



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

TENTATIVE TRACT MAP NO. 38879 (TM2023-0012)
AND V2025-0024
APN: PORTION OF 415-200-031

<p>Planning Commission Recommendation: 5.15.25 City Council Approval: 6.17.25</p>
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TO SUBDIVIDE 2.70 ACRES INTO 10 SINGLE FAMILY RESIDENTIAL LOTS RANGING IN SIZE FROM 8,500 TO 9,365 SQUARE FEET, AND ONE LETTERED (1) LOT AND LANDSCAPING WITH A VARIANCE FOR THE LENGTH OF LOTS TO EXCEED 2.5 TIMES THE WIDTH LOCATED WEST OF PENNSYLVANIA AVENUE AND NORTH OF ELEVENTH STREET IN THE SINGLE-FAMILY RESIDENTIAL (SFR) ZONE.

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

The following conditions of approval are for Tentative Tract Map No. 38879 and consist of all subsequent conditions and all conditions of approval for the Tentative Tract Map.

1. The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, 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 TENTATIVE TRACT MAP NO. 38879 which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider 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 subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont
2. The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.

3. This conditionally approved tentative map will expire on TBD per Beaumont Municipal Code Chapter 16.32.040.A. 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.
4. If required by the Planning Department, within ten (10) days of approval by the City Council 1 (one) copy of an Amended Per Final Conditions map shall be submitted to and approved by the Planning Department prior to release of the final conditions of approval.
5. 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 and approved by applicable departments.
6. The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Department.
7. The project is exempt from provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 in that information contained in the project file and documents incorporated herein by reference demonstrates that: TM2023-0012 is consistent with the General Commercial General Plan designation and all applicable General Plan policies as well as the applicable zoning designation; the proposed project site is located within the boundaries of the City of Beaumont; TM2023-0012 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that TM2023-0012 will result in significant effects related to traffic, noise, air quality or water quality in that the proposed project incorporated and otherwise is subject to air and water quality resource agency design requirements to avoid an harmful effects; and the site is or can be adequately served by all required utilities and public services. As such, the project meets the criteria for application of a Class 32 (In-Fill) Categorical Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project.

8. Tentative Tract No. 38879 has been found to be substantially in conformance with the Single Family Residential (SFR) zone.
9. The approval of this map shall not result in any vesting provisions relative to the City of Beaumont fees and exactions.
10. A Plot Plan application for the plotting of Single Family Residential Dwellings is required to be submitted to the Planning Department review using the Objective Design Standards set forth for the Single Family Residential (SFR) zone and Beaumont Municipal Code Chapter 17.03.060.
11. A minor plot plan for all residential buildings, garages and accessory buildings for residential products shall be submitted to the Planning Department accompanied by applicable filing fees for a minor plot plan not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the City of Beaumont. The minor plot plan shall be subject to the approval of Planning Department and shall contain the following elements:
 - a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
 - b. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers when feasible (trade names also acceptable).
 - c. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. All residential structures shall be provided with "four-sided" architectural features. With respect to residential structures, this may take the form of edge trim on all exterior doors or windows, or other methods as approved by the Planning Department. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to or visible from parks, walkways, and public roadways.
 - d. Detailed wall and fencing plan for the subdivision, including colors, materials and location details.
12. Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Department for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be

installed including, but not limited to, parkway planting, recreation trails, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:

- a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.
 - b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
 - c. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground wherever feasible.
 - d. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
 - e. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate. All Landscaping shall be in compliance with Beaumont Municipal Code Chapter 17.06.
 - f. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.
 - g. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
 - h. Trees proposed within 10 feet of any Right-of-Way shall provide for a 36" deep root barrier.
13. Detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with the applicable processing fee.
 14. No lots fronting on knuckles, or cul-de-sacs shall have less than twenty-five (25) feet of frontage measured at the property line, with the exception of flag lots as approved by the Planning Department.
 15. All front yards shall be provided with landscaping and automatic irrigation systems and adhere to Municipal Code Chapter 17.06 Landscaping Standards, as approved by the Planning Department. Additionally, all front yard landscaping shall be installed with drought tolerant landscaping.

