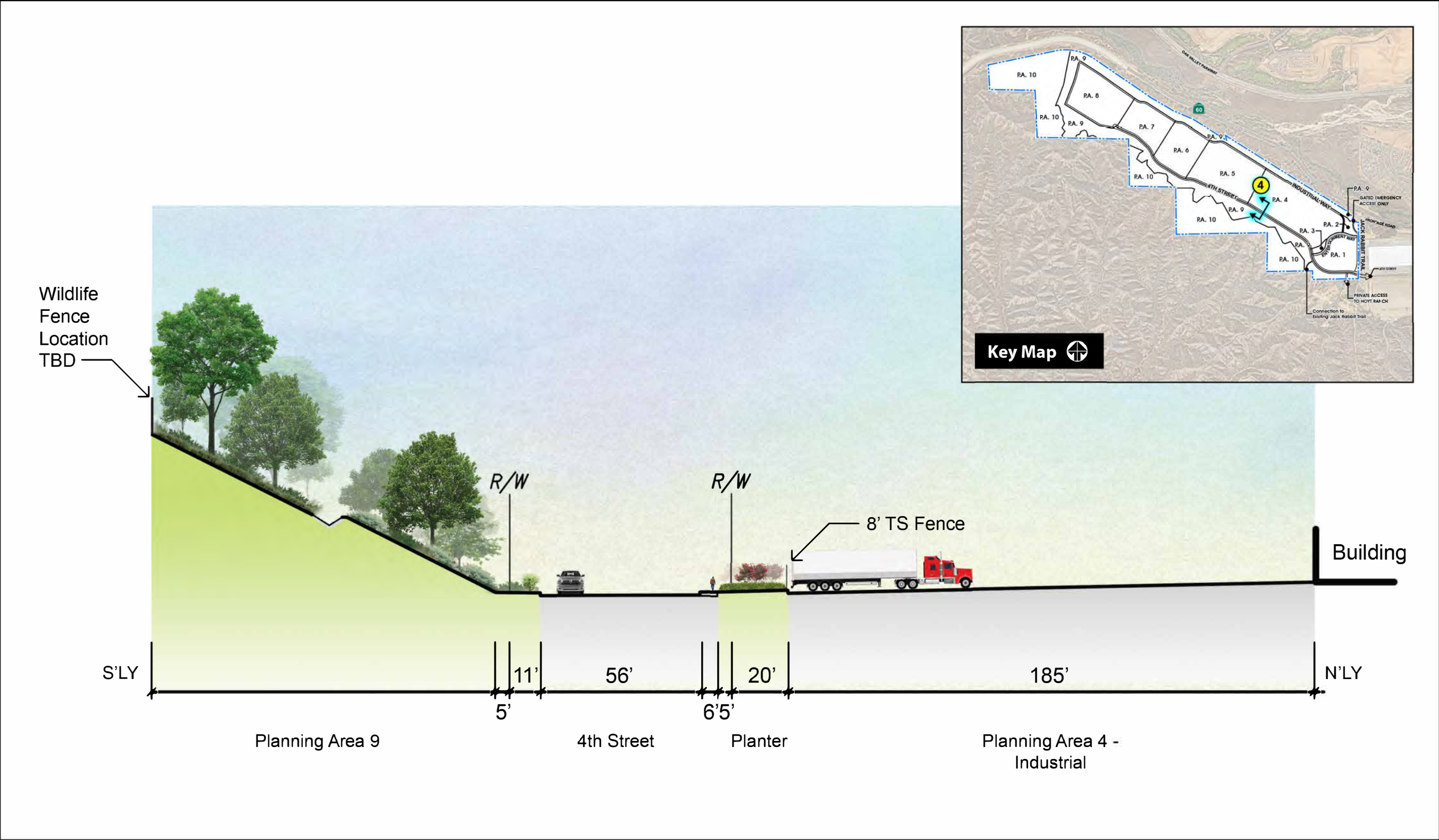


Source(s): Hunter Landscape (03-03-2021)

Figure 4-12

Conceptual Interface #3 - Commercial (PA 1) to Off-Site (Southern Boundary)



