



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

PLANNING COMISSION DATE: March 12, 2025

PROJECT NAME: Aegis Beaumont Apartments

PROJECT NOS.: PP2023-0591

DESCRIPTION: A request to construct and operate a 15-unit, 2 (two) story multi-family apartment building consisting of 2 unit types as follows: 9 - 2 bedroom units and 6 - 1 bedroom units, on a 0.680 acre lot located north of 6th Street, east of Illinois Avenue and west of American Avenue, zoned Sixth Street Mixed Use Residential.

APPLICANT: Andreson Architecture – Isabella Andresen

LOCATION: 1360 E 6th Street, Beaumont, CA 92223

APNS: 419-232-039

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 consists of all Conditions of Approval herein. All Conditions of Approval for PP2023-0591 and other related approvals are still in effect.
2. The use hereby permitted is for the construction of one, two-story apartment building, totaling 15 multi-family residential dwelling units on approximately 0.680 acres located in Sixth Street Mixed Use Residential (SSMUR) zoned property located north of Sixth Street. (APN 419-232-039).
3. The Community Development Director may approve minor modifications to the site plan that are in substantial conformance to the approved project and that do not increase impacts. All copies of the revised plans shall be dated and signed by the Director and made a part of the record.
4. 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 PP2023-0591. 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.

5. If deemed necessary by the Community Development Director, within ten (10) days of approval by the City Council ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Community Development Director prior to release of the final conditions of approval.
6. Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal, listed in Ordinance No. 506.
7. 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.
8. A business license application review and approval are required prior to occupancy of the building or sales of any items.
9. 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.
10. 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.
11. 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 substantial problems result from the operation.
12. The applicant shall be responsible for securing clearance, permits and approvals from all relevant agencies, including the Building Department, Fire Department, Health Department, and any other necessary departments or agencies.
13. 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.
14. Barbed wire, concertina and razor are strictly prohibited.

15. Per Beaumont Municipal Code, Section 17.19.080.M.7 New development when sited next to single-family uses shall step back upper floors (third and higher) an additional 15 feet to maintain solar access and privacy for adjacent single-family residential uses.
16. Per Beaumont Municipal Code, Section 17.19.080.M.3.c Building façade(s) shall extend a minimum of 65 percent of the street frontage for the area between the minimum and maximum front yard setbacks. For example, if a lot is 100 feet wide, 65 linear feet of the lot parallel to the street must be occupied by a building(s) that adheres to the maximum setback requirement.
17. Beaumont Municipal Code, Section 17.14.030.O the project will be required to provide useable open space. Open space upon the lot or parcel to which it is appurtenant, which can be used by inhabitants of the property for outdoor living, activity and/or recreation and may include landscaping. Each linear dimension of such space shall be a minimum of six feet. Balconies may be credited as "usable open space" provided they each have linear dimensions of a minimum of five feet. Enclosed recreation or multi-purpose activity rooms may be credited as "usable open space." All such areas shall be readily accessible to the inhabitants of the property. "Usable open space" does not include driveways, open or covered parking areas, utility space such as trash or garbage areas, or space occupied by the required front yard setback.

The computation of usable open space provided shall be as follows:

1. The following areas shall be computed at 1.25 times the area actually devoted to such use:
 - a. Private patios, when directly accessible to the dwelling unit to which it is appurtenant; such patios shall be completely enclosed on all sides by a fence which is a minimum of five feet in height;
 - b. Balconies and lanais, when directly accessible to the unit to which they are appurtenant; such balconies and lanais must have a minimum dimension of five feet;
 - c. Swimming pool areas, including the hard surface deck, which normally surrounds such pools. Deck area more than 25 feet from the edge of the pool will not be counted as open space under this; and
 - d. Recreation activity rooms, provided these rooms are permanently maintained for the use of tenants for various recreation activities. Such

activity rooms shall not include lobbies, but may include common steam rooms, sauna baths, or the like.