16. 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.
17. 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.
18. All landscaped areas within the site and within the public right-of-way shall be maintained in good condition. Any landscape in disrepair will need to be replaced and maintained in good condition.
19. No wood fencing is permitted in this development. All fencing materials shall be masonry, vinyl or tubular steel, as approved by the Planning Department.
20. Driveways shall be designed so as not to exceed a fifteen (15) percent grade.
21. All street side yard setbacks shall be a minimum of ten (10) feet.
22. All utility connections and easements shall be placed underground and shall not encroach into the driveway area unless otherwise approved by the Public Works Department.
23. A detailed wall and fencing plan shall be submitted to and approved by the Planning Department & Public Works Department and shall show all project walls and fencing including but not limited to perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be constructed along all side or other yards adjacent to streets, or which are plainly visible, and in locations as may be required by the Planning Department.

SUBDIVISIONS

24. Tentative Tract Map No. 38879 shall be recorded prior to the issuance of ~~grading permits or~~ any residential building permits associated with the project.
25. The developer shall install U.S. Postal Service approved neighborhood mailboxes prior to occupancy.

FIRE DEPARTMENT CONDITIONS

26. With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures be provided in accordance with Riverside County Ordinances, the current edition of California Fire

Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

27. 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 the Fire Department 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. Reference CFC as amended.
28. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.
29. 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 the CFC Appendix C. Fire hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route from a fire apparatus access road. 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 1000 feet along streets for transportation hazards. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½". Final fire hydrant locations shall be determined during the fire water plan review. Reference CFC as amended.
30. Tract Water Plans - If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to 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.
31. Fire and Life Safety Requirements - Final fire and life safety conditions will be addressed when the Fire Department reviews any subsequent submittals. These conditions will be based on California Fire Code (CFC), California Building Code (CBC), and related codes/standards adopted and amended at the time of construction plan submittal.
32. Residential Fire Sprinklers: Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Reference CRC.

AGENCY CONDITIONS

33. The subdivider shall comply with the requirements set forth in the City Public Works Department conditions.
34. The subdivider shall comply with the requirements of the Beaumont Police Department.
35. The subdivider shall comply with the requirements of the Beaumont Fire Department.
36. The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
37. The subdivider shall comply with the requirements of the Southern California Gas Company.
38. The subdivider shall comply with the requirements set forth by the Beaumont Unified School District.

RECORDATION CONDITIONS

Prior to the RECORDATION of any final map, all the following conditions shall be satisfied:

39. The subdivider shall submit written clearances to the Public Works Department that all pertinent requirements from the following agencies have been met:
 - City Fire Department
 - City Police Department
 - City Planning Department
 - Beaumont Cherry Valley Water District
 - Beaumont Unified School District
40. All public street road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Department. Street names shall be subject to the approval of the Building Official. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Department.
41. All delinquent property taxes, special taxes and assessments shall be paid to the Riverside County Tax Collectors Office.
42. Lots created by this subdivision shall comply with the following:
 - a. Lots created by this subdivision shall be in conformance with the

development standards of the Beaumont Municipal Code.

- b. All sewer, storm drain and other public utility crossings in side and rear yards to be located in fee title lots and not easements.

FINAL INSPECTION/OCCUPANCY CONDITIONS

Prior to the FINAL BUILDING INSPECTION or issuance of OCCUPANCY PERMITS, whichever occurs first, all the following conditions shall be satisfied:

43. Decorative block and sound walls shall be constructed subject to the approval of the Public Works Department and Planning Department. A graffiti resistant coating or landscaping shall be provided on all block walls.
44. Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans.
45. All landscaping and irrigation shall be installed in accordance with the approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Department and the Public Works Department.
46. A licensed landscape architect shall provide a Compliance Letter to the Planning Department and the Public Works Department stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans, Municipal Code and conditions of approval. The Compliance Letter shall be submitted at least three (3) working days prior to any final building inspection or issuance of any occupancy permits, whichever occurs first.
47. All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection and applicable fees paid at the direction of the Planning Department.
48. All driveways shall be concrete paved.
49. Access roads, street improvements, all agency requirements, parking areas and security lighting shall be constructed in accordance with approved improvement plans and specifications.
50. Clearance shall be obtained from the Beaumont Fire Department, and all fire protection improvements shall be in place as approved by the Fire Chief.

PUBLIC WORKS CONDITIONS

GENERAL

51. 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 (Offsite)
- 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. City Grading Permit
- d. City Dirt Haul Permit
- e. City Encroachment Permit
- f. Performance Bond
- g. Labor & Material Bond
- h. 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.

52. 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.

53. 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.
54. The Applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project.
55. 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.
56. The Applicant shall obtain an Encroachment Permit, as required, for all work within the public right-of-way.

