



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

PLANNING COMMISSION DATE: May 8, 2024

CONTINUED PLANNING COMMISSION DATE: June 12, 2024

CITY COUNCIL DATE: July 16, 2024

PROJECT NAME: Beaumont Village

PROJECT NO.: PP2019-0222, CUP2017-0010, CUP2019-0037, CUP2019-0038, PM2019-0006 (TPM37440), PLAN2022-0791 & ENV2019-0010

DESCRIPTION: A request for a plot plan to construct and operate A plot plan for a commercial shopping center with seven (7) buildings totaling 42,897 square feet including the fuel canopy and comprising of an 18,000 sq. ft. retail anchor building, four (4) quick service (QSR) drive-throughs restaurants, including 3,562 sq ft. of attached retail to one QSR, a carwash, and a gas station and 3,130 sq. ft. convenience store with a Type 20 ABC license. The applicant is also requesting a sign program and to subdivide 12.39 acres into seven (7) parcels and one (1) remainder parcel located on the northwest corner of Oak Valley Parkway and Beaumont Avenue in the Commercial Neighborhood zone.

APPLICANT: Ari Miller – Santiago Holdings, LLC

LOCATION: Northwest corner of Oak Valley Parkway and Beaumont Avenue

APN: 404-190-001 & 404-190-003

PROJECT

Note: Any conditions revised at a hearing will be noted by ~~strikeout~~ (for deletions) and/or underline (for additions), and any newly added conditions will be added at the end of all conditions regardless of the Department originating the condition.

STANDARD CONDITIONS

1. The permit for the above referenced Plot Plan PP2019-0222, Conditional Use Permits CUP2017-0010, CUP2019-0037, CUP2019-0038, Tentative Parcel Map 37740 (PM2019-0006) and a Sign Program PLAN2022-0791, and property consists of all Conditions of Approval herein.
2. The use hereby permitted is the construction of a commercial shopping center with seven (7) buildings totaling 42,897 square feet including the fuel canopy and comprising of an 18,000 sq. ft. retail anchor building, layout only four (4) quick service (QSR) drive-throughs restaurants, including 3,562 sq ft. of attached retail to one QSR, a carwash, and a gas station and 3,130 sq. ft. convenience store with a Type 20 ABC license. The applicant is also requesting a sign program and to

subdivide 12.39 acres into seven (7) parcels and one (1) remainder parcel located on the northwest corner of Oak Valley Parkway and Beaumont Avenue 12.39-acres located on Assessor Parcel Numbers 404-190-001 & 404-190-003.

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 PP2019-0222, CUP2017-0010, CUP2019-0037, CUP2019-0038, PM2019-0006 (TPM37440), PLAN2022-0791 & ENV2019-0010. 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 are subject to timing specified in Sections (I) Plot Plan Time Limits, and (J) Plot Plan Lapse in Time.
5. This approval is subject to the City of Beaumont Municipal Code Section 17.02.100 Conditional Use Permits and is subject to timing specified in Sections (J) Conditional Use Permit Time Limits, (K) Conditional Use Permit Lapse in Time, (L) Conditional Use Permit Renewal and (M) Lapsing in Conditional Use Permit.
6. This conditionally approved tentative map will expire two (2) years after the original approval date, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development agreement. Action on a minor change and/or revised map request will not extend the time limits of the tentative map. Approval of the final map by the City Council is required.
7. The development and uses entitled pursuant to the permit shall comply with the Beaumont Municipal Code and all other applicable City of Beaumont ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the approved site plan, unless otherwise amended by these conditions of approval.
8. Administrative Plot Plan and business license application review and approval are required prior to building permit final.
9. Final inspections will be required prior to the start of operations by the City of Beaumont Departments including the office of the Fire Marshall and the Riverside County Flood Control District. All inspections shall be performed and approved

before a Certificate of Occupancy is issued.

