



Staff Report

TO: Honorable Mayor and Members of the City Council
FROM: Robert L. Vestal, City Engineer | Public Works Director
BY: Hugo Escobedo, Senior Engineer
DATE: March 3, 2026
SUBJECT: Storm Water Management Facilities Covenant and Agreement for
Beaumont Pointe Phase 1 Grading

Description: Storm Water Management WQMP/BMP Facilities Covenant and Agreement for Beaumont Pointe, Parcel Map 38161, Phase 1 Grading, located near the southwest corner of SR-60 and Jack Rabbit Trail.

Background and Analysis:

On October 25, 2002, the City of Beaumont joined the County of Riverside and other local agencies as Co-Permittees to the municipal separate storm sewer system (“MS4”) National Pollutant Discharge Elimination System (NPDES) permit for the Santa Ana River Watershed as described in the California Regional Water Quality Control Board Santa Ana Region Order No. R8-2002-0011, NPDES No. CAS 618033, and subsequent permits. The order regulates the discharge of Urban Runoff from MS4’s within Riverside County under the jurisdiction and maintenance responsibility of the Co-Permittees.

Subsequent to the order, the City of Beaumont is responsible for implementing Water Quality Management Plan (WQMP) requirements for new and significant redevelopment projects through review and approval. Each site-specific WQMP addresses post-construction impacts associated with urban runoff by identifying pollutants of concern, implementing site design best management practices (BMPs), implementing source control BMPs, and designing and implementing treatment control BMPs. All projects that are subject to the WQMP requirements are conditioned at entitlement to have an approved WQMP prior to grading permit.

The City of Beaumont is also responsible for ensuring that the landowner maintains the BMPs throughout the project's life. All projects that are subject to the WQMP requirements are conditioned at entitlement to record a Storm Water Management Facilities Covenant and Agreement (Covenant) prior to grading permit. Through the Covenant, the owner recognizes the importance of maintaining the BMPs and accepts

the financial and maintenance responsibility. Additionally, the Covenant grants the City of Beaumont the right to inspect, test, and correct any deficient BMPs.

The project has submitted a WQMP in support of a grading permit for Phase 1 of Parcel Map 38161 within the Beaumont Pointe Specific Plan (SP2019-0003). Parcels associated with subsequent phases of the development are not included under this WQMP and will require separate WQMP's and City staff review and approval.

The following WQMP has been reviewed and approved by City staff, and the project is requesting the City Council approve the Covenant:

Project	Owner(s)	PW Number
Beaumont Pointe PM38161 Phase 1 Grading	Beaumont Pointe Partners LLC	PW2025-0286

Fiscal Impact:

The cost to prepare this staff report is estimated to be \$350.

The City is not liable for maintenance of any of the BMP's associated with the listed project.

Recommended Action:

Authorize the City Manager to Approve the Storm Water Management WQMP/BMP Facilities Covenant and Agreement for Beaumont Pointe, Parcel Map 38161, Phase 1 Grading.

Attachments:

- A. PW2025-0286 WQMP Covenant and Agreement Package – Beaumont Pointe Phase 1 Grading