SURVEYING AND MAPPING

57. PRIOR TO MAP RECORDATION: When changes to an approved Tentative Map are proposed, a Substantial Compliance Exhibit, on the same scale as the Tentative Map, shall be submitted for review and approval by the Public Works Department.
58. PRIOR TO MAP RECORDATION: All public improvement plans associated with the Project and necessary for the complete construction of off-site facilities shall be approved.
59. 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).
60. 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.
61. 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.

62. 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.
63. PRIOR TO MAP RECORDATION: The Applicant shall provide an easement to, over and across private drainage channels, to be dedicated to the City for ingress, egress and right to inspect, unless otherwise directed by the Public Works Department. The City will not maintain any private drainage channels.
64. 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. Eleventh Street is classified as a Local Street (80 ft. right-of-way). The Applicant shall dedicate all additional right-of-way necessary to achieve the required 40-foot half-width right-of-way, as measured perpendicular to the centerline of the record.
 - b. Pennsylvania Avenue is classified as a Local Street (80 ft. right-of-way). The Applicant shall dedicate all additional right-of-way necessary to achieve the required 40-foot half-width right-of-way, as measured perpendicular to the centerline of the record.
65. 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.
66. PRIOR TO START OF CONSTRUCTION: The Applicant shall record Tract Map No. 38879.
67. 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).

STREET IMPROVEMENTS

68. 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 Eleventh Street, coincident with the project boundary and as necessary to transition to the existing improvements safely. All transitions to existing improvements shall occur outside the project boundary. The improvements shall conform to RCTD Standard No. 105A and shall include:

- a. Minimum 6' wide concrete sidewalk adjacent to the curb.
 - b. A letter from the Geotechnical Engineer verifying that the existing Aggregate Base (AB) and subgrade comply with the Riverside County Road Standard structural section design requirements. The Applicant shall be responsible for meeting the Standard requirements in the event of non-compliance.
 - c. All saw cuts and joining of existing AC paving shall be per the city's pavement restoration details.

69. 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 Pennsylvania Avenue, coincident with the project boundary and as necessary to transition to the existing improvements safely. All transitions to existing improvement shall occur outside the project boundary. The improvements shall conform to RCTD Standard No. 105A and shall include:
 - A. Minimum 6' wide concrete sidewalk adjacent to the curb.
 - B. A letter from the Geotechnical Engineer verifying that the existing Aggregate Base (AB) and subgrade are compliant with the Riverside County Road Standard structural section design requirements. The Applicant shall be responsible for meeting the Standard requirements in the event of non-compliance.
 - C. All saw cuts and joining of existing AC paving shall be per the city's pavement restoration details.

70. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall perform a minimum 0.17' mill and overlay along Pennsylvania Avenue, from street centerline to edge of pavement coincident with the project frontage and any transitions or tapers. The overlay is to be applied after all other construction has occurred.

71. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall apply a Type II slurry seal along Eleventh Street from the centerline to the edge of the gutter. The slurry shall be applied after all other construction has occurred.

72. 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 improvements damaged during construction as determined necessary by the Public Works Department.

73. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR

PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct the curb ramp on the corner of Eleventh Street and Pennsylvania Avenue to meet the current RCTD Standard No. 403 Case A.

74. 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, in accordance with the City of Beaumont Approved Street Lighting Specifications. The Applicant shall coordinate with Public Works before submitting street light plans. Solar-powered streetlights shall not be allowed.
75. 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.
76. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall design and install off-site landscaping and a 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

77. PRIOR TO ISSUANCE OF A GRADING PERMIT: The Applicant shall design the drainage facilities to capture and convey the 100-year storm event.
78. 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.
79. PRIOR TO ISSUANCE OF A GRADING PERMIT: A WQMP covenant and Agreement shall be fully executed and recorded.
80. 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.

81. 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.
82. 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.
83. 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.
84. 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.
85. 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.
86. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): All water quality basin areas shall be privately maintained or maintained by a Homeowners Association (HOA). The City will not maintain any water quality or basin features.
87. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): All storm drains, including Lot "A", shall be privately maintained by a Homeowners Association (HOA).

SEWER IMPROVEMENTS

88. 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.

89. PRIOR TO ACCEPTANCE OF ANY PUBLIC SEWER IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO):
- A. 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.
 - B. 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.
 - C. 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.
90. 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

91. 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.
92. 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

By signing here, I, on behalf of Penn St. Development LLC. understand and agree to the terms as stated in this letter.

Signature: _____ Date: _____