10. If any of the conditions of approval are violated, or if the use otherwise becomes a public nuisance as set forth in the Beaumont Municipal Code, the Plot Plan permit may be revoked as prescribed in the Municipal Code.
11. A valid business license shall be maintained in force at all times.
12. The Community Development Director shall monitor the subject use to ensure that the scale of the use does not exceed the limitations of the existing site improvements. In the event the Community Development Director determines that the scale of the use has exceeded site limitations, a hearing shall be scheduled before the Planning Commission to review the permit and consider modification or revocation thereof.
13. After 12 months of operation, the subject matter may, at the discretion of the Community Development Director, be scheduled for review by the Planning Commission. The Commission shall retain the authority to amend these conditions of approval at such time, or to modify the use or revoke the permit if nuisance conditions result from the operation.
14. The project shall comply with the outdoor lighting (night sky) requirements of Beaumont Municipal Code Chapter 8.50.
15. Outdoor storage of motor vehicles is prohibited that is not consistent with the standard operation of the business.
16. No vehicles may be parked on sidewalks, parkways, driveways, or alleys.
17. The applicant shall be responsible for securing clearance, permits and approvals from all relevant agencies, including the Building Department, Fire Department, Public Works Department, and any other necessary departments or agencies.
18. A sign program has been included as part of this project but will require Planning and Building sign permits prior to installation. All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code, Chapter 17.07 or the Beaumont Village sign program.
19. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash, disease, vermin, and debris during the life of this project.
20. Prior to the issuance of a Building Permit, or Certificate of Occupancy (whichever occurs first), landscape plans shall be prepared by a Licensed Landscape Architect and submitted in conjunction with Building plan and this project shall be subject to

all the requirements listed in Chapter 17.06. The plans shall indicate species, sizes and spacing of all shrubs, groundcover, and trees.

21. Prior to the issuance of a Certificate of Occupancy, all off-site landscaping shall be installed, and irrigation shall be operational for the entire street frontages for the shopping center, on-site for each individual parcel.
22. The landscape plans shall include at a minimum size, 24" box trees on the northern and western property lines, and north of the private drive adjacent to the private drive consistent with the landscape plan dated March 10, 2022. All trees shall be a minimum size of a 24" box and shrubs shall be a minimum of at least 5 gallon in size. Off-site landscaping shall be enhanced subject to approval by the Community Development Director
23. Barbed wire, concertina and razor are strictly prohibited. Alternative toppers may be considered on a case-by-case basis, subject to approval by the Community Development Director.
24. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to the City of Beaumont Planning Department.
25. Per Beaumont Municipal Code, Section 17.11.160.D.3, all structures, appurtenances, parking, and drive aisles shall be paved with asphalt or concrete.
26. Per Beaumont Municipal Code, Section 17.11.160.D.4, all outdoor facilities shall be in compliance with Chapter 8.50 Outdoor Lighting of the Beaumont Municipal Code.
27. All rooftop equipment and mechanical equipment shall be screened from public view and shall be demonstrated on the building plans.

Carwash – CUP2017-0010

28. The hours of operation for the approved use shall be 7am to 10pm for the car wash.
29. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.

Service Stations – CUP2019-0037

30. The hours of operation for the gas station and convenience store shall be 24-hour operation, 7 days a week.

31. Per Table 17.05-1 of the Beaumont Municipal Code, gasoline service stations are parked at a minimum of one (1) space per 200 square feet of gross floor area.
32. Municipal Code Section 8.50.080 identifies service stations as a special use zone in regard to lighting. Prior to the issuance of a Building Permit, the applicant shall demonstrate that the proposed lighting installation:
 - A. Is not within a Residential Lighting Zone;
 - B. Utilizes fully shielded, side shielded and internally shielded light fixtures to the maximum extent practicable; and
 - C. Includes measures to mitigate light trespass and artificial sky glow.
33. Outdoor lighting systems in the Commercial/Industrial zone shall be turned off or reduced in lighting by at least 50 percent beginning at 10:00 pm. or close of business, whichever is later, until dawn or the start of business, whichever is sooner. When possible, the lighting system shall be turned off rather than reduced in lighting level. Lighting shall be equipped with controls for photocell on and time off.
34. All service station signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code, Section 17.07.110.D or the Beaumont Village sign program.
35. The hours of operation for the gas station, convenience store shall be a 24-hour operation, 7 days a week.
36. Outdoor merchandise displays are not permitted as part of this project, with the exception of propane sales subject to plan check review and approval by the Planning, Fire and Building Departments.
37. No outdoor activities are permitted within the parking area without an approved Temporary Use Permit.
38. Outside operations shall be limited to the dispensing of petroleum products, water and air.
39. Outdoor storage of motor vehicles is prohibited.
40. No vehicles may be parked on sidewalks, parkways, driveways, or alleys.
41. No vehicles may be parked on the premises for the purpose of offer for sale.
42. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
43. Prior to the issuance of a Certificate of Occupancy, the applicant must complete and submit a hazardous waste generator application and obtain and operate under

a hazardous waste generator permit for the County of Riverside Department of Environmental Health.

