



## Staff Report

**TO:** City Council

**FROM:** Doug Story, Community Services Director  
Robert Vestal, Public Works Director

**DATE** April 15, 2025

**SUBJECT:** Provide Direction to Staff on the Community Recreation Center Overflow Parking Lot – Capital Improvement Project No. P-23

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**Description** Capital Improvement Project P-23 (CIP) Update.

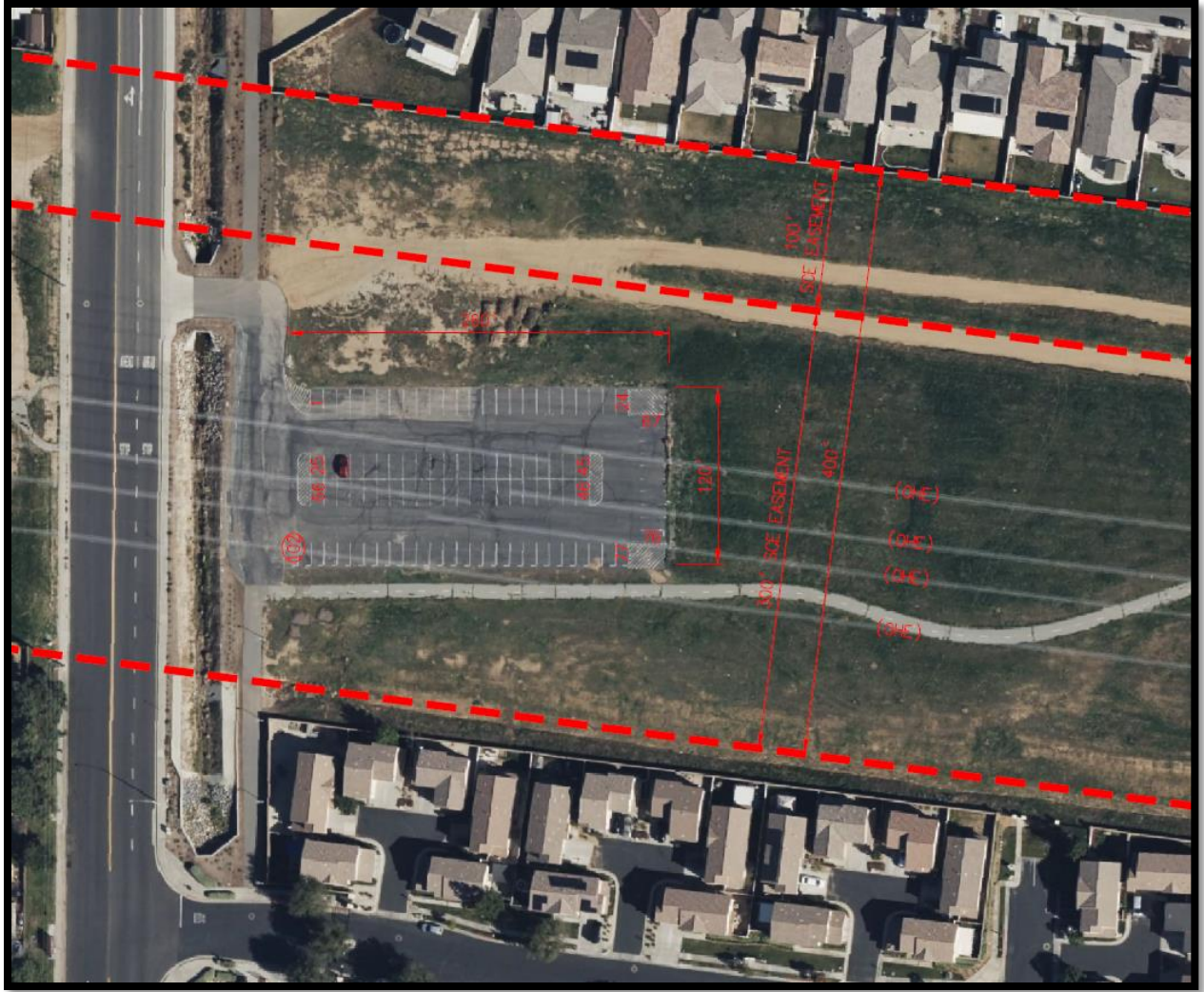
### **Background and Analysis:**

During the development of the City's Five-year Capital Improvement Plan, Project P-23 was established to expand the parking lot at the Community Recreation Center to accommodate increased parking demand and improve public access. The scope of work included expanding the lot to provide additional parking spaces and installing lighting to improve safety and security for residents.

Upon project establishment, staff developed lighting plans and met with Southern California Edison (SCE) to obtain approval for the work as the parking lot is situated under high-voltage electric utility lines. However, despite multiple attempts to identify compliant lighting solutions, SCE has denied all traditional options for installing lighting beneath the utility lines. Given SCE's decision, staff has identified the following options for Council's consideration.

