

## Attachment B

### Findings

#### I. Climatic Conditions:

- a. While the City of Beaumont is no stranger to periods of prolonged drought, it is equally prone to episodes of intense and sudden rainfall. Annual precipitation can range from 8.7 to 19.3 inches; however, this rainfall often occurs in concentrated bursts, with 1 to 4 inches falling within a matter of hours. These sudden downpours, especially when sustained over several days or weeks, can lead to significant surface flooding across various areas of the city.

Given Beaumont's varied terrain and aging stormwater infrastructure, improper management of stormwater runoff—from roofs, roof drains, and surface areas—poses a serious risk. When runoff is not properly contained or directed, it can travel well beyond the originating property, accumulating and compounding its effects on downstream properties. In some cases, runoff from a single parcel can contribute to flooding several blocks—or even miles—away, causing structural damage, erosion, and degradation of public infrastructure.

To mitigate these risks, it is critical that each property owner is responsible for managing their own stormwater runoff in a way that prevents discharge onto adjacent parcels. Enforcing this standard ensures a more resilient community-wide drainage system, protects neighboring properties from damage, and supports the City's broader efforts to reduce flood risk in vulnerable areas.

#### II. Topographical Conditions:

- a. The City of Beaumont, established in 1838, is a historic community characterized by its uniquely large residential lots—a reflection of its early settlement patterns. Unlike modern urban developments with compact lot sizes and limited yard space, many properties in Beaumont have expansive, often secluded outdoor areas. This topographical feature presents a unique challenge in ensuring the effectiveness of current Swimming Pool Barrier codes.

Given the increased distance between dwellings and pool installations on larger lots, certain safety measures—such as audible alarms or other proximity-based devices—may not provide adequate or immediate protection. In these cases, relying solely on such measures could diminish the intended safety outcomes of the Swimming Pool Act.

To address this, it is both reasonable and necessary to require that one of the two mandated safety features for any new pool installation be a fully enclosed fence. A physical barrier remains the most reliable method of preventing unsupervised access—especially by young children—regardless of the pool’s location on the property. Requiring a fence in these circumstances strikes an appropriate balance between preserving homeowner freedoms and protecting public safety, particularly in a community with Beaumont’s distinct geographical and historical context.

2025 Code Section	Title/Subject	Findings I, II or III
101.1	Title	Administrative
103.1	Creation of enforcement agency.	Administrative
105.3.2	Time limitation of application.	Administrative
105.5	Expiration	Administrative
109.1	Payment of fees.	Administration
109.2	Schedule of permit fees	Administration
109.4	Work commencing before permit issuance.	Administration
109.5	Related Fees	Administration
109.6	Refunds.	Administration
111.3	Temporary Occupancy	Administration
202	Definitions	Administration
J109.4	Drainage across property lines.	IB
J110.1	General	IB
89.108.4.2	Payment of Fees	Administration
89.108.4.2.1	Schedule of permit fees.	Administration
89.108.4.2.2	Work commencing before permit issuance.	Administration
89.108.4.2.3	Related fees.	Administration
89.108.4.2.4	Refunds	Administration
89.108.4.3	Plan Review and Time limitation of application	Administration
89.108.4.3.2	Permit Expiration	Administration
R101.1	Title	Administrative
R105.3.2	Time limitation of application.	Administrative
R105.5	Expiration	Administrative
R108.1	Payment of fees.	Administration
R108.2	Schedule of permit fees	Administration

R108.3	Building permit valuations	Administration
R108.4	Related fees.	Administration
R108.5	Refunds	Administration
R108.6	Work commencing before permit issuance.	Administration
R110.4	Temporary occupancy.	Administration
Appendix CI	California Swimming Pool Safety Act	IIA
101.1	Title	Administrative
104.3.3	Time limitation of application.	Administrative
104.4.3	Expiration	Administrative
104.5	Payment of fees.	Administration
104.5.1	Schedule of permit fees	Administration
104.5.2	Work commencing before permit issuance.	Administration
104.5.3	Related fees.	Administration
104.5.4	Refunds	Administration
101.1	Title	Administrative
104.3.3	Time limitation of application.	Administrative
104.4.3	Expiration	Administrative
104.5	Payment of fees.	Administration
104.5.1	Schedule of permit fees	Administration
104.5.2	Work commencing before permit issuance.	Administration
104.5.3	Related fees.	Administration
104.5.4	Refunds	Administration