Alcohol Sales CUP2019-0038

44. This permit shall be for the benefit of the applicant in whose name the permit was issued, for the specific approved location. The permit shall not be transferrable to another individual or location.
45. All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code and Alcohol Beverage Control requirements.
46. Business license application review and approval are required prior to occupancy of the building or sales of any items.
47. Occupancy inspections will be required prior to the start of operations by the Building & Safety, Planning, Police, and Fire Departments. All inspections shall be performed and approved before a Certificate of Occupancy will be issued by the Building and Safety Department.
48. Exterior signage/advertisements promoting or indicating the availability of alcoholic beverages shall be prohibited. Exterior signage indicating the availability of alcoholic beverages shall be limited to the name of the business.
49. Exposed neon signage is strictly prohibited along the exterior windows. This includes "open/closed" sign for business.

BUILDING DEPARTMENT CONDITIONS

50. A legal address assigned by the Building Division will be required prior to submittal of any plan check documents to the Building Division. Please coordinate directly with Building for required application, fees, and documentation required. This address must be posted on the site at all times.
51. Address shall be posted in a manner approved by the Fire Chief of Riverside County or the Fire Chief's designee.
52. The proposed use requires construction drawings to be submitted to the Department of Building and Safety for plan review, building permits and building inspections.
53. Provide note on plans that "Dig Alert (811) shall be contacted prior to any excavation in accordance with government code section 4216".

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54. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Standards Code, Title 24, California Code of Regulations (CBC, CRC, CEC, CMC, CPC and Green Building Standards) and City of Beaumont Ordinances including requirements for allowable area, occupancy separations, fire suppression systems, etc.
55. The proposed commercial buildings and site development requires construction drawings to be submitted to the Building Department for plan review, building permits and inspections.
56. Access, sanitary facilities, and parking shall comply with Title 24 Accessibility Requirements with the currently adopted California Building Code for Common Use Areas.
57. At least 1 accessible route shall be provided within the site from accessible parking spaces and accessible parking loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. If more than 1 route is provided, all routes must be accessible.
58. Accessible routes that are connected with adjoining parcels shall have an agreement for its maintenance.
59. Electronic plan submittals are required and shall be submitted to Permits@beaumontca.gov
60. Sites subject to parcel line adjustments shall reflect the existing parcel lines and the proposed parcel lines and the distances to the structure accordingly. No permits will be issued by the Building Division until the recordation of such adjustments is received by the City of Beaumont.
61. Upon plan check submittal and after review of the submitted plans, specifications and documents, additional requirements may be required.
62. The proposed new development is subject to the payment of School Fees as required by law. The applicant is required to submit a Certificate of Compliance from the school district(s) to obtain building permits from the City.
63. Permit fees shall be paid in accordance to the City's adopted fee schedule at the time of building permit issuance.
64. The proposed new development is subject to the payment of Transportation Uniform Mitigation Fee (TUMF).
65. The proposed new development may be subject to the payment of Multiple Species Habitat Conservation Plan (MSHCP).

FIRE DEPARTMENT CONDITIONS

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

66. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow.
67. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.
68. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the fire department. In areas where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1,000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC as amended and NFPA 24.
69. Fire Department Access - Fire apparatus access roads shall be provided within 150 feet of all exterior portions of buildings, unless otherwise approved by the fire department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet in length shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 45 feet outside radius and 21 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 80,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards.

70. Fire Lane marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.
71. Addressing- All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Reference CFC as amended. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01
72. Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.
73. Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC as amended.
74. Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC as amended.
75. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC as amended.
76. Gate Access - All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox padlock or Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC as amended.
77. Water Plans - If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC as amended.

78. Identify all access easements to provide legal access to all parcels in the event parcels are sold.
79. Provide CC&RS that identifies the responsibility for maintaining all fire system and access to the system.
80. Provide CC&R's that identify the responsibility for maintenance of the required fire apparatus access to all buildings.

POLICE DEPARTMENT

81. The address of the business shall be clearly visible from the front of the building and shall be illuminated during hours of darkness.
82. All exterior lighting on the site shall remain functional and be kept on during all hours of darkness. Exterior lighting shall be sufficient to illuminate the storefront during all hours of darkness. Any proposed outside lighting shall be in compliance with the City's Lighting Ordinance, Chapter 8.50, of the City of Beaumont Municipal Code.
83. The address of the business shall be clearly visible from the front of the building and shall be illuminated during hours of darkness.
84. Remove litter daily from the premises, adjacent sidewalks and parking lots under site's control and sweep/clean these areas weekly.
85. There shall be no loitering permitted on the premises. It is the responsibility of the applicant to enforce no loitering.
86. Police officers, sheriff's deputies, and ABC investigators are sworn law enforcement officers (peace officers) with powers of arrest. Whether in plain clothes or uniform, peace officers have the legal right to visit and inspect any licensed premises at any time during business hours without a search warrant or probable cause. It is legal and reasonable for licenses to exclude the public from some areas of the premises. However, licensees cannot and must not deny entry to, resist, delay, obstruct or assault a peace officer (Sections 25616, 25753, and 25755 B&P 148 and 241(b) PC).
87. Operating Standards, Retail – The following requirements apply:
 - a. Post "No Loitering" signs upon written notice from the ABC.
 - b. Remove graffiti from premises and parking lot.
88. Have no more than 33% of the windows covered with advertising or signs.