2. All other areas meeting usable open space requirements shall be credited with the actual area (square feet) provided.

3. No area will be considered as usable open space if it has any dimension less than six feet except balconies.

18. Per Beaumont Municipal Code, Section 17.05.060 off street parking areas shall be provided on the subject site, outside of any public right-of-way.

19. Per Beaumont Municipal Code, Section 17.05.060.A.7 no parking space shall be located within 20 feet of the access driveway.

20. Per Beaumont Municipal Code, Section 17.06.040.A & B landscaping is required as follows per Section 17.06.060.B:

A. Landscape Requirements.

1. Landscape Depths Required:

a. Property Lines Adjacent to Residential Districts: Five feet.

b. Required Setback Adjacent to Public Rights-of-Way: Ten feet.

2. This area shall be landscaped with plant materials.

3. Landscaping in these areas shall consist of an effective combination of street trees, trees, ground cover and shrubbery and may include such items as sidewalks, access driveways, flagpoles, fountains, and other similar appurtenances.

4. Landscaping shall be developed as usable landscaped open space and outdoor living and recreation area with an adequate irrigation system.

5. Area shall be landscaped with plant materials designed to provide beautification and screening.

6. The planting of shade trees on the south and west-facing sides of new buildings is encouraged.

B. Landscape Provisions.

1. All non-paved areas shall be landscaped and maintained to control dust.

2. Wherever off-street parking areas are situated across the street from property in a residential zone, a masonry wall or berm three feet in height shall be erected within the required landscape area, outside of the public right-of-way to adequately screen the residential properties.

3. An automatic irrigation system shall be provided for all landscaped areas.

4. Landscaping within required setback adjacent to the public right-of-way shall be provided and maintained in perpetuity subject to the following conditions:
 - a. A distinct demarcation between asphalt paving and landscaped area shall be provided.
 - b. No other usage or storage is permitted within the required landscaped area.
21. Per Beaumont Municipal Code Section 17.06.050.A parking lot dividers, islands, planters, and planting areas shall be a minimum of five feet wide and ten feet long except for that all new or retrofitted tree planter shall be a minimum of nine feet by seven feet, measured to the inside perimeter of the planter, and shall have no less than 48 square feet of permeable soil planting area.
22. Per Beaumont Municipal Code Section 17.06.050.B Parking lot tree irrigation requirements. Automatic irrigation systems within parking lots shall be installed. Trees shall be irrigated with drip emitters, bubbler heads, or subterranean low-volume drip system. Trees shall be irrigated separately from shrubs and ground covers.
23. Per Beaumont Municipal Code Section 17.06.050.C Parking lot tree maintenance and installation requirements. All plants and irrigation systems shall be installed according to approved plans. The owner shall guarantee the quality of work, health, and condition of plants and installation of materials including but not limited to plant types, size, spacing, and irrigation systems. Prior to final acceptance of the project, the City shall inspect and verify that the installation is in compliance with the approved plans and specifications. All corrections, adjustments, and/or replacement of landscape elements shall be done prior to final approval by the City.
24. The landscape plans shall include 24" box trees placed 40' on center along Sixth Street.
25. Prior to the issuance of a building permit, landscaping and irrigation plans shall be submitted for plan check review and approval.
26. Prior to the issuance of the final permit or certificate of occupancy, the landscape and irrigation plans shall be approved and installed to the satisfaction of the Planning Department.
27. The landscape plans shall include playground equipment, landscape and irrigation for the open space area.