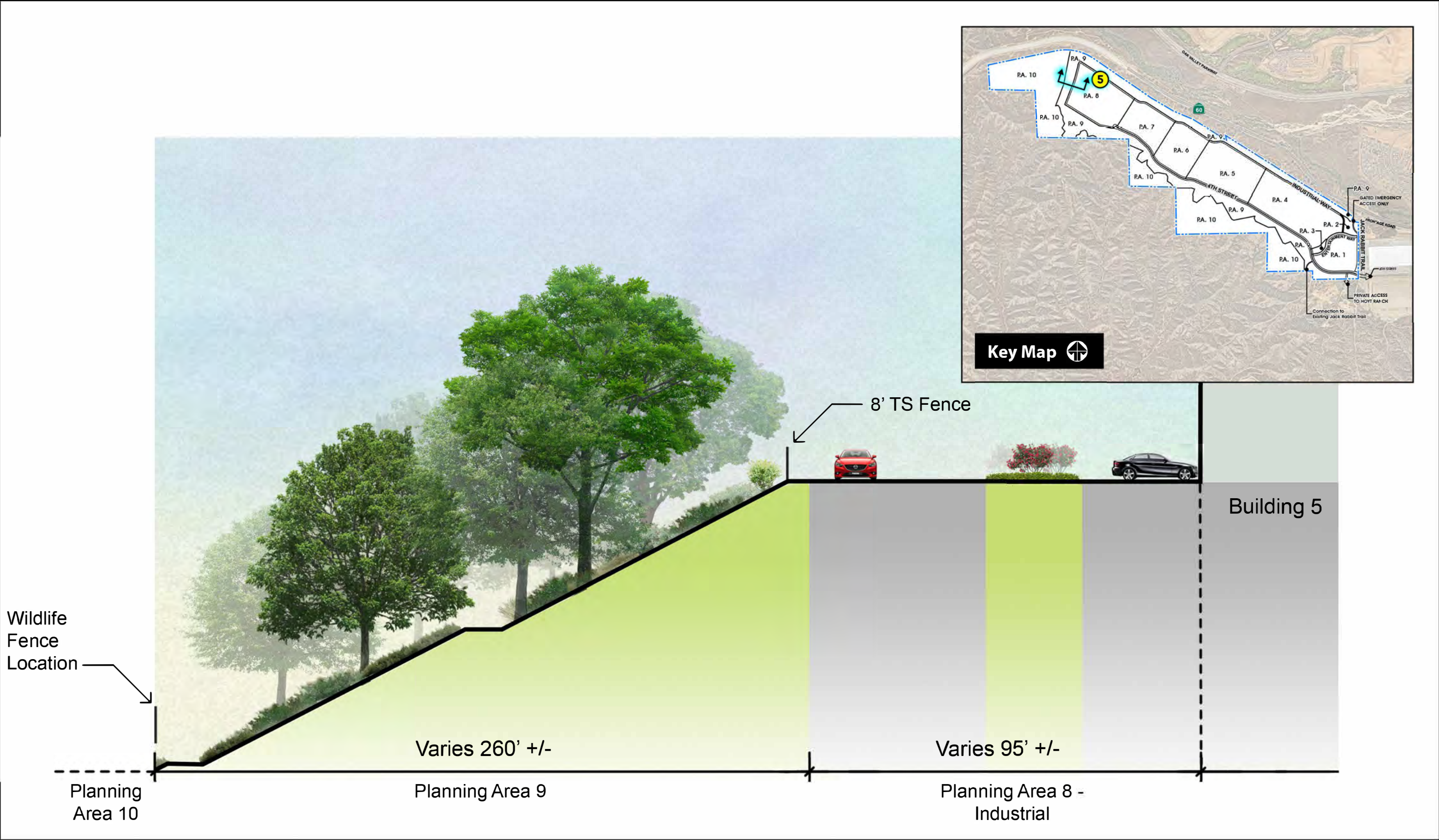


Source(s): Hunter Landscape (03-03-2021)

Figure 4-13

Conceptual Interface #4 - Industrial (PA 4) to Open Space (PA 9)





Source(s): Hunter Landscape (03-03-2021)

Figure 4-14

Conceptual Interface #5 - Industrial (PA 8) to Open Space (PA 10)





## IMPLEMENTATION PLAN

**CHAPTER FIVE** presents the policies and procedures for the City of Beaumont's review and approval of implementing projects within the Specific Plan, and describes the methods and procedures for interpreting and amending the Specific Plan as necessary.

- 5.1 IMPLEMENTATION OF SPECIFIC PLAN NO. 2019-000
- 5.2 REVIEW AND APPROVAL OF IMPLEMENTING DEVELOPMENT PROPOSALS
- 5.3 CONCEPTUAL IMPLEMENTATION PLAN
- 5.4 MAINTENANCE PLAN



## 5 | IMPLEMENTATION PLAN

### 5.1 IMPLEMENTATION OF SPECIFIC PLAN NO. 2019-0003

Approval of the BEAUMONT POINTE Specific Plan (SP2019-0003) indicates acceptance by the City of Beaumont Planning Commission and City Council of the general framework of development for the 539.9-acre property described therein. Part of that framework establishes the “Implementation Regulations” which consist of: General Development Criteria, Infrastructure Improvement Standards, Permitted and Conditionally Permitted Uses, Development Standards, and Planning Area Standards which constitute the zoning regulations for the BEAUMONT POINTE Specific Plan. The BEAUMONT POINTE Specific Plan also establishes Design Guidelines to establish the character of the architecture and landscape design. Unlike the Implementation Regulations, the Design Guidelines are not compulsory, but are intended instead to provide clear direction while allowing flexibility during the design of implementing development projects. Further, it is anticipated that this Specific Plan No. 2019-0003 will be implemented through a series of Plot Plans and Conditional Use Permits, which shall be reviewed and approved by the City of Beaumont. Approvals within the BEAUMONT POINTE Specific Plan shall be subject to the review authority and review processes set forth in this Section. If there is any conflict between the provisions of this Specific Plan and the City of Beaumont Code of Ordinances (“Zoning Ordinance”) pertaining to the review process, the provisions of this Specific Plan shall control.

#### 5.1.1 APPLICABILITY

All development and proposed uses in the Specific Plan area shall comply with the Implementation Regulations set forth in this Specific Plan. Where conflicts exist between the Implementation Regulations contained in the BEAUMONT POINTE Specific Plan and those found in the Zoning Ordinance, the standards in this Specific Plan shall take precedence. Procedures, notices, timelines, and appeals not addressed in this Specific Plan shall be subject to the requirements of the Zoning Ordinance in effect at the time a project is submitted or as otherwise provided in an approved and effective development agreement for the site. The Design Guidelines are not compulsory but are intended instead to provide clear direction while allowing flexibility during the design of implementing development projects. Consistency with the Design Guidelines of implementing projects shall be determined by the Community Development Director pursuant to Section 5.1.3.

#### 5.1.2 SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this Specific Plan, or future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan.