89. The applicant shall have security cameras operating at all times when the business is operating. Security camera quality, lighting and positioning must be capable of providing facial recognition in key areas in and around the facilities, including the parking lot area, during operational hours. During hours of operation, a staff member shall be present who has the authority to meet law enforcement's request to view and/or copy images captured on video surveillance system. All images must be recorded and retained for at least 30 days. The exact location and quantity of all security cameras shall be subject to approval by the Police Department prior to final occupancy or as approved by the Police Chief or his designee.
90. The applicant shall comply with all applicable local, county, state and federal regulations, including the City's Municipal Code and the California Business and Professions Code (B&P).
91. No alcoholic beverage shall be displayed or offered for sale outside the building or any public entrance.

PUBLIC WORKS – PP2019-0222

GENERAL

92. The following is a non-inclusive list of items that may be required by the Public Works Department:
- A. Plans:
- a. Precise Grading Plan
 - b. Erosion Control Plan
 - c. Retaining wall Plan (for line and grade only)
 - d. Composite Onsite Utility Plan
- B. Reports and Studies:
- a. Grading & Pad Certification
 - b. Compaction Report
 - c. Geotechnical Report w/ fault study
 - d. Stormwater Pollution Prevention Plan (SWPPP)
 - e. Final Hydrology and Hydraulics Report
 - f. Final Water Quality Management Plan (F-WQMP)
- C. Permits and Agreements:
- a. City Grading Permit
 - b. City Dirt Haul Permit
 - c. City Encroachment Permit
 - d. Permission to Grade and Construction agreements (if applicable)
- D. Fees: Prior to obtaining a building permit the applicant shall pay all applicable

development fees as indicated on the fee schedule, current at the time of permit, available from the City, including, but not limited to the following:

- a. Fire Protection Impact
- b. Police Facilities Impact
- c. Public Facility
- d. Streets and Bridges Impact
- e. Traffic Signal Impact
- f. Railroad X'ing Impact
- g. General Plan
- h. Emergency Preparedness
- i. Recycled Water Facility
- j. Sewer Application
- k. Sewer Disposal Facility Fee (Connection)
- l. Sewer service areas Fee
- m. MSHCP
- n. TUMF

93. All required plans and studies shall be prepared by a Registered Professional Engineer, Registered Professional Geologist or Registered Professional Surveyor in the State of California, and submitted to the Public Works Department for review and approval.
94. The Applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project.
95. The Applicant is responsible for resolving any conflicts with existing or proposed easements. All easement(s) of record and proposed easements shall be shown on the grading plan and improvement plans, where applicable.
96. The Applicant shall obtain an Encroachment Permit, as required, for all work within the public right-of-way.
97. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall satisfy all Public Works Conditions of Approval for Tentative Parcel Map 37440.

SURVEYING AND MAPPING

98. PRIOR TO START OF CONSTRUCTION: Where survey monuments exist, such monuments shall be protected or shall be referenced and reset, pursuant to Business and Professions Code, Sections 8700 to 8805 (Land Surveyors Act).
99. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The Applicant, at its sole expense, shall obtain all right-of-way or easement acquisitions necessary to implement any portion or condition of this project.