28. The project shall maintain existing decorative block walls with a maximum height of six (6) feet on the northern, eastern and western project boundaries.
29. The project shall comply the outdoor lighting (night sky) requirements of Beaumont Municipal Code Chapter 8.50.
30. Except for safety signage required by other provisions of law, signage is not approved as part of this project. Signage, in accordance with Beaumont Municipal Code, may be approved at a later date under a separate permit.
31. The project shall comply with the City's noise regulations as outlined in Beaumont Municipal Code, Chapter 8.32. Construction activities shall be limited to allowable hours, and measures to minimize noise during construction shall be implemented.
32. No outdoor activities are permitted within the parking area without an approved Special Event Permit.
33. No vehicles may be parked on sidewalks, parkways, driveways, or alleys.
34. Anti-graffiti coating or equivalent measure to prevent graffiti shall be provided for all block walls.
35. The project is proposed to be constructed in one (1) phase. Any modifications to the phasing will require a modification to the Plot Plan and conditions of approval.

BUILDING DEPARTMENT CONDITIONS

36. The following are general comments generated on the information provided and do not constitute a complete list of potential items or issues for this project proposal.
37. 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.
38. Address shall be posted in a manner approved by the Fire Chief of Riverside County or the Fire Chief's designee.

39. The proposed use requires construction drawings to be submitted to the Department of Building and Safety for plan review, building permits and building inspections.
40. Provide note on plans that "Dig Alert (811) shall be contacted prior to any excavation in accordance with government code section 4216".
41. 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.
42. The development shall provide accessible units and parking stalls in accordance with Housing Accessibility, 11A and 11B, where applicable, found in the adopted standards by the State of California.
43. The amenities, ie. tot lot, bbq area, trash enclosure shall all be made accessible and designated 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
44. The proposed apartment complex requires construction drawings to be submitted to the Building Department for plan review, building permits and inspections.
45. 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.
46. Electronic plan submittals are required and shall be submitted to Permits@beaumontca.gov
47. 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.
48. Upon plan check submittal and after review of the submitted plans, specifications and documents, additional requirements may be required.

49. 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.
50. Permit fees shall be paid in accordance to the City's adopted fee schedule at the time of building permit issuance.

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:

Prior to Building Permit Issuance:

51. **Fire Hydrants and Fire Flow:** Prior to the issuance of building permits, provide a current fire flow report from the local water purveyor indicating the available fire flow and location of the nearest fire hydrant. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2022 California Fire Code (CFC) 507, Appendices B and C as amended by the City of Beaumont.
- a. If offsite fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans directly 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.
52. **Fire Department Access:** Prior to building permit issuance, provide a site plan showing the fire lanes. Access roads shall be provided to within 150 feet to all portions of the exterior building walls and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 75,000 lbs. over two axels for commercial developments. Approved vehicle

access, either permanent or temporary, shall be provided during construction Ref. CFC 503 as amended by the City of Beaumont.

- 53. Construction Permits Fire Department Review:** Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.

Prior to Final:

- 54. Fire Sprinkler System:** All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903 as amended by the City of Beaumont.
- 55. Fire Alarm and Detection System:** A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903, CFC 907 and NFPA 72 as amended by the City of Beaumont.
- 56. Traffic calming devices:** Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503 as amended by the City of Beaumont.
- 57. Knox Box and Gate Access:** Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Ref. CFC 506 as amended by the City of Beaumont.
- 58. Addressing:** All residential dwellings shall display street numbers in a prominent location on the street side of the residence. All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

POLICE DEPARTMENT

59. The applicant shall comply with all applicable local, county, state and federal regulations.
60. All exterior lighting on the site shall remain fully functional and be kept on during all hours of darkness. Exterior lighting shall be sufficient to illuminate the property 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.
61. There shall be no loitering permitted on the premises. It is the responsibility of the applicant to enforce no loitering.
62. The applicant shall have security cameras operating at all times. Security cameras should be located in key areas in and around the facility, including the parking lot area. All images must be recorded and retained for at least 30 days.
63. The address of the apartments shall be clearly visible from the front of the building and shall be illuminated during the hours of darkness. Individual apartments shall be clearly addressed and visible. It shall be clear to first responders the apartment address/unit number for second floor units, when standing at ground level.
64. Graffiti shall be removed immediately. It is recommended to use materials that are less desirable for graffiti. Where permitted by the Planning Department, it is recommended to cover appropriate fencing/walls (block wall, etc.) with vines to discourage graffiti.
65. All exterior doors shall have a deadbolt that is at least one inch in length.
66. All exterior doors shall have three-to-four-inch screws installed with strike plates.
67. Landscaping on the premises shall be trimmed below three feet (bushes, ground cover, etc.) and above six feet (tree canopies). All bushes located in front of a window need to be trimmed below the bottom of the window. A "V" pattern to the bushes allows for visibility. These requirements are to provide clear visibility throughout the property.
68. The applicant shall ensure that all gates are installed with an approved means of emergency operation and said gates shall be maintained operational. Each electric or vehicle gate will require a Knox Key Switch or Knox Pad-lock. Contact the Beaumont Police Department to obtain the Knox Box application.
70. Trash enclosures shall be locked and secured.