#### 5.1.3 INTERPRETATIONS

The Community Development Director may make interpretations related to the BEAUMONT POINTE Specific Plan and/or the applicability of Zoning Ordinance requirements or, at his/her discretion, refer interpretations to the Planning Commission for its consideration and action. Interpretations made by the Community Development Director and/or decisions made by the Planning Commission may be appealed by the applicant to the Planning Commission, if applicable, and to the City Council per the procedures contained in the Zoning Ordinance in effect at



the time a project is submitted or as otherwise provided in an approved and effective development agreement for the site.

#### **5.1.4 APPROVAL AUTHORITY**

##### **A. COMMUNITY DEVELOPMENT DIRECTOR**

The Community Development Director shall be responsible for administering, interpreting, and enforcing all Development Standards of the Specific Plan, including the acceptance and processing of all land use permit applications.

The Community Development Director is also the approval authority, subject to appeal to the Planning Commission per the procedures contained in the Zoning Ordinance in effect at the time a project is submitted or as otherwise provided in an approved and effective development agreement for the site, unless otherwise set forth in this Chapter 5 for the following application types:

1. Substantial Conformance Determinations;
2. Plot Plan - Administrative Review.

##### **B. PLANNING COMMISSION**

The Planning Commission is the approval authority for the following applications, subject to appeal to the City Council per the procedures contained in the Zoning Ordinance in effect at the time a project is submitted or as otherwise provided in an approved and effective development agreement for the site, unless otherwise set forth in this Chapter 5:

1. Review and approval of the BEAUMONT POINTE Sign Program;
2. Modification to the BEAUMONT POINTE Sign Program;
3. Variances;
4. Plot Plan - Planning Commission Public Hearing Required; and
5. Conditional Use Permits (subject to the procedures of the City's Zoning Ordinance).

##### **C. CITY BUILDING DEPARTMENT**

1. Certificates of Occupancy

##### **D. CITY ENGINEER**

1. Lot Line Adjustments

The City Council is the final approval authority for Specific Plan Amendments, Zone Changes, Subdivision and Final Maps.

## **5.2 REVIEW AND APPROVAL OF IMPLEMENTING DEVELOPMENT PROPOSALS**

In addition to the approval process identified within Section 5.1.4 (*Approval Authority*), above, the review and approval of subsequent development proposals will be accomplished by the means of the following processes.

### **5.2.1 PLOT PLANS**

Plot Plans are one of the entitlement mechanisms for implementing development within this Specific Plan. A Plot Plan implements uses "permitted by right" pursuant to Table 3-1, *Permitted Uses*, of this Specific Plan or other uses authorized by interpretation of the Specific Plan as described in Section 5.1.3, (*Interpretations*), by providing a detailed description of how a subject parcel is to be developed. Three (3) different Plot Plan application types may

be used for implementing development within this Specific Plan, distinguished by the level of conformity with the Specific Plan and CEQA review requirements:

1. Plot Plan - Administrative Review:

- a. A Plot Plan which is found by the Community Development Director to be in compliance with the Permitted, Conditionally Permitted or Ancillary Uses in Table 3-1, and the remaining Implementation Regulations, and is consistent with the overall intent and/or character of the Specific Plan and the Design Guidelines shall be reviewed and approved administratively by the Community Development Director;
- b. A Plot Plan which is found by the Community Development Director to be in compliance with the Permitted, Conditionally Permitted or Ancillary Uses in Table 3-1, but is not in full compliance with the remaining Implementation Regulations, but is determined consistent with the overall intent and/or character of the Specific Plan and the Design Guidelines, may be administratively approved by the Community Development Director, provided that the Community Development Director finds that: 1) that the proposed modifications are minor; and/or 2) that implementation of the proposed modifications would be generally consistent with the remaining Implementation Regulations, and with the overall intent and/or character of the Specific Plan and the Design Guidelines.. In the event the Community Development Director cannot make the two findings above, the Plot Plan may be referred to the Planning Commission pursuant to 5.2.1.2, below.

2. Plot Plan – Planning Commission Public Hearing:

A Plot Plan which is found by the Community Development Director to be in compliance with the Permitted, Conditionally Permitted or Ancillary Uses in Table 3-1, but is not generally consistent with the remaining Implementation Regulations of the Specific Plan, or with the overall intent and/or character of the Specific Plan and the Design Guidelines or for which the findings in 5.2.1.1 (b) cannot be made but, which, by the limited extent or impact of the modifications, is determined by the Community Development Director not to be subject to a Substantial Conformance Determination, shall be referred for review by the Planning Commission at a public hearing but shall not require a Substantial Conformance Determination.

## 5.2.2 SUBSTANTIAL CONFORMANCE DETERMINATION

A Substantial Conformance Determination may be used to approve minor modifications to the Specific Plan text and graphics and shall be reviewed by and may be approved by the Community Development Director administratively and without a public hearing. Such approval shall be based on a finding made by the Community Development Director that the proposed modifications to the Specific Plan text, graphics, , and/or project design are minor deviations, modifications or changes which do not change the character or intent of the Specific Plan, and therefore do not require a Specific Plan Amendment, but due to the extent or impact of the modifications, is determined by the Community Development Director to be subject to a Substantial Conformance Determination.

However, a request for a Substantial Conformance Determination accompanied by a concurrent application which requires Planning Commission and/or City Council review and approval, shall be considered a discretionary action under CEQA and shall be reviewed and approved by the required hearing body for the concurrent application(s).

