

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

PLOT PLAN PP2019-0174

**PLANNING COMMISSION
APPROVAL DATE:**

2-12-2019

PLOT PLAN FOR A 10,000 SF STORAGE BUILDING AND A 5,400 SF COMMERCIAL TENANT BUILDING LOCATED AT 185 W. 4TH STREET IN THE MANUFACTURING (M) ZONE.

PLANNING CONDITIONS

1. The permit for the above referenced plot plan and property consists of all Conditions of Approval herein.
2. The use hereby permitted is for a 10,000 square foot storage building and a 5,400 sf commercial tenant building on a 1.35 acre lot located at 185 W. 4th Street in the Manufacturing (M) zone.
3. The permittee shall defend, indemnify, and hold harmless the City of Beaumont, the Beaumont Redevelopment Agency, its agents, officers, consultants, and employees from any claims, action, or proceeding against the City of Beaumont or its agents, officers, consultants, or employees to attack, set aside, void, or annul, an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **Plot Plan PP2019-0174**. The City of Beaumont will promptly notify the permittee of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the permittee of any such claim, action or proceeding or fails to cooperate fully in the defense, the permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
4. This approval is subject to the City of Beaumont Municipal Code Section 17.02.070 Plot Plans and is subject to timing specified in Sections (I) and (J).
5. This permit shall be for the use and plan specifically approved at this location. The permit shall not be transferrable to another location and any modification to the site plan may require a new plot plan approval.
6. The uses entitled pursuant to the permit shall comply with the Beaumont Municipal Code and all other applicable City of Beaumont ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the approved site plan, unless otherwise amended by these conditions of approval.
7. All subsequent submittals required by these conditions of approval, including but not limited to landscape plans, grading plans, building plans, improvement plans or mitigation monitoring plans, shall be subject to the payment of review fees by the permittee as set forth herein.

8. If any of the conditions of approval are violated, or if the use otherwise become a public nuisance as set forth in the Beaumont Municipal Code, the conditional use permit may be revoked as prescribed in the Municipal Code.
9. All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code. Signage on the site is subject to a sign permit application from the City and must be approved and permitted prior to installation. Flashing neon signs, portable signs, flags and long-term banners of any sort are prohibited.
10. All outside lighting shall be in compliance with the City's Lighting Ordinance.
11. Clearance shall be obtained from the Riverside County Fire Department, and all fire protection improvements shall be in place as approved by the Fire Department prior to final inspection or issuance of occupancy permits.
12. Clearance shall be obtained from the Building & Safety Department prior to final inspection or issuance of occupancy permits.
13. Clearance shall be obtained from the Police Department prior to final inspection or issuance of occupancy permits.
14. Clearance shall be obtained from the Public Works Department prior to final inspection or issuance of occupancy permits.
15. A trash enclosure of masonry construction shall be provided on-site and utilize metal doors to the satisfaction of the Planning Department and meet the requirements of the Department of Building and Safety. Chain-link gates with wood slats are prohibited. It shall be sized appropriately to accommodate both recyclable and non-recyclable bins pursuant to requirements as set forth under Municipal Code Section, Chapter 8.14.
16. All surveys as required in the conditions below shall be completed and submitted to the City prior to issuance of grading permits.

BUILDING AND SAFETY DEPARTMENT CONDITIONS

17. Three (3) sets of plans must be submitted to the Building and Safety Department for plan check prior to issuance of permits.