GRADING AND DRAINAGE IMPROVEMENTS

100. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall design the drainage facilities to capture and convey the 100-year storm event.
101. PRIOR TO ISSUANCE OF A GRADING PERMIT: The Applicant shall design the drainage facilities to collect and convey all on-site drainage flows in a manner consistent with the historic drainage pattern and discharge in a manner which will not increase damage, hazard, or liability to adjacent or downstream properties.
102. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall obtain a National Pollutant Discharge Elimination System (NPDES) Construction General Permit for stormwater discharges associated with construction activities as required by the California Water Resources Control Board.
103. PRIOR TO ISSUANCE OF A GRADING PERMIT: A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and submitted to the California Water Resources Control Board. The developer shall be responsible for implementation, monitoring, operation, and maintenance of the SWPPP until all improvements have been accepted by Public Works Department or construction is complete, whichever is later.
104. PRIOR TO ISSUANCE OF A GRADING PERMIT: 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.
105. PRIOR TO ISSUANCE OF GRADING PERMIT: The applicant shall adhere to all Federal Emergency Management Agency (FEMA) regulations and requirements in the event that existing drainage patterns are affected by this development. The applicant shall submit to the City and to any governing Federal agency for review and approval, all necessary calculations.
106. PRIOR TO ISSUANCE OF A GRADING PERMIT: A final project-specific Water Quality Management Plan (F-WQMP) shall be submitted to Public Works Department. 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.
107. PRIOR TO ISSUANCE OF 1ST OCCUPANCY PERMIT (COO): The applicant shall ensure that all WQMP BMP's are fully operational and a maintenance mechanism is in place.
108. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall design all storm drains, catch basins, and stormwater structures with trash capture devices that conform with the approved trash capture list issued by the State Water Board.
109. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall design

temporary drainage facilities and erosion control measures to minimize erosion and silt deposition during the grading operation.

110. PRIOR TO ISSUANCE OF A GRADING PERMIT: The Applicant shall record a "Covenant and Agreement" with the County Recorder on City approve form.
111. CONCURRENT WITH GRADING OPERATIONS: Any grading and/or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical/civil engineer who shall obtain all required permits and submit reports on progress and test results to the City Engineer for review and approval as determined by the City. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the City Engineer for review and approval, which may require additional tests at the expense of the applicant.

PUBLIC WORKS – TPM37440

GENERAL

112. The following is a non-inclusive list of items that may be required by the Public Works Department:
 - A. Plans:
 - a. Street Improvement Plan
 - b. Traffic Signal Plan
 - c. Street Light Plan
 - d. Landscape Plan offsite
 - e. Sewer Improvement Plan
 - f. Traffic Control Plan
 - B. Reports & Studies:
 - a. Offsite Improvement Engineer's Cost Estimate (ECE)
 - C. Permits and agreements:
 - a. Non-interference letters (if applicable)
 - b. WQMP Covenant and Agreement
 - c. City Grading Permit
 - d. City Encroachment Permit
 - e. Performance Bond
 - f. Labor & Material Bond
 - g. Maintenance Bond
 - D. Survey Documents:
 - a. Parcel Map
 - b. Right-of-way Dedications
 - c. Easement Dedications

d. Corner Record

113. 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, Riverside County Transportation Department (RCTD) Road Improvement Standards & Specification, Caltrans Standard Specifications and the Standard Specifications for Public Works Construction, current edition, as required by the City Engineer.
114. The design of private site improvements and 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.
115. All required plans and studies shall be prepared by a Registered Professional Engineer, Registered Professional Geologist or Registered Professional Surveyor in the State of California, and submitted to the Public Works Department for review and approval.
116. The Applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project.
117. The Applicant is responsible for resolving any conflicts with existing or proposed easements. All easement(s) of record and proposed easements shall be shown on the final map, grading plan and improvement plans, where applicable.
118. The Applicant shall obtain an Encroachment Permit, as required, for all work within the public right-of-way.
119. Where survey monuments exist, such monuments shall be protected or shall be referenced and reset, pursuant to Business and Professions Code, Sections 8700 to 8805 (Land Surveyors Act).
120. The Applicant, at its sole expense, shall obtain all right-of-way or easement acquisitions necessary to implement any portion or condition of this project, including public improvements; off-site grading & construction; offsite street requirements; offsite sewer requirements; storm drain improvements; or any other requirement or condition.

SURVEY AND MAPPING

121. PRIOR TO START OF CONSTRUCTION: Where survey monuments exist, such monuments shall be protected or shall be referenced and reset, pursuant to Business and Professions Code, Sections 8700 to 8805 (Land Surveyors Act).
122. PRIOR TO MAP RECORDATION: When changes to an approved Tentative Map are proposed, a Substantial Compliance Exhibit, in the same scale as the Tentative Map, shall be submitted for review and approval by the City Engineer.
123. PRIOR TO MAP RECORDATION: All public improvement plans associated with the Map and necessary for the complete construction of backbone facilities shall be approved.