The following particular minor deviations, modifications or changes to the Specific Plan, along with other minor modifications that the Community Development Director may determine do not change the character or intent of the Specific Plan, shall be subject to review and administrative approval by the Community Development Director as a Substantial Conformance Determination:



1. Modifications to the Specific Plan text and graphics which do not substantially change the character or intent of BEAUMONT POINTE Specific Plan.
2. Expansion or reduction of the net acreage and/or development intensity (square footage) of Planning Area 1 through 8 of 15 to 25% provided that the overall maximum square footage for Industrial uses and for General Commercial uses within this Specific Plan is not exceeded.
3. The increase of building intensity/density or building square footage, provided that it does not exceed 0.75 FAR for any Planning Area (as the acreage of the PA may be modified consistent with the Specific Plan) and provided that the overall maximum square footage for Industrial uses and for General Commercial uses within this Specific Plan is not exceeded.
4. Construction of buildings across Planning Area boundaries with the same Land Use Designation, which cross over into abutting Planning Areas, subject to all of the applicable Implementation Regulations and Design Guidelines of this Specific Plan. Buildings constructed across Planning Area boundaries shall not, by themselves, trigger the requirement for a Specific Plan Amendment provided that the subject Planning Areas are under the same ownership prior to the issuance of a Certificate of Occupancy or Lot Line Adjustment.
5. Reductions of an approved Plot Plan or Conditional Use Permit's square footage by less than 25% of that stated within the approved Plot Plan or Conditional Use Permit.
6. Modifications to landscape coverage of less than 15% of that stated within the Specific Plan.
7. Decrease in parking requirements by a maximum of 10% with a parking study reviewed and approved by the Community Development Director.
8. Other minor changes, deviations or modifications of a similar nature to those listed above or which are deemed minor by the Community Development Director, including (i) minor changes, deviations or modifications to landscape materials, wall materials, wall alignment, wall height, entry design and streetscape design, and (ii) minor modifications to the Implementation Regulations (except for the Permitted, Conditionally Permitted, and Ancillary Uses) and Design Guidelines set forth in this Specific Plan provided such changes, deviations or modifications are consistent with the intent of the Implementation Regulations and Design Guidelines and with the character and intent of the Specific Plan, and in conformance with the City of Beaumont General Plan.

### 5.2.3 CONDITIONAL USE PERMITS

Uses subject to the approval of a Conditional Use Permit are identified in Table 3-1 (*Permitted Uses*) of this Specific Plan with a "C" symbol. Unless otherwise set forth in this Chapter 5, uses requiring the approval of a Conditional Use Permit shall be subject to the filing, required findings, notification, hearing, and appeal procedures identified in the Zoning Ordinance applicable to Conditional Use Permits effective at the time of development permit application(s).

### 5.2.4 SPECIFIC PLAN AMENDMENTS

All Specific Plan modifications which do not meet the criteria of a Substantial Conformance Determination as defined in Section 5.2.3 shall be deemed to require a Specific Plan Amendment. When public hearings are authorized or required to adopt Amendments to the Specific Plan, notices of public hearings shall be provided and hearings held in accordance with the relevant procedural provisions of the Zoning Ordinance in effect at the time of the submittal of the Specific Plan Amendment application.

Specific Plan Amendments shall be processed in accordance with the applicable provisions of State law provided in California Government Code section 65450et. seq. and shall be subject to the review and approval of the City Council. The Planning Commission shall first hear and consider applications for Specific Plan Amendments and provide a recommendation to the City Council.

Any Specific Plan Amendment initiated by an applicant requires the filing of a City application and required materials supporting the amendment, submittal of a fee deposit, Planning Commission review and recommendations, and City Council review and final decision.

#### **5.2.5 SIGNAGE**

##### **1. BEAUMONT POINTE SIGN PROGRAM**

A BEAUMONT POINTE Sign Program shall be created in support of the BEAUMONT POINTE Specific Plan, pursuant to the City's Zoning Ordinance to establish provisions for the development of signs within the Specific Plan. The Planning Commission shall be the reviewing body for the BEAUMONT POINTE Sign Program, along with any modifications to the Sign Program. The BEAUMONT POINTE Sign Program shall provide the final locations and dimensions of appropriate project, street, building, tenant identification, pedestrian path, and wayfinding signage for the anticipated variety of building sizes, designs, and uses. The location(s) of monumentation and Pylon Signs shown in this Specific Plan are conceptual and shall be installed pursuant to an approved BEAUMONT POINTE Sign Program.

#### **5.2.6 ENVIRONMENTAL REVIEW**

The evaluation of environmental impacts for the BEAUMONT POINTE Specific Plan is contained in the project's Environmental Impact Report (ENV2019-0008), a project level environmental impact report certified by the City of Beaumont concurrently with the approval of the BEAUMONT POINTE Specific Plan. It is the intent of the City in adopting this Specific Plan that applications for plot plans and other entitlements that are contemplated by and generally consistent with this Specific Plan shall be addressed administratively. The need for subsequent environmental review shall be evaluated by the Community Development Director pursuant to Section 21166 of the California Environmental Quality Act (CEQA) and the relevant provisions of the CEQA Guidelines. The Community Development Director shall make the determination as to the level of CEQA documentation, if any, (exemption, addendum, supplemental EIR, supplemental MND, or subsequent EIR) that is appropriate and may request and obtain technical information as necessary to make this determination.

#### **5.2.7 APPEALS**

Notwithstanding any other provision of this Specific Plan or the Zoning Ordinance, appeals from any determination of the Community Development Director and/or Planning Commission with respect to all matters other than Conditional Use Permits and Variances shall be made by filing an application on forms provided by the City of Beaumont, and accompanied by the appropriate filing fee, where applicable, within fifteen (15) days following the final date of action for which an appeal is made. Except as specifically set forth in this Chapter 5, appeals may be brought and shall be processed consistent with the Zoning Ordinance.