FIRE DEPARTMENT CONDITIONS

18. Fire Apparatus Access roads shall be provided for every facility building, with an unobstructed width of not less than 24 feet. The surface shall be designed and maintained to support the imposed loads of a fire apparatus, and all weather driving capabilities. CFC section-503.1 & 503.2.1 & 503.2.3.
19. New and existing buildings shall be provided with approved 12 inch address numbers on front of the building. CFC-section-505
20. Provide 2A10BC Fire Extinguishers throughout the site. See fire department for locations and mounting height. CFC section-906.1
21. Provide 'NO SMOKING' signs throughout the site. CFC section-310
22. NFPA 13 Fire sprinkler shall be installed for buildings over 3,600 square feet, with plans submitted to the Office of the Fire Marshal.
23. NFPA 72 Fire alarm system shall be installed, with plans submitted to the Office of the Fire Marshal.
24. All gates shall have a Knox pad lock, and if motorized shall have a Knox switch(s) for emergency responders to access the property.
25. On site fire hydrants may or may not be required to due location of the building.

26. **FIRE FINAL** – Fire Final and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code, California Fire Code, and other related codes which are in force at the time of building plan submittal.
27. **PREMISES IDENTIFICATION/COMMERCIAL BUILDING NUMBERS** - Prior to issuance of Certificate of Occupancy or building final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve (12) inches in height for building(s) up to 25 feet in height, and 24 inches in height for building(s) exceeding 25 feet in height. All addressing must be legible, of a contrasting color with the background, and (6) inches in height for suite identification on contrasting background. During construction of this project, the site address shall be clearly marked with a minimum of 24 inch numbers. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau, and Police Department. In multiple suite centers (strip malls), business shall post the name of the business on the rear door (s). CFC Chapter 5, section 505.1 & Riverside County Fire Ordinance 787.8.
28. **RAPID ENTRY KNOX BOX** - Prior to Certificate of Occupancy or building final, a Knox Box Rapid Entry System shall be provided. The Knox Box shall be installed in an accessible location approved by the Fire Code Official. The Knox Box shall be supervised by the alarm system. Provide keys to the tenant space for inclusion in the main building. Keys shall have a durable and legible tag affixed for identification of the correlating tenant space. CFC Chapter 5, section 506.1.
29. **SAFETY PRECAUTIONS** - Approval of the safety precautions for buildings being constructed, altered or demolished shall be required by the Fire Code Official in addition to other approvals for specific operations or processes associated with such construction, alteration or demolition. Structure, facilities and conditions which in the opinion of the fire code official, constitute a distinct hazard to life or property. The fire code official is authorized to order the posting of signs in a conspicuous location in each structure. The posting of signs shall not be obscured, removed, defaced, mutilated, or destroyed.
30. **FIRE DEPARTMENT INSPECTION APPROVAL** - Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Code Official and such construction or work shall remain accessible and exposed for inspection purposes until approved.
31. **AUTHORITY TO INSPECT** - The Fire Prevention Bureau shall maintain the authority to inspect as often as necessary for buildings and premises, including such other hazards or appliances designated by the Fire Code Official for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.
32. **ALTERATIONS** - Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation.
33. **FIRE EXTINGUISHERS** - Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire extinguishers shall be mounted no higher than 5 feet above finished floor, measured to the top of the extinguisher. Extinguishers must have current CSFM service tags affixed; or within one year if from the date of month and year manufacture. Higher Hazards shall require a higher hazard fire extinguisher. CFC Chapter 9, section 906.1

34. **BUILDING OPENINGS** - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building where ground ladder access is the only means to reach the highest point on the building from the exterior. Obstructions will not be placed as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787.8.