124. PRIOR TO MAP RECORDATION: The applicant shall prepare and fully execute a Subdivision Improvement Agreement (SIA) with the City (On City approved format and forms).
125. PRIOR TO MAP RECORDATION: The applicant shall provide securities guaranteeing the payment of the cost for all public improvements. The securities shall include Faithful Performance and labor and materials for 100% of the approved Engineer's Cost Estimate (ECE). Streets (including striping, signing, lights, and landscaping), sewer, and storm drain improvements shall have individual and separate security.
126. PRIOR TO MAP RECORDATION: Monuments shall be provided in accordance with Section 8771 of the Business and Professions Code. Cross-ties shall be set in top of curbs and tie sheets shall be submitted to the Public Works Department. Per the Subdivision Map Act, Section 66496, internal monuments may be set at a later date if the applicant furnishes security guaranteeing the payment of the cost of setting such monuments.
127. PRIOR TO MAP RECORDATION: The Applicant shall comply with Government Code Section 66436(a)(3) before approval of the final map and shall provide "no objection" letters from all public entities or utilities to the satisfaction of the City Engineer.
128. PRIOR TO MAP RECORDATION: The applicant shall provide an easement to, over and across all private water quality, stormwater and drainage basins, to be dedicated to the City, for ingress, egress and right to inspect unless otherwise directed by the City Engineer. The City will not maintain any water quality or basin feature.
129. PRIOR TO MAP RECORDATION: The applicant shall show all right-of-way dedications necessary for the construction of all streets, on the Final Map, unless otherwise approved by the City Engineer, including but not limited to:
 - A. Beaumont Avenue is designated as an Arterial Highway with a full-width dimension of 110-feet right-of-way to right-of-way (110-feet R/W width). The Applicant shall verify that the appropriate right-of-way exist and/or the Applicant shall dedicate all additional right-of-way necessary to achieve the required 55-feet half-width.
 - B. Oak Valley Parkway is designated as an Arterial Highway with a full-width dimension of 110-feet right-of-way to right-of-way (110-feet R/W width). The Applicant shall verify that the appropriate right-of-way exist and/or the Applicant shall dedicate all additional right-of-way necessary to achieve the required 55-feet half-width.
 - C. Any right-of-way needed as part of the path of travel that routes public walkways onto private land.
 - D. Any right-of-way required outside of the map boundary shall be dedicated per separate instrument, at the sole expense of the Applicant.
 - E. The property line/right-of-way corner cutback at the northwest corner of the

intersection of Beaumont Ave and Oak Valley Parkway shall be verified and/or established, at the sole expense of the Applicant, per RCTD std. 805.

STREET IMPROVEMENTS

130. PRIOR TO ISSUANCE OF OCCUPANCY PERMIT FOR PARCEL 7 (COO): The Applicant shall construct half-width improvements for Oak Valley Parkway in accordance with the General Plan Circulation Element, coincident with the "Remainder Parcel" frontage, and as necessary to safely transition to the existing improvements. Should the construction of these improvements not be completed (in Good Faith Effort) due to unforeseen delays from CDFW, USACE, SWRCB, or other outside agencies beyond the Applicants control, the completion may be deferred for up to one (1) year from Certificate of Occupancy. Good Faith Effort shall be determined by providing documentation of delays beyond the Applicants control. The improvements shall include:
- A. 8" Curb and Gutter per RCTD std. 201; alignment 43' feet north of centerline, per RCTD std. 92. Curb height may be increased to mitigate the 10-year storm event, as directed by the City Engineer;
 - B. Sidewalks shall be curb-adjacent type per RCTD std. 401, unless otherwise directed by the Planning Department;
 - C. Street structural sections shall be designed with a Traffic Index per soils recommendations (9.5 minimum). Soils investigations shall be used by the Engineer to determine an appropriate R-value and the pavement and base thickness based on the established Traffic Index. In no case shall the minimum pavement section be less than 6" AC/9" AB. Pavement shall be per Greenbook specifications with a base course of BPG 64-10-R0 and a final course of C2- PG 64-10-R0.
 - D. Public streetlights along the project frontage in accordance with the City of Beaumont Approved Street Lighting Specifications.
131. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall underground all overhead utilities coincident with the project boundary and as necessary to transition to existing facilities per Beaumont Municipal Code Section 17.04.100. Should any overhead utility be exempt from undergrounding, the applicant shall relocate the utility and appurtenances as needed for safe and equitable operation of other improvements.
132. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall relocate the traffic signals at the intersection of Oak Valley Parkway and Beaumont Avenue and all facilities and improvements necessary for the safe and efficient operation of the intersection.
133. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): At the

intersection of Beaumont Avenue and Project Driveway 1, opposite the existing driveway for the Oak Valley Town Center commercial plaza, the applicant shall install traffic signals and construct all other necessary improvements to safely and adequately signalize the intersection.

134. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): At the intersection of Oak Valley Parkway and Palm Avenue, the applicant shall deposit with the City, a fair share contribution for 4.6% (or as shown in the approved TIA) of the estimated cost at the time of deposit, to install traffic signals and construct all other necessary improvements to safely and adequately signalize the intersection.
135. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): At the intersection of Beaumont Avenue and Brookside Avenue, the applicant shall deposit with the City, a fair share contribution for 2.7% (or as shown in the approved TIA) of the estimated cost at the time of deposit, to perform the following:
 - A. Add eastbound and westbound right-turn overlap phase
 - B. Add westbound right-turn lane
136. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): At the intersection of Beaumont Avenue and Twelfth Street, the applicant shall deposit with the City, a fair share contribution for 6.2% (or as shown in the approved TIA) of the estimated cost at the time of deposit, to perform the following:
 - A. Install traffic signal and subsequent improvements
 - B. Add northbound, southbound, eastbound, and westbound left-turn lanes
137. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall install a bus stop on the westbound portion of Oak Valley Parkway, located west of, and immediately after the intersection of Beaumont Ave. The bus stop shall be designed as a "Far-Side Stop" per the Bus Stop Design Guidelines of the Riverside Transit Agency or as directed by the Community Services Director and at a minimum include:
 - A. Painted red curb as shown in figure 13: Curbside Stop Configuration for one bus
 - B. Bus stop sign as shown in figure 13: Curbside Stop Configuration for one bus
 - C. Bus Bench as shown in figure 19: Typical Bus Bench Design
 - D. An accessible 8ft x 20ft concrete area including sidewalk to allow for ADA compliant wheelchair loading/unloading pad.
 - E. Bus Shelter as shown in figure 20: Bus Shelter
138. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall install public streetlights along the project frontage of perimeter streets, or as

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directed by the City Engineer, in accordance with the City of Beaumont Approved Street Lighting Specifications. The Applicant shall coordinate with Public Works before submitting street light plans.

- 139. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct all drive approaches in accordance with RCTD std. 207A, Commercial Driveway.

- 140. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct half-width improvements for Beaumont Avenue, coincident with the project boundary and as necessary to safety transition to the existing improvements. The improvements shall include:
 - A. 8" Curb and Gutter per RCTD std. 201; alignment per RCTD std. 92. Curb height may be increased to mitigate the 10-year storm event, as directed by the City Engineer;
 - B. Sidewalks shall be curb-adjacent type per RCTD std. 401, unless otherwise directed by the Planning Department;
 - C. Street structural sections shall be designed with a Traffic Index per soils recommendations (9.5 minimum). Soils investigations shall be used by the Engineer to determine an appropriate R-value and the pavement and base thickness based on the established Traffic Index. In no case shall the minimum pavement section be less than 6" AC/9" AB. Pavement shall be per Greenbook specifications with a base course of B-PG 64-10-R0 and a final course of C2- PG 64-10-R0.
 - D. Raised median per RCTD std. 92.

- 141. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct half-width improvements for Oak Valley Parkway, coincident with the project boundary and as necessary to safety transition to the existing improvements. The improvements shall include:
 - A. 8" Curb and Gutter per RCTD std. 201; alignment per RCTD std. 92. Curb height may be increased to mitigate the 10-year storm event, as directed by the City Engineer;
 - B. Sidewalks shall be curb-adjacent type per RCTD std. 401, unless otherwise directed by the Planning Department;
 - C. Street structural sections shall be designed with a Traffic Index per soils recommendations (9.5 minimum). Soils investigations shall be used by the Engineer to determine an appropriate R-value and the pavement and base thickness based on the established Traffic Index. In no case shall the minimum pavement section be less than 6" AC/9" AB. Pavement shall be per Greenbook specifications with a base course of B-PG 64-10-R0 and a final course of C2- PG 64-10-R0.
 - D. Raised median per RCTD std. 92.

142. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall replace any sidewalk, curb and gutter, drive approach, AC pavement or other improvement damaged during construction as determined necessary by the City Engineer.
143. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall design and install offsite landscaping and supporting irrigation system. All irrigation and landscaping associated with this project will be privately maintained.

SEWER IMPROVEMENTS

144. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET OR SEWER IMPROVEMENT AND PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): All sewer manhole rims shall be set flush with the finished surface Per the City of Beaumont's paving and manhole cover detail.
145. PRIOR TO ACCEPTANCE OF ANY PUBLIC SEWER IMPROVEMENT AND PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall repair the sewer trench and restore existing pavement associated with sewer installation per the City of Beaumont's Paving and Trench Repair detail.
146. PRIOR TO PLACEMENT OF PAVEMENT OR FINISHED SURFACE: The applicant shall construction all portions of private sewer laterals that encroach or occur within the public right-of-way. A cleanout shall occur at the right-of-way boundary per EMWD standard. The lateral shall be sealed to prevent soil and other debris from entering the sewer system until the onsite sewer is constructed and permitted to connect.