### **5.3 CONCEPTUAL IMPLEMENTATION PLAN**

The BEAUMONT POINTE Specific Plan is designed for development in response to market demands and according to the logical and orderly extension of roadways, public utilities, and infrastructure. Planning Areas may be developed in any sequence, or increment, provided that the infrastructure improvements required to serve the implementing development are available at the time of development or constructed concurrently with the development. Phasing of the grading may occur in one phase, and/or may occur in smaller increments, subject to approved Grading Plans and Permits.

Detailed descriptions of the potable water services, reclaimed water, sewer services, drainage and flood control facilities, and vehicular circulation plans are described within the relevant sub-sections of *Chapter 2, Development Plan*, of this Specific Plan.



The exact timing of implementation for any Planning Area may vary based on a number of factors, including market and economic demands, as well as physical constraints or timing of infrastructure improvements. Implementing projects within BEAUMONT POINTE may be approved by the City of Beaumont, provided vehicular access, public facilities and infrastructure is constructed to adequately service the development or as needed for public health and safety in each stage of development. Planning Areas which are dependent on adjacent Planning Areas for access shall demonstrate the ability to provide the necessary infrastructure and access, prior to issuance of building permits.

An agreement with Beaumont-Cherry Valley Water District (BCVWD), the City of Beaumont, or other capable service provider shall be made in writing which states that the provision of services to any implementing project shall be available prior to the recordation of any subdivision maps.

### **5.3.1 INFRASTRUCTURE PHASING PLAN**

The following infrastructure phasing discussions provide a conceptual sequence for the timing of each infrastructure facility and are intended to be considered in conjunction with the detailed infrastructure improvement descriptions contained in Chapter 2.

#### **POTABLE WATER PHASING PLAN**

As shown in Figure 5-1, *Conceptual Potable Water Phasing Plan*, the phasing of potable water infrastructure is expected to occur in three (3) phases:

1. Phase 1 consists of the construction of indoor potable water and fire flow distribution lines in 4<sup>th</sup> Street, Entertainment Way, and Industrial Way abutting Planning Areas 1, 2, 3, and 4, the potable water line in Industrial Way abutting Planning Area 5, and the specified backflow preventers in Planning Area 1.
2. Phase 2 consists of the construction of the potable water line in 4<sup>th</sup> Street abutting Planning Areas 5 and 6, and the optional Water Tank located in Planning Area 9,
3. Phase 3 consists of the construction of potable water line in 4<sup>th</sup> Street and Industrial Way abutting Planning Areas 7, along with the potable water line between Industrial Way and 4<sup>th</sup> Street.
4. Improvements noted above and in the associated Figure for each Phase shall be completed prior to the issuance of a Certificate of Occupancy for any building in that Phase.

#### **RECLAIMED WATER PHASING PLAN**

As shown in Figure 5-2, *Conceptual Reclaimed Water Plan*, the phasing of reclaimed water infrastructure is expected to occur in three (3) phases:

1. Phase 1 consists of the construction of the reclaimed water line in 4<sup>th</sup> Street, abutting Planning Areas 1, 2, 3, and 4.
2. Phase 2 consists of the construction of the reclaimed water line in 4<sup>th</sup> Street abutting Planning Areas 5 and 6,
3. Phase 3 consists of the construction of potable water line in 4<sup>th</sup> Street and Industrial Way abutting Planning Area 7, along with the reclaimed water line between Industrial Way and 4<sup>th</sup> Street.
4. Improvements noted above and in the associated Figure for each Phase shall be completed prior to the issuance of a Certificate of Occupancy for any building in that Phase.

#### **SEWER PHASING PLAN**

As shown in Figure 5-3, *Conceptual Sewer Phasing Plan*, the phasing of sewer infrastructure is expected to occur in three (3) phases:

1. Phase 1 consists of the construction of the sewer force mains in Jack Rabbit Trail, Entertainment Way, and Industrial Way, abutting Planning Areas 1, 2, 3, 4, and 5, the gravity sewer lines in Industrial Way abutting Planning Areas 2 and 4, along with the Sewer Lift Station located in Planning Area 5.

2. Phase 2 consists of the construction of the gravity sewer line in Industrial Way abutting Planning Areas 5 and 6,
3. Phase 3 consists of the construction of gravity sewer line in Industrial Way abutting Planning Areas 7 and 8.
4. Improvements noted above and in the associated Figure for each Phase shall be completed prior to the issuance of a Certificate of Occupancy for any building in that Phase.

**DRAINAGE AND WATER QUALITY PHASING PLAN**

As shown in Figure 5-4, *Conceptual Drainage and Water Quality Phasing Plan*, the phasing of drainage and storm water management infrastructure is expected to occur in three (3) phases:

1. Phase 1 consists of the construction of the storm drain and water quality facilities located within Jack Rabbit Trail, 4<sup>th</sup> Street, Planning Areas 1, 2, 3, 4, and 9; and the WQMP basin located within Planning Area 4.
2. Phase 2 consists of the construction of the storm drain and water quality facilities located within 4<sup>th</sup> Street, Planning Areas 5, 6, and 9, along with the WQMP basins in Planning Areas 5 and 6,
3. Phase 3 consists of the construction of the storm drain and water quality facilities located Planning Areas 7, 8, and 9, along with the WQMP basin in Planning Area 8.
4. Improvements noted above and in the associated Figure for each Phase shall be completed prior to the issuance of a Certificate of Occupancy for any building in that Phase.