PUBLIC WORKS DEPARTMENT

Section 1 – General

35. The design of public infrastructure elements shall conform to the requirements of the City General Plan, Water Quality Management Plan, Master Plans, City of Beaumont Standards, Caltrans Standard Specifications and the Standard Specifications for Public Works Construction, current edition, as required by the City Engineer. Grading work outside of road right of way shall conform to the latest edition of California Building Code and the City of Beaumont standards and practices. All existing utilities that will be abandoned shall be removed and called out on plans for removal.
36. The developer shall pay all applicable fees relating to the development of the mechanical warehouse. Applicable Fees shall consist of but not be limited to improvement plan review fees, construction inspection fees, TUMF fees, sewer connection fees, local development impact fees, and Beaumont Unified School District fees.
37. Improvement plans shall show existing utilities located in streets adjacent to the mechanical warehouse. If any utilities are located onsite, show onsite utilities and give reference to owner of utility and show easement of utility.
38. A title report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Work Department for review along with the first submittal of the improvement plan for checking. Title report shall clearly indicate the owner of the property.
39. Property corner survey stakes shall be implemented by developer.
40. Developer shall be responsible for maintaining all onsite improvements consisting of but not limited to onsite lighting, sediment and erosion control devices, landscape, WQMP improvements, onsite utilities, and onsite parking lot pavement.
41. Developer shall provide securities to the City of Beaumont for all street improvements consisting of but not limited to sewer improvements, traffic signal improvements, signing and striping improvements, storm drain improvements, and street improvements. Developer shall submit individual security for each type of improvement.
42. All completed public improvements shall be maintained by the developer until the Public Works department inspects and accepts the improvements. Public improvements shall not be accepted by the City until all punch list items are addressed by the developer.
43. Property line adjustments will require to owner complete a lot line adjustment with the City of Beaumont.
44. All new utilities, if required for the development, shall be underground.
45. When working within the City right-of-way, owner shall obtain an encroachment permit.

Section 2 – Street Improvements

46. All street improvements consisting of but not limited to sidewalk, curb & gutter, driveways, utility installation, street lighting, road paving, and drainage facilities shall be in accordance with Riverside County Transportation Department Standards (RCTD).

47. All existing improvements (sidewalk, curb and gutter, road pavement) that will be affected by the proposed improvements shall be replaced in kind or better to comply with City of Beaumont Standards.
48. Construct 6' sidewalk and curb & gutter along the property frontage of Walnut Avenue.
49. Remove and replace existing asphalt along the property frontage on Walnut Avenue. Asphalt rehabilitation shall consist of a 2" grind and overlay. The limits of asphalt rehabilitation shall be from the street centerline to the edge of pavement fronting the property.
50. Developer shall not alter any existing street monuments or benchmarks. If construction work requires altering the street monuments or benchmarks, the developer shall notify the City Engineer and receive approval from the City Engineer prior to altering any monuments or benchmarks.
51. Submit street improvement plans to the Public Works Department for review and approval. Street improvement plans shall reflect all street, storm drain, sewer, signing and striping, and traffic signal improvements as specified herein these conditions.
52. Prior to constructing any asphalt improvements, all utilities shall be underground.
53. If survey is required for any improvement, street elevation, or flow line elevation, owner shall perform the required survey.
54. Owner shall protect all existing utilities and utility appurtenances. Owner shall call DIG ALERT prior to any excavation.
55. All storm drain catch basins shall contain full capture devices that conform with the State Water Board approved list of full capture devices.
56. California Ave – Only curb and gutter required along property frontage.
57. Walnut Avenue – 2" grind and overlay of asphalt, driveway approach, sidewalk, curb and gutter. Walnut is in terrible shape. The 2" grind and overlay will be a new wearing surface that will most likely last 5 years or longer.

Section 3– Sewer Improvements

58. Onsite sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant in accordance with the Master Sewer Plan.
59. Sewer line locations shall follow the State Department of Health requirements for water line and sewer line separations both horizontally and vertically. If pertinent conditions do not allow for the required separations horizontally and vertically, the proposed separations shall be submitted to the City Engineer for review and approval.
60. Sewer infrastructure shall conform to the standards of Riverside County Transportation Department (RCTD) standards. Any deviations from the RCTD standards shall be submitted to the City Engineer for review and approval.
61. Peak sewer flow calculations, resulting from the development, shall be provided to the Public Works department for review and approval.
62. Owner shall pay all applicable sewer connection fees.

Section 4 – Water Improvements

63. Owner shall comply with the requirements of the Beaumont Cherry Valley Water District.
64. All water valves and vault covers within paved areas shall be raised flushed with finished surface and painted after paving is completed.