WATER IMPROVEMENTS

147. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT AND PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall ensure all water valves and vault covers within paved areas are raised flushed with finished surface and painted after paving is completed.
148. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT AND PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall ensure all water valves and vault covers within paved areas are raised flushed with finished surface and painted after paving is completed.
149. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT AND PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall ensure all fire hydrants; air vacs and other above ground water facilities are 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

MITIGATION MEASURES

150. BIO-1: Pre-construction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version). Pre-construction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation. If the pre-construction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The California Department of Fish and Wildlife (CDFW) shall be notified of burrowing owl survey results within 48 hours of detection. The qualified biologist shall coordinate with CDFW and U.S. Fish and Wildlife Service to conduct an impact assessment to develop avoidance and minimization measures to be approved by CDFW prior to commencing Project activities.
151. BIO-2: Regardless of the time of year, nesting bird surveys shall be conducted by a qualified avian biologist within three days prior to vegetation clearing or ground disturbance activities. Preconstruction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) shall be prepared and implemented by the qualified avian biologist. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, ongoing monitoring, establishment of avoidance and minimization measures, and reporting. The size and location of all buffer zones, if required, shall be based on the nesting species, individual/pair's behavior, nesting stage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity. To minimize impacts to nesting birds, any grubbing or vegetation removal should occur outside peak breeding season (typically February 1 through September 1).
152. BIO-3:
1. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.
 2. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
 3. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
 4. Projects should be designed to avoid the placement of equipment and personnel

within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.

5. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.

6. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.

7. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.

8. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.

9. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).

10. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.

11. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.

153. CR-1: A qualified archaeologist shall oversee excavations in the younger alluvial deposits during the first two days of ground disturbance. If the archaeologist determines it necessary, an archaeological monitoring program shall be implemented. The monitoring program shall be in accordance with current professional guidelines and protocols. The program should be flexible and account for changes in findings by treating resources in a professional manner and evaluated in accordance with current CEQA criteria. Compliance shall be ensured

by the qualified Archaeologist and the City.

154. CR-2: If, at any time, human remains or suspected human remains are identified within the Project Site, the Contractor will halt work in the immediate vicinity of the find and establish a buffer zone around the find. If the archaeological consultant is on-site, the archaeological consultant will oversee the level of protection. The City will be immediately notified and the City will contact the County Coroner (within 24 hours). The Coroner has the authority to examine the find in situ and make a determination as to the nature of the find:

a) If the remains are determined to be human, the Coroner will determine whether or not they are likely of Native American origin. If so, the Coroner will contact the Native American Heritage Commission and the Commission will name the Most Likely Descendent (MLD). In consultation between the City, Property Owner, MLD, and consulting archaeologist, the disposition of the remains will be defined. If there is a conflict, the Native American Heritage Commission will act as a mediator.

b) If the remains are determined to be archaeological, but not of Native American origin, the City, Property Owner and archaeological consultant will determine the management of the find and the removal from the site. The Property Owner would be responsible for any costs related to the removal, analysis, and reburial.

c) If the remains are determined to be of forensic value, the Coroner will arrange for the removal of the remains and oversee the analysis and disposition.

155. GEO-1: If substantial excavations are planned within the Project Site, the Project Applicant shall retain a qualified paleontologist to determine if the older Quaternary deposits are being disturbed, and if paleontological monitoring is warranted. In the event of inadvertent paleontological findings, all work within a 100-foot radius of the discovery shall halt near the find until a qualified paleontologist can assess the significance of the find. If the resource is found to be significant then a data recovery program shall be implemented by the qualified paleontologist. Identification of any paleontological resources shall include documentation and reporting with the appropriate paleontological data repository. The final disposition and location of any recovered materials shall be identified and funded by the Project Applicant and approved by the City.

156. WQ-1: The Project Proponent shall implement all permanent, structural BMPs and Operations BMPs as listed in the final WQMP to be approved by the City. The Project Applicant shall be responsible for the implementation and funding of the WQMP and will ensure that it is amended as appropriate to reflect up-to-date conditions on the Project Site.

157. N-1: Prohibit use of the car wash and associated vacuums between the hours of 10:00 PM and 7:00 AM. The hours of operation for the car wash would be limited to the hours between 7:00 AM and 10:00 PM.

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& ENV2019-0010
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158. Prior to Final Occupancy, sidewalks along Beaumont Avenue shall continue into the project site.

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159. The fueling canopy shall be enhanced to the satisfaction of the Community Development Director.

End of Conditions