PUBLIC WORKS – PLOT PLAN

GENERAL

71. 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. Sewer Improvement Plan
- c. Landscape Plan Offsite
- d. Precise Grading Plan
- e. Erosion Control Plan
- f. Retaining Wall Plan (for line and grade only)
- g. Traffic Control Plan

B. Reports and Studies:

- a. Offsite Improvement Engineer's Cost Estimate (ECE)
- b. Grading Certification
- c. Compaction Report

C. Permits and Agreements:

- a. Permission to Grade and Construction Agreements.
- b. Non-interference Letters
- c. WQMP Covenant and Agreement
- d. City Grading Permit
- e. City Dirt Haul Permit
- f. City Encroachment Permit
- g. Performance Bond
- h. Labor and Material Bond
- i. Maintenance Bond

D. Survey Documents

- a. Easement Dedications
- b. Corner Record
- c. Record of Survey

- E. 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.
72. The design of public infrastructure elements shall conform to the requirements of the City of Beaumont General Plan, Water Quality Management Plan, Master Plans, City of Beaumont Code and Standards, Riverside County Transportation Department (RCTD) Road Standards & Specification, Riverside County Flood Control Standards, RCTD Map Preparation Manual, Eastern Municipal Water District (EMWD), Caltrans Standard Specifications, and the Standard Specifications for Public Works Construction, current edition, as required by the Public Works Department.
73. 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.
74. The Applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project.
75. 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.
76. The Applicant shall obtain an Encroachment Permit, as required, for all work within the public right-of-way.

SURVEYING AND MAPPING

77. PRIOR TO START OF CONSTRUCTION: Where survey monuments exist, such monuments shall be protected or shall be referenced and reset, pursuant to the Business and Professions Code, Sections 8700 to 8805 (Land Surveyors Act).
78. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): Monuments shall be provided in accordance with Section 8771 of the Business and Professions Code. Crossties shall be set on top of curbs and tie sheets shall be submitted to the Public Works Department.

79. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The Applicant shall provide all right-of-way dedications necessary for the construction of all streets, per separate instrument, including but not limited to:

- A. Sixth Street is classified as a Downtown Street (100-feet right-of-way), per the City of Beaumont General Plan (2040) Mobility Element. The Applicant shall dedicate all additional right-of-way necessary to achieve the required 50-foot half-width right-of-way, as measured perpendicular to the centerline of the record.

80. 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, including public improvements, off-site grading & construction, offsite street requirements, offsite sewer requirements, storm drain improvements, or any other requirement or condition.

STREET IMPROVEMENTS

81. PRIOR TO START OF CONSTRUCTION: All public improvement plans associated with the project and necessary for the complete construction of off-site facilities shall be approved.

82. PRIOR TO START OF CONSTRUCTION: The Applicant shall prepare and fully execute a Subdivision Improvement Agreement (SIA) with the City (On approved format and forms).

83. PRIOR TO START OF CONSTRUCTION: 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). Street (including striping, signing, lights, and landscaping), sewer, and storm drain improvements shall have individual and separate security.

84. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall complete all half-width improvements along Sixth Street, coincident with the project boundary and as necessary to safely transition to the existing improvements. All transitions to existing improvements shall occur outside the project boundary. The

improvements shall conform to RCTD standards and shall include:

- A. Minimum 6' wide concrete sidewalk.
- B. All saw cuts and joining of existing AC paving shall be per the City's pavement restoration details.

85. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall replace any damaged or non-compliant sidewalk, curb & gutter, drive approach, AC pavement, or other improvements as determined necessary by the City Inspector. Any replacement shall conform to RCTD standards.

86. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall underground all existing utilities located on, extending across, or coincident with the project boundary and as necessary to transition to existing facilities per Beaumont Municipal Code Section 12.18.030. Should any overhead utility be exempt from underground, the Applicant shall relocate the utility and appurtenances as needed for the safe and equitable operation of other improvements.

87. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct the entrance driveway approach at Sixth Street to meet the current RCTD standards.

88. 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 shall be privately maintained. The landscape within the public right-of-way shall occur on a separate plan set from the on-site landscaping.

GRADING AND DRAINAGE IMPROVEMENTS

89. PRIOR TO ISSUANCE OF A GRADING PERMIT: The Applicant shall design the drainage facilities to capture and convey the 100-year storm event.

90. 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 that will not increase damage, hazard, or liability to adjacent or downstream properties.

91. 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.
92. 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 Applicant shall be responsible for implementation, monitoring, operation, and maintenance of the SWPPP until all improvements have been accepted by the Public Works Department or construction is complete, whichever is later.
93. 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.
94. PRIOR TO ISSUANCE OF A GRADING PERMIT: a WQMP covenant and Agreement shall be fully executed and recorded.
95. PRIOR TO ISSUANCE OF GRADING PERMIT: The Applicant shall adhere to all Federal Emergency Management Agency (FEMA) regulations and requirements if existing drainage patterns are affected by this development. The Applicant shall submit to the City and any governing federal agency for review and approval of all necessary calculations.
96. 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.
97. CONCURRENT WITH GRADING OPERATIONS: Any grading and/or utility excavations and backfilling, both on-site 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 Public Works Department for review and approval as determined by the City. Upon completion of all soil-related work, the geotechnical engineer shall submit a final report to the Public Works Department for review and approval, which may require additional tests at the expense of the applicant.

SEWER IMPROVEMENTS

98. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET OR SEWER IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall install a manhole at the point of connection between the sewer lateral and the main sewer line if the diameter of the lateral exceeds 50% of the diameter of the main sewer line. The manhole shall ensure proper access for maintenance, inspection, and flow management in accordance with applicable municipal sewer design standards.

99. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET OR SEWER IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall run the sewer lateral across the center median of Sixth Street and make the sewer lateral connection to the 24" gravity sewer main in Sixth Street south of the center median. Applicant shall restore the center median curb & gutter, hardscape, plantings, and irrigation (if any).

100. PRIOR TO ACCEPTANCE OF ANY PUBLIC SEWER IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): All sewer manhole rims and cleanouts shall be set flush with the finished surface and a concrete collar installed per the City of Beaumont's Paving around Manholes and Manhole Cover detail.

101. PRIOR TO ACCEPTANCE OF ANY PUBLIC SEWER IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO):
The Applicant shall repair the sewer trench and restore the existing pavement associated with the sewer installation per the City of Beaumont's Paving and Trench Repair details.

102. PRIOR TO ACCEPTANCE OF ANY PUBLIC SEWER IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT

(COO): The Applicant shall remove test plugs and other devices and video the laterals and main sewer to ensure they are free of blockages and debris.

103. PRIOR TO PLACEMENT OF PAVEMENT OR FINISHED SURFACE: The Applicant shall construct 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.

WATER IMPROVEMENTS

104. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall ensure all water valves and vault covers within paved areas are raised flush with finished surface and painted after paving is completed.

105. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR 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.

End of Conditions