65. All fire hydrants, air vacs and other above ground water facilities shall be placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc. may be placed within sidewalks or paved areas provided such devices are set flush with the finished surfaces and are properly rated for chosen locations as approved by the City Engineer.
66. Water line locations shall follow the State Department of Health requirements for water line and sewer line separations both horizontally and vertically. If pertinent conditions do not allow for the required separations horizontally and vertically, the proposed separations shall be submitted to the City Engineer for review and approval.
67. Owner shall get approval from the Water District for the supply of potable water and reclaimed water.

Section 5 – Storm Drain Improvements

68. A hydraulics/hydrology report shall be submitted to the Public Works department for review and approval. The report shall specifically contain calculations for the expected rainfall generation onsite for a 10-year storm rain event and 100-year storm rain event. Onsite drainage facilities shall be designed to accommodate a 100-year storm rain event.
69. Excess onsite storm water shall be captured onsite and conveyed to onsite drainage facilities.
70. Onsite drainage facilities shall be maintained by the developer.
71. Owner shall relocate the existing headwall structure fronting the property on California Avenue and extend the existing pipe. Headwall structure shall be relocated to the southern property line limit fronting California Avenue. Headwall relocation and pipe extension shall be shown on the street improvement plans. The existing trench shall be backfilled with appropriate soil that is recommended from the soils report.

Section 6 – NPDES and Water Quality Improvements

72. If the project site disturbance exceeds one acre or more, owner shall obtain a National Pollutant Discharge Elimination System (NPDES) General Construction Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board.
73. A copy of the Notice of Intent (NOI) and Waste Discharge Identification (WDID) number from the State Water Resources Control Board shall be provided to the Public Works Department prior to approval of any improvement plan. WDID number shall be listed on all improvement plans submitted to the City.
74. If the project site disturbance exceeds one acre or more, a Storm Water Pollution Prevention Plan (SWPPP) will be required. SWPPP shall be submitted to the Public Works Department for review and approval prior to the issuance of a grading permit. The developer shall be responsible for implementing, monitoring, operating, and maintaining the SWPPP until all improvements have been accepted by Public Works Department or construction is complete, whichever is later. A grading permit will not be issued until the SWPPP has been approved. Owner shall prepare sediment/erosion control plans for the project.
75. Development of the project will generate impervious surface area exceeding 5,000 Square Feet which requires a project specific WQMP. A preliminary and final project-specific Water Quality Management Plan (WQMP) shall be submitted to Public Works Department for approval prior to the issuance of a grading permit. The WQMP shall incorporate, but not limited to, the following: site design BMP's, applicable source control BMP's,

treatment control BMP's, long term operation and maintenance requirements, and inspection and maintenance checklist. Maintenance and funding requirements shall be outlined in the WQMP for the maintenance of the development BMP's. The post construction Best Management Practices (BMPs) outlined in the approved final project-specific WQMP shall be incorporated in the improvement plans.

Section 7 – Traffic Safety

76. During construction, temporary traffic control devices shall be constructed as deemed necessary by the City Engineer. Such measures and devices shall include but not be limited to: flagmen, barricades, portable electric traffic signals, and street sweeping.

Section 8 – Onsite Improvements and Grading

77. Grading of the proposed development shall conform to the standards of the latest edition of the California Building Code and the Beaumont Municipal Code.
78. A soils report shall be submitted to Public Works Department for review with the first submission of grading plans. The soils report shall be prepared by a competent California licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations. Expansive soils shall not be used for the development.
79. The project will disturb more than 50 cubic yards of soil, which requires a grading permit. The developer shall submit grading plans to the Public Works Department for review and approval. Once grading plans are approved by the Public Works Department, a grading permit will be issued to the developer.
80. Onsite ADA improvements shall be in accordance with the Building and Safety Department standards.
81. Prior to obtaining a building permit for construction, the developer shall submit pad certification letters and pad compaction reports to the City for review and approval.
82. Onsite pavement shall consist of asphalt pavement or concrete pavement. The pavement structural section shall be designed based on the geotechnical report recommendations.
83. Provide onsite lighting. Onsite lighting improvements shall conform to the City of Beaumont Lighting standards.