**CIRCULATION PHASING PLAN**

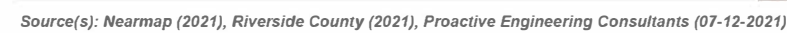
As shown on Figure 2-2, *Circulation Plan*, the phasing of project circulation components is designed to provide two points of access to each Phase or individual structure, prior to the issuance of the Certificate of Occupancy. To ensure secondary access to each phase of development, 40' wide Interim Fire Access Loop Connections which link 4<sup>th</sup> Street to Industrial Way, will be constructed between Planning Areas 4 and 5 for Phase 1, between Planning Areas 6 and 7 for Phase 2, and a permanent Fire Lane Loop will be established by extending Industrial Way around the perimeter of Planning Area 8 for Phase 3. These Interim Fire Access Loop Connections will be absorbed into the parking areas for the Planning Area in which each is located, upon installation of either an alternative Interim Fire Access Loop Connection or completion of the Industrial Way loop connection to 4th Street.

**GRADING PHASING PLAN**

As shown in Figure 5-5, *Conceptual Grading Phasing Plan*, the BEAUMONT POINTE Specific Plan grading will be completed in three (3) Phases.

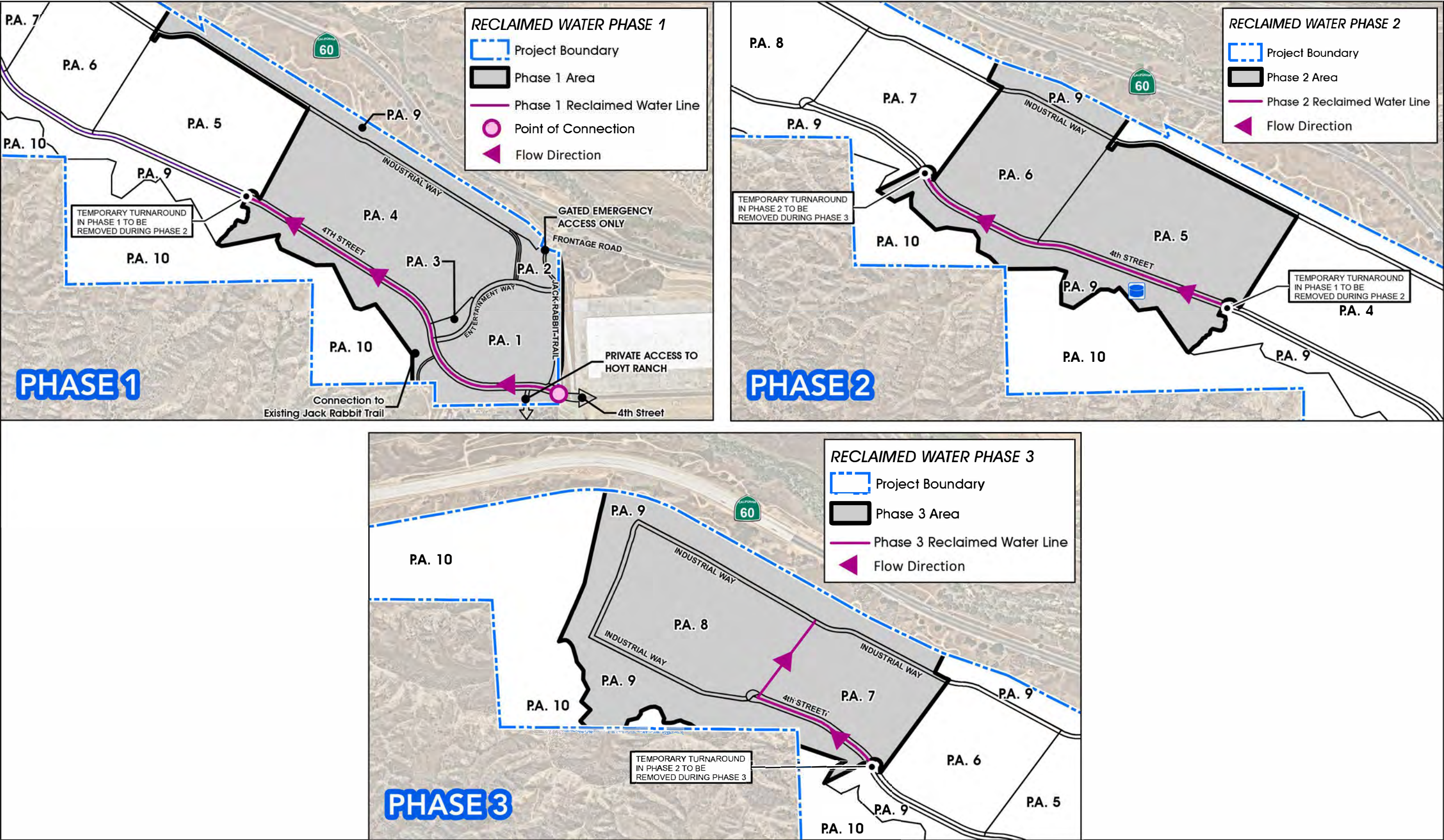
1. Phase 1 consists of the finished grading of Planning Areas 1, 2, 3, 4, and adjacent parts of 9 as well as a partial grade/export area in Planning Areas 5, 6, and adjacent parts of 9.
2. Phase 2 consists of the finished grading of Planning Areas 5, 6, and adjacent parts of 9 as well as a partial grade/export area in parts of Planning Areas 7, 8, and 9.
3. Phase 3 consists of the finished grading of Planning Areas 7, 8, and adjacent parts of 9.
4. Improvements noted above and in the associated Figure for each Phase shall be completed prior to the issuance of a Certificate of Occupancy for any building in that Phase.