### **Existing Parking Lot:**

The existing overflow parking lot is located within an existing SCE easement as shown in Figure 1. The parking lot is centered within the easement and occurs directly under the transmission lines. The parking lot dimensions are approximately 260 feet long and 120 feet wide. There are 102 parking spaces and no lighting.



*Figure 1 - Existing Overflow Parking Lot with SCE easements*

### **Options:**

1. Option 1 – Expand Existing Parking Lot (~150 spaces): Lengthen the existing parking lot approximately 100 feet- east and install surface-mounted lighting.
2. Option 2 - New Parking Lot: Create a new parking lot (500 ft x 240 ft; ~400 spaces) along the north boundary of the SCE easement and install parking lot lighting facing south.
3. Option 3 – Hire a consultant to perform a feasibility study and conceptual layout to maximize the effectiveness and achieve the greatest benefit. The consultant would also coordinate with SCE on layout and lighting.

### **Considerations**

- Option 1 proposed lighting will not adequately light the parking lot but will provide pedestrian path lighting.

- Option 2 proposes overhead lighting near residential homes, which may affect the adjacent residential neighborhood.
- Both options will still need SCE approval as there are two SCE easements along the north boundary, 100-foot and 300-foot widths.
- Without a project architect, staff has been unable to make progress through any direct requests and proposals to SCE. Due to the close proximity to the transmission lines, SCE has rejected proposals for traditional overhead lighting as well as off-grid solar mounted lighting. A consultant will bring the technical expertise and project support needed to navigate the ongoing utility coordination challenges.

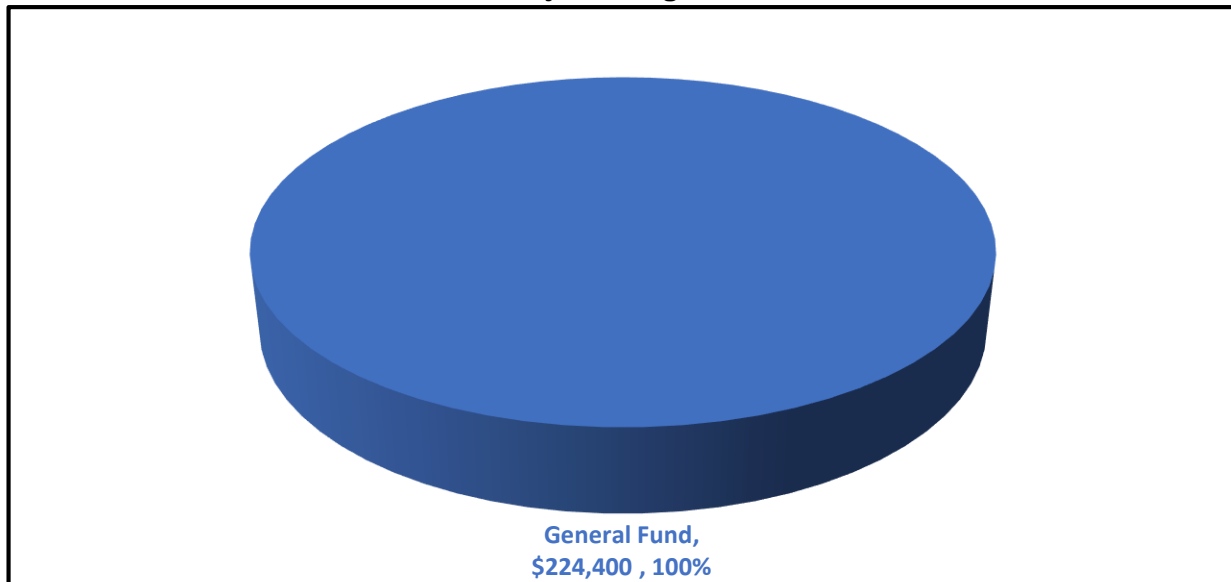
### **Fiscal Impact:**

Currently, CIP No. P-23 – Overflow Parking Lot at CRC has \$224,400 allocated and upon Council direction staff can request proposals to award a Professional Services Agreement in accordance with the Beaumont Municipal Code.

#### **CIP P-23 CRC Overflow Lot Project Funding Summary**

**Estimated Total Project Budget= \$224,400**

**Current Project Budget= \$224,400**



#### **CIP P-23 CRC Overflow Lot Project Budget Summary**

<b>Project Component</b>	<b>Est. Total Budget</b>	<b>Current Budget</b>	<b>Paid to Date</b>	<b>Remaining Budget</b>
Project Management				
Preliminary Services				
Environmental				
Design	\$80,000	\$80,000		\$80,000
Permits				

Right-of-Way				
Construction	\$144,400	\$144,400		\$144,400
Construction Management				
Equipment				
<b>Total</b>	<b>\$224,400</b>	<b>\$224,400</b>	<b>\$-</b>	<b>\$224,400</b>

The estimated cost to prepare this report is \$380.

**Recommended Action:**

Authorize staff to proceed with Option 3 to engage a consultant and bring a report back to Council on the findings of the consultant.