BEAUMONT CHERRY VALLEY WATER DISTRICT

84. See attached letter



Beaumont-Cherry Valley Water District

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January 31, 2019

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City of Beaumont, Planning Department
550 East 6th Street
Beaumont, CA 92223

Subject: Beaumont-Cherry Valley Water District Comments Regarding:
City of Beaumont Project Review Request
APN's 417-124-020, -021 & -022(185 W 4th Street, Beaumont)
PP2019-0174

The Beaumont-Cherry Valley Water District (District) has reviewed the proposed project encompassing APN's 417-124-020, -021 & -022 and offers the following comments:

1. The District understands that a lot line adjustment will be made for the proposed project to create two parcels from three existing parcels. Upon recordation of the lot line adjustment, the District will require the applicant to apply for a "Will Serve Letter" or "Change of Use Letter" for each phase identified as part of the proposed project.
2. The applicant shall provide an estimate for total water consumption in gallons per day (GPD) for each phase of the proposed project when applying for service.
3. The applicant shall pay front footage fees for the newly created parcel(s) along portions where new development will occur.
4. The District understands the proposed project will reconfigure three (3) parcels (APN's 417-124-020, -021 & -022) in two (2) parcels via a lot line adjustment in a development activity consisting of two (2) phases. One of the current parcels, APN 417-124-020 is currently serviced by an existing ¾" meter on 4th Street for domestic water only. The other two (2) existing parcels are not currently serviced by the District.
5. Upon development commencing and the recordation of the proposed lot line adjustment, the District understands that the first new parcel, which will contain the existing building, will not redevelop the existing building and is proposed to maintain water service to said building from 4th Street at the current water meter location. A proposed Metal Storage Building near the



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south side of said parcel will most likely require a fire service connection (applicant to review and coordinate actual project requirements with Fire Department and the District). The District is unaware if the developer proposes a domestic service connection.

6. For the second parcel, the District understands that a single four-tenant retail building is proposed by the Project Developer and in accordance with Attachment 1 – Project Site Plan and Drawings, identifies the building to have frontage on Walnut Street. The District has verified the domestic water main in Walnut Street as a 6" Steel Pipe. Said 6" water main may not be adequately sized to provide Fire Service to the property. District Staff anticipates the single four-tenant building will require fire and domestic service. Applicant shall schedule a meeting with District Staff to identify the project demands, available supplies, and specific system improvements that may be required.
7. The Applicant shall upsize facilities (if necessary) along all property frontages as required by the project specific requirements.
8. The Applicant shall connect to the recycled water system for irrigation supply (if applicable). To minimize the use of potable water, the District requires the applicant conform to the City of Beaumont Landscaping Ordinances and Zoning Requirements and/or County of Riverside Landscaping Ordinances (as applicable) which pertains to water efficient landscape requirements and the following:
 - a. Landscaped areas which have turf shall have "smart irrigation controllers" which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall and automatically determine watering schedule based on weather conditions, and not require seasonal monitoring changes. Orchard areas, if any, shall have drip irrigation.
 - b. Landscaping in non-turf areas should be drought tolerant consisting of planting materials. Irrigation systems for these areas should be drip or bubbler type.
9. The Applicant shall conform to all District requirements and all City of Beaumont requirements.



Beaumont-Cherry Valley Water District

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Please call at (951) 845-9581, extension 218 if you have any questions or email me at mark.swanson@bcvwd.org.

Sincerely,

Mark Swanson, PE
Beaumont-Cherry Valley Water District
Senior Engineer

Attachments

1. City of Beaumont Planning 01/17/2019 Department Request for Project Review Transmittal and Attached Site Plans, Architectural and Landscape Concept Drawings

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