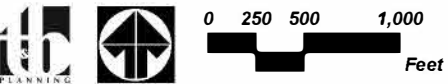
### Figure 5-1





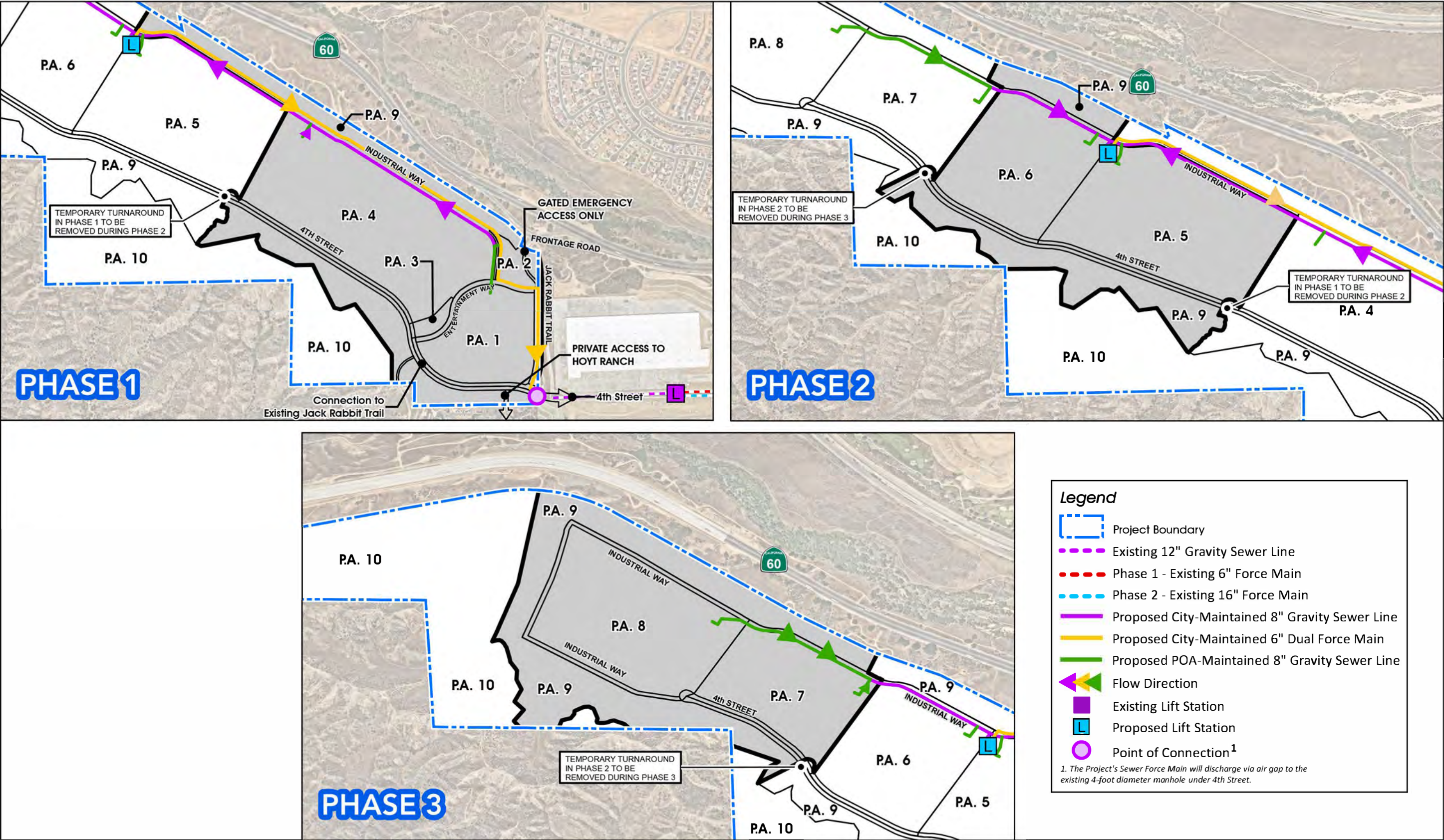
Source(s): Nearmap (2021), Riverside County (2021), Proactive Engineering Consultants (07-12-2021)

Figure 5-2



Conceptual Reclaimed Water Phasing Plan





Source(s): Nearmap (2021), Riverside County (2021), Proactive Engineering Consultants (07-12-2021)

Figure 5-3

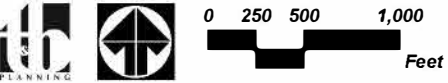
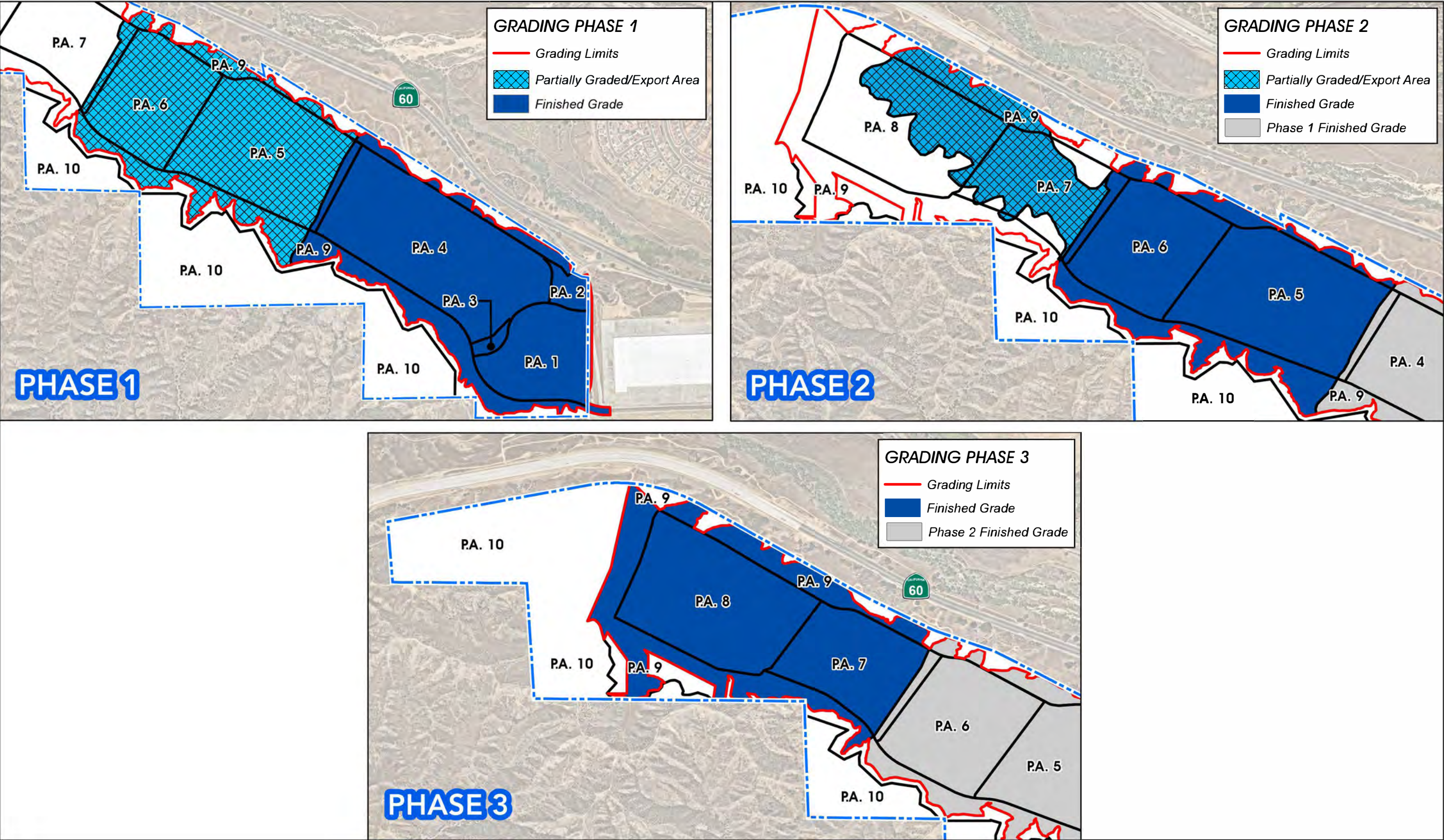






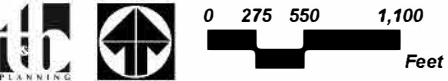
Figure 5-4





Source(s): Nearmap (2021), Riverside County (2021), Proactive Engineering Consultants (07-12-2021)

Figure 5-5



Conceptual Grading Phasing Plan



## 5.4 MAINTENANCE PLAN

Successful operation of maintenance entities and maintenance associations are important in maintaining the quality of a development. The public and private improvements constructed within BEAUMONT POINTE shall be maintained through a combination of public and private entities as described in Table 5-1, *Maintenance Responsibilities*.

A Master Property Owners Association (MPOA) shall be established for the maintenance of privately-owned common area landscape improvements, storm water and water quality management facilities, and private driveways within areas of BEAUMONT POINTE. Indication of more than one party responsible for maintenance of any facility on Table 5-1, infers that maintenance may be undertaken by one party or any combination of the listed parties, subject to a formal agreement. For areas in public ownership (such as public roadway ROWs), maintenance districts may fund the maintenance of these areas.

Table 5-1 MAINTENANCE RESPONSIBILITIES

FACILITY	MASTER PROPERTY OWNERS' ASSOCIATION	PROPERTY OWNER OR OCCUPANT	CITY OF BEAUMONT	BCVWD	OTHER MAINTENANCE ENTITY <sup>1</sup>
<b>CIRCULATION &amp; RELATED FACILITIES</b>					
Public Roadways					
Pavement & Curbs			X		
Landscaping within public right-of-way, including medians and parkways	X				X
Sidewalks			X		
Private Driveways and Drive Aisles	X	X			
Parking Lots, including landscaping	X	X			
Traffic Signals			X		
Traffic Signs					
Within public right-of-way			X		
Outside public right-of-way	X				
Street Lights					
Within public right-of-way			X		
Outside public right-of-way	X				
<b>LANDSCAPING, OPEN SPACE, &amp; RELATED FACILITIES</b>					
MSHCP Open Space (Planning Area 10)					X
Common area landscaping, including entry treatments	X				X
Entry Monumentation, Freeway Oriented Pylon Signs, and Other Signage	X	X			
Fuel Modification Area (FMA)	X				
Fuel Modification Zone (FMZ)	X				
Walls and Fences	X	X			
Wildlife Fences					X
Outdoor Employee Patio Areas	X	X			



FACILITY	MASTER PROPERTY OWNERS' ASSOCIATION	PROPERTY OWNER OR OCCUPANT	CITY OF BEAUMONT	BCVWD	OTHER MAINTENANCE ENTITY <sup>1</sup>
Outdoor Plazas/Gathering Areas	X	X			
<b>UTILITY INFRASTRUCTURE</b>					
Potable water facilities/infrastructure	X			X	
Public reclaimed water facilities/infrastructure				X	
Private reclaimed water facilities/infrastructure	X				
Sanitary sewer Main Lines facilities/infrastructure			X		
Sanitary sewer laterals	X				
Storm water drainage facilities/infrastructure	X				
Dry utilities (electricity, natural gas, communications systems)					X
Notes: 1. Other Maintenance Entities may include City Departments, utility providers, resource agencies, flood control district, and other public/private entities. 2. Traffic signals and utility facilities/infrastructure may require maintenance easements.					